

Minutes approved by the Board of Regents at the September 11-12, 2025, meeting.

**BOARD OF REGENTS and its
BUSINESS, FINANCE AND FACILITIES COMMITTEE**

University of Nevada, Reno
Joe Crowley Student Union, Milt Glick Ballrooms B & C
87 West Stadium Way, Reno
Thursday, June 12, 2025

Video Conference Connection from the Meeting Site to:
System Administration, Las Vegas
4300 South Maryland Parkway, Board Room
and
Great Basin College, Elko
1500 College Parkway, McMullen Hall Room 102

Members Present: Dr. Jeffrey S. Downs, Chair
Mr. Patrick J. Boylan, Vice Chair
Mr. Byron Brooks
Mr. Pete Goicoechea
Ms. Stephanie Goodman

Other Regents Present: Mrs. Amy J. Carvalho, Board Chair

Others Present: Mr. Matt McNair, Chancellor
Mr. James J. Martines, Vice Chancellor and Chief General Counsel
Ms. Keri D. Nikolajewski, Chief of Staff to the Board of Regents
Mr. Chris Viton, Vice Chancellor of Budget and Finance and Chief
Financial Officer
Mr. Michael B. Wixom, Special Real Property Counsel
Dr. William L. Kibler, Acting President, CSN
Dr. Kumud Acharya, President, DRI
Dr. Amber Donnelly, Interim President, GBC
Dr. DeRionne P. Pollard, President, NSU
Dr. Jeffrey W. Alexander, Officer in Charge, TMCC
Dr. Chris Heavey, Interim President, UNLV
Mr. Brian Sandoval, President, UNR
Dr. J. Kyle Dalpe, President, WNC

Land Acknowledgment

Before beginning, we take a moment to recognize that here in Nevada we stand on the land of the Wa She Shu – Washoe; Numu – Northern Paiute; Nuwe – Western Shoshone; and Nuwu – Southern Paiute. We take a moment to recognize and honor their stewardship that continues into today. With this recognition, we state an intention to rightfully include their voice and respect them as the 27 sovereign tribal nations of Nevada.

Chair Downs called the meeting to order at 10:05 a.m. with all members present.

1. Information Only–Public Comment

Larry Dailey provided in-person public comment voicing concerns that he was unable to file a discrimination complaint at UNR, that he was followed by campus police, handcuffed, and issued a trespass warning if he came to this public meeting. He believed the institution was in violation of federal regulations and that people were being harmed.

2. Approved–Consent Items – The Committee recommended approval of the consent items.

2a. Approved–Minutes – The Committee recommended approval of the March 6, 2025, meeting minutes (*Ref. BFF-2a on file in the Board Office*).

2b. Approved–Third Quarter Fiscal Year 2024-2025 Budget Transfers, State Supported or Self-Supporting Operating Budgets – The Committee recommended approval of the Third Quarter Fiscal Year 2024-2025 Report of Budget Transfers of State Supported or Self-Supporting Operating Budget Funds between Functions (*Ref. BFF-2b on file in the Board Office*).

2c. Approved–U.S. Department of Health and Human Services, Health Resources and Services Administration Grant, Notice of Federal Interest – Future Wellness – NSU – The Committee recommended approval of NSU's request to execute a Notice of Federal Interest, which will grant the Federal Government the ability to record a lien against a 2.65 acre portion of NSHE-owned real property, commonly known as the NSU Main Campus, bearing Clark County Assessor Parcel Number 189-03-111-001, for the purposes of HRSA grant compliance requirements. The Committee also recommended authorizing the Chancellor to finalize, approve, and execute any other ancillary agreements or documents required to proceed with the project, including, but not limited to, documents needed to finalize the subdivision mapping process and re-recording the Notice of Federal Interest; and authorizing President Pollard to execute the Notice Letter. All applicable agreements and documents shall be reviewed by the NSHE Chief General Counsel, or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel, to confirm they are necessary to implement the terms and conditions required to finalize the subject transactions, as approved by the Board of Regents (*Ref. BFF-2c on file in the Board Office*).

