

**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 6, 2024, 10:30 a.m.

Video or Telephone 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, Berg Hall Conference Room

A video conference connection will be made from the meeting site to the Las Vegas System Administration Building, Board Room, at 4300 South Maryland Parkway, Las Vegas, Nevada, and Great Basin College, Berg Hall Conference Room, at 1500 College Parkway, Elko, Nevada. In the event the video conference connection is not functioning, a teleconference connection will be made available.

Members of the public may attend the meeting and provide public comment or testimony at these sites. Public comment may also be offered via telephone by calling (669) 444-9171 and entering Meeting ID 928 4944 5069 and Passcode 555 555 or by completing and submitting the online public comment form (<https://nshe.nevada.edu/regents/public-comment/>). Written comments will no longer be read into the record but will be included in the permanent meeting record.

Members of the public wishing to view the meeting may do so via live stream (<http://nshe.nevada.edu/live/>)

ROLL CALL:

Mrs. Amy J. Carvalho, Chair	_____
Dr. Jeffrey S. Downs, Vice Chair	_____
Mr. Joseph C. Arrascada	_____
Mr. Patrick J. Boylan	_____
Mrs. Susan Brager	_____
Mr. Byron Brooks	_____
Ms. Heather Brown	_____
Dr. Michelee Cruz-Crawford	_____
Mrs. Carol Del Carlo	_____
Ms. Stephanie Goodman	_____
Mr. Donald Sylvantee McMichael Sr.	_____
Ms. Laura E. Perkins	_____
Dr. Lois Tarkanian	_____

**COMMITTEE
ROLL CALL:**

Dr. Jeffrey S. Downs, Chair	_____
Mr. Patrick J. Boylan, Vice Chair	_____
Mr. Joseph C. Arrascada	_____
Mr. Byron Brooks	_____
Ms. Stephanie Goodman	_____
Dr. Lois Tarkanian	_____

In addition to the Business, Finance and Facilities Committee, this meeting is noticed as a meeting of the Board of Regents to allow other Regents who may wish to attend to participate.

IMPORTANT INFORMATION ABOUT THE AGENDA AND PUBLIC MEETING

NOTE: Below is an agenda of all items scheduled to be considered. Notification is hereby provided that items on the agenda may be taken out of the order presented, including moving an item to a different day if the meeting is noticed for more than one day, two or more agenda items may be combined for consideration, and an agenda item may be removed from the agenda or discussion relating to an item on the agenda may be delayed at any time.

In accordance with the Board of Regents Bylaws, Title 1, Article V, Section 18, items voted on may be the subject of a motion to reconsider at this meeting. A motion to reconsider an item may be made at any time before adjournment of this meeting. Similarly, if an item is tabled at any time during the meeting, it may, by proper motion and vote, be taken from the table and thereafter be the subject of consideration and action at any time before adjournment of this meeting.

The Board of Regents, at its regularly scheduled meetings, meets concurrently with its committees (Academic, Research and Student Affairs; Business, Finance and Facilities; Audit, Compliance and Title IX; Health Sciences System; Inclusion, Diversity, Equity and Access; Security; and Workforce). The Board's committee meetings take place in accordance with the agendas published for those committees. Regents who are not members of the committees may attend the committee meetings and participate in the discussion of committee agenda items. However, action items will only be voted on by the members of each Committee, unless a Regent is temporarily made a member of that Committee under Board of Regents Bylaws, Title 1, Article VI, Section 6. The full Board of Regents will consider committee action items in accordance with the Board of Regents agenda published for the current or for a subsequent meeting.

In accordance with the Board of Regents' Bylaws, Title 1, Article V, Section 12, a quorum may be gained by telephonic, video, or electronic transmission provided that notice to that effect has been given.

Some agenda items are noted as having accompanying reference material. Reference material may be accessed on the electronic version of the agenda by clicking the reference link associated with a particular item. The agenda and associated reference material may also be accessed on the Internet by visiting the Board of Regents website at: <https://nshe.nevada.edu/regents/upcoming-meetings/>

Many public libraries have publicly accessible computer terminals. Copies of the reference material and any additional support materials that are submitted to the Board of Regents Office and then distributed to the members of the Board of Regents after the posting of this agenda but before the meeting, will be made available as follows: 1. Copies of any such materials are available at the Board of Regents Offices at 2601 Enterprise Road, Reno, Nevada, and 4300 South Maryland Parkway, Las Vegas, Nevada. A copy may be requested by calling Angela R. Palmer at (775) 784-3465; 2. Copies of any such materials will also be available at the meeting site.

