

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

University of Nevada, Las Vegas
Student Union, Ballrooms B & C
4505 S. Maryland Parkway, Las Vegas

Wednesday, December 4, 2024, 9:30 a.m.

Video or Telephone Conference Connection from the Meeting Site to:

System Administration, Reno
2601 Enterprise Road, Conference 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 Reno System Administration Building, Conference Room, at 2601 Enterprise Road, Reno, 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 _____
Mrs. Carol Del Carlo _____
Ms. Stephanie Goodman _____
Mr. Donald Sylvantee McMichael Sr. _____
Ms. Laura E. Perkins _____
Vacancy, District 2 _____
Vacancy, District 8 _____

**COMMITTEE
ROLL CALL:**

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

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. CONSENT ITEMS

FOR POSSIBLE ACTION

Consent items will be considered together and acted on in one motion unless an item is removed to be considered separately by the Committee.

2a. MINUTES

FOR POSSIBLE ACTION

The Committee will consider approval of the September 5, 2024, meeting minutes. ([Ref. BFF-2a](#))

**2b. STUDENT ASSOCIATION
FINANCIAL REPORTS**

FOR POSSIBLE ACTION

The Committee may approve acceptance of the NSHE Student Association financial reports for Fiscal Year 2023-2024. The Board of Regents *Handbook (Title 4, Chapter 20, B, Section 2(4))* requires each student association to provide annually to the Board a report depicting revenues available, detailed expenditures, and beginning and ending account balances of the association for the immediately preceding fiscal year. ([Ref. BFF-2b](#))

2. **CONSENT ITEMS – (Continued)** **FOR POSSIBLE ACTION**

2c. **HANDBOOK REVISION,
DEFERRED PAYMENT POLICY** **FOR POSSIBLE ACTION**

The Committee may approve a revision to the Board of Regents *Handbook*, Title 4, Chapter 17, Section 20 (Deferred Payment Policy) to remove language requiring the withholding of a transcript of academic record or report of grades. The revision would align with current *Handbook* provisions under Title 4, Chapter 17, Section 2, which comply with federal regulations. ([Ref. BFF-2c](#))

2d. **BIANNUAL REPORT ON
REGISTRATION FEES AND
NON-RESIDENT TUITION FEES** **FOR POSSIBLE ACTION**

The Committee may approve acceptance of the report required by Senate Bill (SB) 504, Section 8 (2023 Session). The Bill requires the NSHE to report registration fees and non-resident tuition fees received by NSHE institutions beyond the amounts authorized in Section 8.12 of SB 504, as well as the intended expenditures for any additional student fee revenue. The Bill requires this report to be submitted to the Interim Finance Committee biannually. ([Ref. BFF-2d](#))

ESTIMATED TIME: 5 mins.

3. **FIRST QUARTER FISCAL YEAR 2024-2025
FISCAL EXCEPTIONS, SELF-SUPPORTING BUDGETS** **INFORMATION ONLY**

The First Quarter Fiscal Year 2024-2025 Report of Fiscal Exceptions on Self-Supporting Budgets will be presented. ([Ref. BFF-3](#))

ESTIMATED TIME: 5 mins.

4. **FIRST QUARTER FISCAL YEAR 2024-2025
BUDGET TRANSFERS, STATE SUPPORTED
OR SELF-SUPPORTING OPERATING BUDGETS** **INFORMATION ONLY**

The First Quarter Fiscal Year 2024-2025 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. FISCAL YEAR 2023-2024 NSHE STATE OPERATING BUDGET TO ACTUAL COMPARISON **FOR POSSIBLE ACTION**

The Committee may approve acceptance of the report of Fiscal Year 2023-2024 NSHE State Operating Budget to Actual Comparison. ([Ref. BFF-5](#))

ESTIMATED TIME: 10 mins.

6. FISCAL YEAR 2024-2025 NSHE STATE SUPPORTED OPERATING BUDGET **FOR POSSIBLE ACTION**

The Committee may approve the Fiscal Year 2024-2025 NSHE State Supported Operating Budget. ([Ref. BFF-6](#))

ESTIMATED TIME: 10 mins.

7. FISCAL YEAR 2023-2024 NSHE SELF-SUPPORTING BUDGET TO ACTUAL COMPARISON **FOR POSSIBLE ACTION**

The Committee may approve acceptance of the report of Fiscal Year 2023-2024 NSHE Self-Supporting Budget to Actual Comparison. ([Ref. BFF-7](#))

ESTIMATED TIME: 10 mins.

8. FISCAL YEAR 2024-2025 NSHE SELF-SUPPORTING BUDGET **FOR POSSIBLE ACTION**

The Committee may approve the Fiscal Year 2024-2025 NSHE Self-Supporting Budget. ([Ref. BFF-8](#))

ESTIMATED TIME: 10 mins.

9. FIRST QUARTER FISCAL YEAR 2024-2025 ATHLETICS FINANCIAL REPORT, UNLV, UNR, CSN, AND TMCC **FOR INFORMATION ONLY**

The First Quarter Fiscal Year 2024-2025 Athletics Financial Report for UNLV, UNR, CSN, and TMCC will be presented. ([Ref. BFF-9](#))

ESTIMATED TIME: 5 mins.