Regent Brooks moved to approve the consent items.
Regent Goodman seconded. Motion carried.

3. Information Only–Third Quarter Fiscal Year 2024-2025 Fiscal Exceptions, Self-Supporting Budgets – Chief Financial Officer Chris Viton presented the Third Quarter Fiscal Year 2024-2025 Report of Fiscal Exceptions on Self-Supporting Budgets (*Ref. BFF-3 on file in the Board Office*).

3. Information Only–Third Quarter Fiscal Year 2024-2025 Fiscal Exceptions, Self-Supporting Budgets – (Continued)

Board Chair Carvalho voiced her concerns about the CSN Dental Faculty Practice deficit and how long it has been on the report. She would like to see the deficit come to a resolution. CSN Acting President William L. Kibler noted that at the March 2025 Board meeting, CSN announced a Memorandum of Understanding (MOU) with the UNLV School of Dental Medicine. The MOU has seven shared goals related to future programming. The two entities now have a collaborative planning committee that will include seven representatives from each institution to work on the MOU and Clinical Affiliation Agreement that will allow CSN Dental Hygiene students to have clinical assignments at UNLV. CSN has committed to having the appropriate computer hardware in place to effectively run UNLV's shared electronic health records software. The committee is also discussing a central billing process, specialty care provided by UNLV Dental residents, and fiscal implications for the institutions. CSN feels positive about the relationship moving forward. CSN Acting President Kibler believed more specifics would be reported on at the next Board meeting.

Regent Goodman commended CSN Acting President Kibler for the detailed plan, and she appreciated the collaboration between CSN and UNLV.

4. Approved–Grant of Access Easement – DRI – The Committee recommended approval of a Grant of Access Easement over NSHE property (Washoe County APN 035-011-01) to provide a safer route of ingress/egress to the developer of the adjoining property and that the Chancellor, or designee, be authorized to execute the Grant of Access Easement, and all related ancillary documents including, without limitation, an escrow agreement, as may be reasonably required after review by the NSHE Chief General Counsel, or NSHE Special Real Property Counsel, subject to non-material amendments deemed reasonable or appropriate (*Ref. BFF-4 on file in the Board Office*).

DRI Assistant Vice President for Real Estate and Capital Planning Peter Ross presented the item.

Vice Chair Boylan moved to approve a Grant of Access Easement over NSHE property (Washoe County APN 035-011-01) to provide a safer route of ingress/egress to the developer of the adjoining property and that the Chancellor, or designee, be authorized to execute the Grant of Access Easement, and all related ancillary documents including, without limitation, an escrow agreement, as may be reasonably required after review by the NSHE Chief General Counsel, or NSHE Special Real Property Counsel, subject to non-material amendments deemed reasonable or appropriate. Regent Goicoechea seconded.

4. Approved–Grant of Access Easement – DRI – (Continued)

Chair Downs understood this would create a pathway to the neighborhood and asked if it would be disruptive for DRI and TMCC. Assistant Vice President Ross stated the access point is directly off Dandini Blvd and east of the TMCC entrance. He did not see that it would have any impact and that it would provide a safer route into the parcel. In response to a follow-up question from Chair Downs related to increased traffic, Assistant Vice President Ross responded that additional development would bring additional traffic and that the development is being guided by the City of Reno and its planning efforts.

Regent Goicoechea noted that the developer is paying \$22,000 for 70 linear feet and felt the easement was a good decision.

Motion carried.

5. Approved–Lease Agreement, 3085 Potato Road, Winnemucca, NV – GBC – The Committee recommended approval of a four-year Lease Agreement for a 10,000 square foot building located at 3085 Potato Road, Winnemucca, Nevada, to house four training programs including Diesel Technology, Industrial Maintenance Technology, Electrical Systems Technology, and Instrumentation Technology; and an amendment to the lease to allow for the three-phase power system. The Committee also recommended that the Chancellor be authorized to negotiate, finalize, approve, and execute the Lease Agreement, along with any other ancillary agreements or instruments, or non-material modifications to the lease form, as may be required to implement and manage the proposed lease for the premises. All aforementioned agreements and instruments shall be reviewed and approved by the NSHE Chief General Counsel and/or NSHE Special Real Property Counsel, to confirm they are necessary to implement the terms and conditions reasonably required to finalize, execute, and administer the proposed lease (*Ref. BFF-5 on file in the Board Office*).