Reasonable efforts will be made to assist and accommodate physically disabled persons to participate in the meeting. Please call the Board Office at (775) 784-4958 in advance so that arrangements may be made.

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.

CALL TO ORDER – ROLL CALL

1. PUBLIC COMMENT

INFORMATION ONLY

Public comment will be taken during this agenda item. No action may be taken on a matter raised under this item until the matter is included on an agenda as an item on which action may be taken. Comments will be limited to three (3) minutes per person. Persons making comment will be asked to begin by stating their name for the record and to spell their last name. The Committee Chair may elect to allow additional public comment on a specific agenda item when that agenda item is being considered.

In accordance with Attorney General Opinion No. 00-047, as restated in the Attorney General's Open Meeting Law Manual, the Committee Chair may prohibit comment if the content of that comment is a topic that is not relevant to, or within the authority of, the Board of Regents, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers.

2. MINUTES

FOR POSSIBLE ACTION

The Committee will consider approval of the February 29, 2024, meeting minutes. ([Ref. BFF-2](#))

ESTIMATED TIME: 5 mins.

**3. THIRD QUARTER FISCAL YEAR 2023-2024
FISCAL EXCEPTIONS, SELF-SUPPORTING BUDGETS**

INFORMATION ONLY

The Third Quarter Fiscal Year 2023-2024 Report of Fiscal Exceptions on Self-Supporting Budgets will be presented. ([Ref. BFF-3](#))

ESTIMATED TIME: 5 mins.

**4. THIRD QUARTER FISCAL YEAR 2023-2024
BUDGET TRANSFERS, STATE SUPPORTED
OR SELF-SUPPORTING OPERATING BUDGETS**

INFORMATION ONLY

The Third Quarter Fiscal Year 2023-2024 Report of Budget Transfers of State Supported or Self-Supporting Operating Budget Funds between Functions will be presented. ([Ref. BFF-4](#))

ESTIMATED TIME: 5 mins.

5. NSHE SPACE UTILIZATION MODEL AND REPORTING FOR POSSIBLE ACTION

Chief Financial Officer Chris Viton will present an overview of the System's space utilization model and space reporting requirements. The Committee may provide direction regarding the use and format of space inventory and space utilization data for future reporting cycles. ([Ref. BFF-5](#))

ESTIMATED TIME: 10 mins.

6. HANDBOOK REVISION, DELINQUENT ACCOUNTS FOR POSSIBLE ACTION

Chief Financial Officer Chris Viton will present for approval a revision to the Board of Regents *Handbook*, Title 4, Chapter 17, Section 2, that aligns NSHE policy with the new federal regulations from the U.S. Department of Education, effective July 1, 2024, prohibiting institutions from withholding official transcripts under certain conditions. Additionally, approval is requested for a revision to the delinquent accounts threshold at which a registration hold would be placed or at which a student account may be referred to collections. ([Ref. BFF-6](#))

ESTIMATED TIME: 10 mins.

7. USE OF CAPITAL IMPROVEMENT FEE – MSM ROOF REPLACEMENT – UNLV FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to expend an estimated \$2,100,000 of Capital Improvement Fees pursuant to the Board of Regents *Handbook* (Title 4, Chapter 10, Section 12) related to the replacement of the Marjorie Barrick Museum roof. ([Ref. BFF-7](#))

FISCAL IMPACT: This request is to authorize \$2,100,000 of Capital Improvement Fee over the next three years.

ESTIMATED TIME: 10 mins.

8. USE OF CAPITAL IMPROVEMENT FEE – IT INFRASTRUCTURE – UNLV FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to allocate \$7,500,000 in Capital Improvement Fee funds to fund the UNLV IT infrastructure. ([Ref. BFF-8](#))

FISCAL IMPACT: This request is to authorize \$1,500,000 of Capital Improvement Fee over the next five years (\$7,500,000 total).

ESTIMATED TIME: 10 mins.