10. LEASE AGREEMENT WITH SRK CONSULTING FOR POSSIBLE ACTION
FOR USE OF SPACE IN THE MEADOWOOD
NORTH BUILDING AT 5250 NEIL ROAD,
RENO, NV – TMCC

Truckee Meadows Community College President Karin M. Hilgersom will request approval of the lease renewal for SRK Consulting in the Meadowood North building located at 5250 Neil Road, Reno, Nevada, and approval of the commission payment related to the transaction. President Hilgersom further requests that the Chancellor be granted authority to execute the Lease Agreement and any other ancillary documents required to implement the terms and conditions of the Lease Agreement. All aforementioned agreements shall be reviewed and approved by the NSHE Chief General Counsel, or at the Chief General Counsel's request, NSHE Special Real Property Counsel. ([Ref. BFF-10](#))

***FISCAL IMPACT:** \$886,965.48 potential in revenue, less tenant improvement costs, agent commissions, and O&M costs.*

***ESTIMATED TIME:** 10 mins.*

11. DESIGN AND CONSTRUCTION OF FOR INFORMATION ONLY
TMCC THEATRE – TMCC

Truckee Meadows Community College President Karin Hilgersom will present information on the design and construction of a stand-alone 19,620 square-foot TMCC Theatre. ([Ref. BFF-11](#))

***FISCAL IMPACT:** The design and construction of the Theatre will cost approximately \$15.86 million funded by TMCC.*

***ESTIMATED TIME:** 10 mins.*

12. U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES, HEALTH RESOURCES AND SERVICES ADMINISTRATION GRANT, NOTICE OF FEDERAL INTEREST – BENTLY HALL, DOUGLAS CAMPUS – WNC **FOR POSSIBLE ACTION**

Western Nevada College President J. Kyle Dalpe will request approval to execute the Notice of Federal Interest which will grant the Federal Government the ability to record a lien against a portion of NSHE-owned real property, commonly known as the WNC Douglas Campus Bently Hall, bearing Douglas County Assessor Parcel Number 1320-27-002-034, for the purposes of HRSA grant compliance requirements. President Dalpe will further request that the Chancellor be authorized to finalize, approve, and execute the subject Notice of Federal Interest, any non-material or corrective amendments to the Notice of Federal Interest, and 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. In addition, President Dalpe will request that he be authorized to execute the Notice Letter. All aforementioned agreements and documents 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 Notice of Federal Interest, subdivision of the Property, and re-recording of the Notice of Federal Interest, as approved by the Board of Regents. [\(Ref. BFF-12\)](#)

FISCAL IMPACT: *WNC will fund costs to record the Notice of Federal Interest (\$1,000). WNC intends to fund these costs using campus real estate operating funds. Once the federal funding is fully expended, WNC will fund ongoing operations of the facility with internal revenue sources.*

ESTIMATED TIME: *10 mins.*

13. LONG TERM LEASE AGREEMENT BY AND BETWEEN 2965 HOLDINGS LLC AND THE KIRK KERKORIAN SCHOOL OF MEDICINE AT UNLV FOR USE OF SPACE AT 2965 SOUTH JONES BOULEVARD, LAS VEGAS, NEVADA – UNLV FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Keith E. Whitfield will request approval of the long-term Lease Agreement with 2965 Holdings, LLC, on behalf of the Kirk Kerkorian School of Medicine at UNLV at 2968 South Jones Boulevard, bearing Clark County Assessor Number 163-11-704-016. President Whitfield will further request that the Chancellor be granted authority to execute the Lease Agreement, any amendments, letter agreements, and any other ancillary agreements required to implement the Lease Agreement. All aforementioned agreements shall be reviewed and approved by the 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 Lease Agreement. ([Ref. BFF-13](#))

FISCAL IMPACT: Under the terms of the Lease Agreement, total costs for the ten-year Term are estimated to be \$13,128,396.85. Lease payments for the Premises will be funded by UNLV Health by means of revenue generated from its clinical operations.

ESTIMATED TIME: 10 mins.

14. SECOND AMENDMENT TO STANDARD OFFICE LEASE AGREEMENT BETWEEN THE KIRK KERKORIAN SCHOOL OF MEDICINE AT UNLV AND 3010 WESTBAY LLC FOR PROPERTY LOCATED AT 3010, 3014, AND 3016 WEST CHARLESTON BOULEVARD, CLARK COUNTY, NEVADA – UNLV **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval of the Second Amendment to Standard Office Lease for the purpose of revising the base year from 2017 to 2019 for Property located at 3010 West Charleston Boulevard, Suites 100, 110, and 205, also commonly known as Clark County Assessor Parcel Numbers 139-32-405-017, 139-32-405-018, and 139-32-405-206. President Whitfield will further request the Chancellor be authorized to execute the Second Amendment to Standard Office Lease, and any ancillary documents needed to implement the terms of the Lease, including but not limited to, lease amendments, and letter agreements (the “Ancillary Documents”). The Second Amendment to Standard Office Lease and the Ancillary Documents shall be reviewed and approved by the 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 Lease Agreement. ([Ref. BFF-14](#))

***FISCAL IMPACT:** No fiscal impacts are anticipated to occur from this action item.*

***ESTIMATED TIME:** 10 mins.*

15. FIRST AMENDED LEASE AGREEMENT BETWEEN UNR AND THE DAVIDSON ACADEMY OF NEVADA – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Brian Sandoval will request approval of the First Amended Lease Agreement between UNR and the Davidson Academy of Nevada. President Sandoval will further request that the Chancellor be granted authority to execute the First Amended Lease Agreement. The Amendment 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 First Amendment. ([Ref. BFF-15](#))

***FISCAL IMPACT:** None.*

***ESTIMATED TIME:** 10 mins.*

16. 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.

17. PUBLIC COMMENT

INFORMATION ONLY

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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