Great Basin College Interim President Amber Donnelly presented the item.

In response to a question from Regent Goicoechea related to the three-phase power system, GBC Interim President Donnelly stated they intend to pay with a grant if GBC is the recipient; otherwise, it will come out of GBC funds.

Regent Goicoechea moved approval of a four-year Lease Agreement for a 10,000 square foot building located at 3085 Potato Road, Winnemucca, Nevada, to house four training programs including Diesel Technology, Industrial Maintenance Technology, Electrical Systems Technology, and Instrumentation Technology; an amendment to the lease to allow for the three-phase power system; and authorizing the Chancellor to negotiate, finalize, approve, and execute the Lease Agreement, along with any other ancillary agreements or instruments, or non-material

5. Approved–Lease Agreement, 3085 Potato Road, Winnemucca, NV – GBC – (Continued)

(Motion – Continued)

modifications to the lease form, as may be required to implement and manage the proposed lease for the premises. Regent Goodman seconded. Motion carried.

6. Approved – Potential Sale of Approximately 20± Acres of Land for the Planned Veterans Affairs Campus – UNR – The Committee recommended approval of UNR’s request to continue to explore the potential sale of 20± acres of land to the U.S. Department of Veterans Affairs for the planned Veterans Affairs campus, contingent upon final approval by the Board of Regents of the appraised value and/or compensation package at a future meeting *(Ref. BFF-6 on file in the Board Office)*.

Chair Downs disclosed he is a parent of a student attending UNR. Because the independence of judgment of a reasonable person would not be materially affected, he will vote on this matter. He disclosed the relationship under NRS Chapter 281A.

University of Nevada, Reno President Brian Sandoval presented the item.

In response to a question from Vice Chair Boylan asking if this is the property that is visible from the NSHE Office, UNR President Sandoval responded yes, that the proposed site and the NSHE Office will share a property line.

Regent Goicoechea moved approval of UNR’s request to continue to explore the potential sale of 20± acres of land to the U.S. Department of Veterans Affairs for the planned Veterans Affairs campus, contingent upon final approval by the Board of Regents of the appraised value and/or compensation package at a future meeting. Regent Boylan seconded. Motion carried.

7. Approved–Fieldhouse and Turk Fields Project Ground Lease, Sublease, and Resolution – UNR – The Committee recommended approval of the following items related to the UNR Fieldhouse and Turf Fields project: 1) Ground Lease; 2) Sublease; 3) Resolution; and 4) Authorization for the Chancellor and University President, or their designees, to execute such certificates of incumbency, factual statements and affirmations, and other ancillary documents required from NSHE in connection with the underlying bond financing *(Ref. BFF-7 and Supplemental Material on file in the Board Office)*.

Chair Downs disclosed he is a parent of a student attending UNR. Because the independence of judgment of a reasonable person would not be materially affected, he will vote on this matter. He disclosed the relationship under NRS Chapter 281A.

University of Nevada, Reno President Brian Sandoval presented the item.

7. Approved–Fieldhouse and Turk Fields Project Ground Lease, Sublease, and Resolution – UNR – (Continued)

Regent Goicoechea asked if the building will belong to UNR when the bond is retired, with UNR President Sandoval responding yes.

Regent Goodman moved approval of the following items related to the UNR Fieldhouse and Turf Fields project: 1) Ground Lease; 2) Sublease; 3) Resolution; and 4) Authorization for the Chancellor and University President, or their designees, to execute such certificates of incumbency, factual statements and affirmations, and other ancillary documents required from NSHE in connection with the underlying bond financing. Vice Chair Boylan seconded.

Vice Chair Boylan thanked President Sandoval for staying on top of this important need for the students.

Motion carried.