9. USE OF CAPITAL IMPROVEMENT FEE – PARADISE CAMPUS – UNLV **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval for the use of an estimated \$11,606,461 of Capital Improvement Fees pursuant to the Board of Regents *Handbook* (Title 4, Chapter 10, Section 12) to backfill renovation expenditures undertaken to relocate departments in anticipation of the sale of the Paradise Campus before the cancellation of the proposed sale. ([Ref. BFF-9](#))

FISCAL IMPACT: *This request is to authorize \$11,606,461 of Capital Improvement Fee over the next three years.*

ESTIMATED TIME: *10 mins.*

10. SALE OF A PORTION OF REAL PROPERTY LOCATED AT 851 EAST TROPICANA AVENUE – FORMER UNLV PARADISE CAMPUS LOCATION – UNLV **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to: 1) sell an approximately 2.35-acre portion of real property located at 851 East Tropicana Avenue, Las Vegas, Nevada, bearing Clark County Assessor Parcel Number (APN) 162-27-501-002, and potentially a nominally larger portion once the property boundaries are determined upon final assessment of the station layout and existing property easements are completed; 2) grant a surface access easement located at such property; and, 3) grant a subsurface easement on a portion of real property located at 4505 S. Maryland Parkway, Las Vegas, Nevada, bearing Clark County APN 162-22-308-009 and 4646 University Center Drive, Las Vegas, Nevada, bearing Clark County APN 162-22-308-001. President Whitfield further requests that the Chancellor be authorized to negotiate, finalize, approve, and execute a purchase and sale agreement, easements, and any other ancillary agreements including, but not limited to, conveyances, easements, and rights of way. All aforementioned agreement(s) shall be reviewed and approved by NSHE Chief General Counsel (or, at the Chief General Counsel's request, NSHE Special Real Property Counsel) in order to implement the terms and conditions required to finalize the sale of the property and easements. ([Ref. BFF-10](#))

FISCAL IMPACT: *There is no fiscal impact related to Title 4, Chapter 9, Section D of the Board of Regents Handbook. Any revenues generated from the sale of the Property will first be used to repay the abatement and demolition cost expended for former UNLV Paradise Campus buildings, with any remaining revenue used to reimburse any Capital Improvement Fee allocations for costs associated with relocation of former UNLV Paradise Campus occupants, not to exceed \$11,606,461.*

ESTIMATED TIME: *10 mins.*

11. SOLICITATION FOR A DESIGN-BUILD CONTRACT AND FINANCING OF THE UNLV TRANSIT CENTER PARKING STRUCTURE – RESOLUTION – UNLV

FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to solicit a design-build contract for the Transit Center Structure project. The Board of Regents previously approved the location of the Transit Center Garage in the UNLV Campus Master Plan. Approval of a reimbursement resolution is also requested. The reimbursement resolution authorizes UNLV to be reimbursed for up to \$2 million of project expenditures incurred prior to the issuance of Certificates of Participation for the parking structure project.

Final approval for financing of the parking structure project through the issuance of Certificates of Participation will be requested at a future Board of Regents meeting once the design-building proposal process has been completed. The total design-build budget for the parking structure project is estimated to be not more than \$57 million and will be funded entirely from the proceeds of the future Certificates of Participation. UNLV expects that repayment of the proposed Certificates of Participation will take place over 30 years. [\(Ref. BFF-11\)](#)

FISCAL IMPACT: Full cost of the project, including debt service cost, is estimated to be \$62,747,439.95.

ESTIMATED TIME: 10 mins.

12. AUTHORIZATION TO PURCHASE REAL PROPERTY CONSISTING OF 16 PROPERTY PARCELS LOCATED IN RENO, NEVADA – RESOLUTION – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Brian Sandoval will request approval of a Resolution approving the purchase, for \$6,481,670, of real property consisting of 16 property parcels comprising approximately 2.29 acres of land and improvements located in Reno, Nevada on Washoe County Assessor Parcel Numbers: 007-223-05, 007-223-10, 007-223-11, 007-223-20, 007-362-01, 007-362-02, 007-362-03, 007-362-05, 007-362-10, 007-362-11, 007-362-13, 007-362-14, 007-362-15, 007-362-16, 007-362-17, and 007-362-18. President Sandoval further requests that the Chancellor, or designee, be granted authority to negotiate and 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 Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the sale, as approved by the Board of Regents. ([Ref. BFF-12](#))

FISCAL IMPACT: \$6,481,670 funded from an internal loan through the UNR Strategic Project Funding Account, which utilizes UNR's unrestricted self-supporting funds and does not include student fees or other restricted funds. The repayment will be from the rental income generated by the project.

ESTIMATED TIME: 10 mins.

13. FIRST AMENDMENT TO LEASE OF SPORTS MEDICINE COMPLEX BUILDING #101 (SMC-101) TO RENOWN MEDICAL SCHOOL ASSOCIATES NORTH, INC. – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Brian Sandoval will request approval of the First Amendment to Lease Agreement (“First Amendment”) for the property known as the Sports Medicine Complex Building #101 (SMC-101) located on the UNR Campus at 1664 North Virginia Street, Reno, Nevada under the terms included herein. President Sandoval further requests that the Chancellor be granted authority to negotiate and execute the First Amendment, any non-material or corrective amendments to the First Amendment, and any other ancillary agreements, documents, or applications that may be required to implement the First Amendment. All such amendments and ancillary documents shall be reviewed and approved by the Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel’s request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the First Amendment, as approved by the Board of Regents. ([Ref. BFF-13](#))

FISCAL IMPACT: *Renown Medical School Associates North, Inc., will pay an annual payment of \$142,770.00 for the lease term of three years.*

ESTIMATED TIME: *10 mins.*

14. FIRST AMENDMENT TO LEASE AT 2280 N. MCDANIEL STREET IN NORTH LAS VEGAS FOR COOPERATIVE EXTENSION – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Brian Sandoval will request approval of the First Amendment to Lease Agreement (“First Amendment”) for the property located at 2280 North McDaniel Street in North Las Vegas, Nevada, for the Cooperative Extension Program under the terms included herein. President Sandoval further requests that the Chancellor be granted authority to negotiate and execute the First Amendment, any non-material or corrective amendments to the First Amendment, and any other ancillary agreements, documents, or applications that may be required to implement the First Amendment. All such amendments and ancillary documents shall be reviewed and approved by the Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel’s request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the First Amendment, as approved by the Board of Regents. ([Ref. BFF-14](#))

FISCAL IMPACT: *Funds provided by Clark County.*

ESTIMATED TIME: *10 mins.*

15. NEW BUSINESS

INFORMATION ONLY

Items for consideration at future meetings may be suggested. Any discussion of an item under “New Business” is limited to description and clarification of the subject matter of the item, which may include the reasons for the request, and no substantive discussion may occur at this meeting on new business items in accordance with the Nevada Open Meeting Law (NRS 241.010 and NRS 241.020(3)(d) *et seq.*).

ESTIMATED TIME: 5 mins.

16. PUBLIC COMMENT

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POSTED ON THE NEVADA SYSTEM OF HIGHER EDUCATION WEBSITE (<https://nshe.nevada.edu>) AND ON THE NEVADA PUBLIC NOTICE WEBSITE PURSUANT TO NRS 232.2175 (<https://notice.nv.gov/>) AT THE SYSTEM ADMINISTRATION BUILDINGS AND E-MAILED FOR POSTING AT THE EIGHT NSHE INSTITUTIONS:

- CSN, Building D, 1st Floor, 6375 W. Charleston Boulevard, Las Vegas, NV 89146
- DRI, Maxey Building, 2215 Raggio Parkway, Reno, NV 89512
- DRI, Southern Nevada Science Center, 755 E. Flamingo Road, Las Vegas, NV 89119
- GBC, Berg Hall, 1500 College Parkway, Elko, NV 89801
- NSU, Rogers Student Center, 1st Floor, 1300 Nevada State Drive, Henderson, NV 89002
- TMCC, Red Mountain Building (RDMT 200), 7000 Dandini Boulevard, Reno, NV 89512
- UNLV, Flora Dungan Humanities Building (FDH), 4505 Maryland Pkwy, Las Vegas, NV 89154
- UNR, Clark Administration, University of Nevada, Reno, Reno, NV 89557
- WNC, Bristlecone Building Lobby, 2201 W. College Parkway, Carson City, NV 89703
- System Administration, 4300 South Maryland Parkway, Las Vegas, NV 89119
- System Administration, 2601 Enterprise Road, Reno, NV 89512