8. Approved–Purchase of Real Property, 701 Evans Avenue, Reno, NV – Resolution – UNR
– The Committee recommended approval of UNR’s request to purchase real property located at 701 Evans Avenue in Reno, Nevada, on Washoe County Assessor Parcel Number 007-223-07. The Committee also recommended that the Chancellor or designee be granted authority to execute the purchase agreement, review and approve environmental conditions report(s), any non-material or corrective amendments to the purchase agreement, and any other ancillary agreements, documents, or applications that may be required to implement the purchase agreement. All such amendments and ancillary documents shall be reviewed and approved by the NSHE Chief General Counsel, or, at the NSHE Chief General Counsel’s request, NSHE Special Real Property Counsel, to confirm they are necessary to implement the terms and conditions required to finalize the sale, as approved by the Board of Regents (*Ref. BFF-8 on file in the Board Office*).

Chair Downs disclosed he is a parent of a student attending UNR. Because the independence of judgment of a reasonable person would not be materially affected, he will vote on this matter. He disclosed the relationship under NRS Chapter 281A.

University of Nevada, Reno President Brian Sandoval presented the item.

Regent Goicoechea requested clarification that UNR will continue to rent the building after the purchase, with UNR President Sandoval responding that it would be available for occupancy as soon as it is cleaned up. He added that it will be ideal for a graduate student.

8. Approved–Purchase of Real Property, 701 Evans Avenue, Reno, NV – Resolution – UNR
– (Continued)

Regent Goodman asked if UNR prioritizes people or if everyone has an equal opportunity to rent. President Sandoval noted UNR has more applications than places to rent and there is a lottery system.

Regent Goicoechea moved approval of the purchase of real property located at 701 Evans Avenue in Reno, Nevada, on Washoe County Assessor Parcel Number 007-223-07; and authorizing the Chancellor or designee to execute the purchase agreement, review and approve environmental conditions report(s), any non-material or corrective amendments to the purchase agreement, and any other ancillary agreements, documents, or applications that may be required to implement the purchase agreement. All such amendments and ancillary documents shall be reviewed and approved by the NSHE Chief General Counsel, or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel, to confirm they are necessary to implement the terms and conditions required to finalize the sale, as approved by the Board of Regents. Regent Goodman seconded. Motion carried.

9. Information Only–Paradise Campus Update – UNLV – University of Nevada, Las Vegas
Interim President Chris Heavey presented an update on the UNLV Paradise Campus and sought input and feedback from the Board of Regents related to future plans and approaches for revenue-generation, sale, use, or other items associated with the future of the property (*Ref. BFF-9 on file in the Board Office*).

UNLV Interim President Heavey noted UNLV would proceed with developing an RFP.

10. Approved–Purchase of Real Property, 4412 South Maryland Parkway, Las Vegas, NV, and Allocation of Capital Improvement Fees to Fund a Portion of the Purchase – UNLV – The Committee recommended approval to purchase the property at 4412 South Maryland Parkway, commonly known as the University United Methodist Church, which includes all existing improvements, and is identified as Clark County Assessor Parcel Number 162-23-201-004; and that the Chancellor be authorized to finalize, approve, and execute a Purchase and Sale Agreement, along with any related ancillary agreements required to complete the purchase of the Property, which may include, but are not limited to, escrow agreements, property or other leases, conveyances, easements, and rights-of-way. The Purchase and Sale Agreement and the Ancillary Documents shall be reviewed and approved by the NSHE Chief General Counsel, or, at the Chief General Counsel's request,

10. Approved–Purchase of Real Property, 4412 South Maryland Parkway, Las Vegas, NV, and Allocation of Capital Improvement Fees to Fund a Portion of the Purchase – UNLV – (Continued)

NSHE Special Real Property Counsel, to ensure the documents reflect the terms and conditions, as approved by the Board of Regents, and comply with all applicable NSHE policies. The Committee also recommended approval of UNLV's request to allocate and use up to \$4,000,000 in Capital Improvement Fees to support a portion of the property purchase, and to accept the May 20, 2024, appraisal as the valid basis for negotiating the purchase price (*Ref. BFF-10 and Supplemental Material on file in the Board Office*)

University of Nevada, Las Vegas Interim President Chris Heavey presented the item.

In response to a question from Vice Chair Boylan related to the roof fire, UNLV Associate Vice President David Frommer stated he met with the broker/seller and the damage is considered nominal, but there will be a condition in the sale agreement to restore the building to its pre-damaged condition. Another option, if UNLV were to demolish the building, would be to ask for the insurance proceeds in place of repair.

Board Chair Carvalho asked about the security of the property on a daily basis and how to ensure it is safe for the tenant. UNLV Associate Vice President Frommer stated that security and safety fall on the responsibility of the tenant who has been at the property for 60 years. If there is criminal activity, that would fall under UNLV as the property manager and the University Police Department would be primarily responsible. Because the church is not on the UNLV phone system, they would call Metro. Metro would have the option to respond or route the call to the University Police Department.

Board Chair Carvalho asked for clarification on whether there is current daily security and whether there will be once the building is owned by UNLV. Associate Vice President Frommer stated the church has its method of securing the property since it runs a preschool. Because they are the sole occupant, it is their responsibility with one caveat. As part of the lease, UNLV is considering taking possession of some of the unused surface parking to use during the daytime.

Vice Chair Boylan moved approval to purchase the property at 4412 South Maryland Parkway, commonly known as the University United Methodist Church, which includes all existing improvements, and is identified as Clark County Assessor Parcel Number 162-23-201-004; authorize the Chancellor to finalize, approve, and execute a Purchase and Sale Agreement, along with any related ancillary agreements required to complete the purchase of the Property, which may include, but are not limited to, escrow agreements, property or other leases, conveyances, easements, and rights-of-way; and allow UNLV to allocate and use up to

10. Approved–Purchase of Real Property, 4412 South Maryland Parkway, Las Vegas, NV, and Allocation of Capital Improvement Fees to Fund a Portion of the Purchase – UNLV – (Continued)

(Motion – Continued)

\$4,000,000 in Capital Improvement Fees to support a portion of the property purchase, and accept the May 20, 2024, appraisal as the valid basis for negotiating the purchase price. Regent Goodman seconded.

In response to a question from Vice Chair Boylan asking whether UNLV can continue to lease the property to the church until it decides what to do with it, Special Real Property Counsel Wixom responded yes.

Motion carried.

11. Approved–Long-Term Lease Agreement for Use of Space at 1455 East Tropicana Avenue, Las Vegas, NV – UNLV – The Committee recommended approval for UNLV to enter into a thirty-six (36) month Lease Agreement with two (2) renewal options, allowing for a total lease term up to seven (7) years, for the property located at 1455 East Tropicana Avenue (Assessor Parcel Number 162-26-112-001) for the benefit of the UNLV Center for Academic Enrichment and Outreach; and to authorize the Chancellor to execute the Lease Agreement, along with any amendments or ancillary documents, including non-material amendments to the Lease Agreement, as deemed appropriate by the NSHE Chief General Counsel or NSHE Special Real Property Counsel, to implement all terms and conditions associated with the Lease Agreement (*Ref. BFF-11 on file in the Board Office*).

University of Nevada, Las Vegas Interim President Chris Heavey presented the item.

Vice Chair Boylan moved approval for UNLV to enter into a thirty-six (36) month Lease Agreement with two (2) renewal options, allowing for a total lease term up to seven (7) years, for the property located at 1455 East Tropicana Avenue (Assessor Parcel Number 162-26-112-001) for the benefit of the UNLV Center for Academic Enrichment and Outreach; and to authorize the Chancellor to execute the Lease Agreement, along with any amendments or ancillary documents, including non-material amendments to the Lease Agreement, as deemed appropriate by the NSHE Chief General Counsel or NSHE Special Real Property Counsel, to implement all terms and conditions associated with the Lease Agreement. Regent Brooks seconded. Motion carried.

12. Information Only-New Business – None.
13. Information Only–Public Comment – None.

The meeting adjourned at 11:08 a.m.

Prepared by:

Angela R. Palmer
Special Assistant and Coordinator

Submitted for approval by:

Keri D. Nikolajewski
Chief of Staff to the Board of Regents