

**BOARD OF REGENTS and its
BUSINESS, FINANCE AND FACILITIES COMMITTEE
NEVADA SYSTEM OF HIGHER EDUCATION**

Joe Crowley Student Union, Milt Glick Ballrooms B & C
University of Nevada, Reno
87 West Stadium Way, Reno
Thursday, June 6, 2019

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, Berg Hall Conference Room

Members Present: Mr. Trevor Hayes, Chair
 Mrs. Carol Del Carlo, Vice Chair
 Ms. Amy J. Carvalho
 Dr. Mark W. Doubrava
 Mr. Donald Sylvantee McMichael Sr.

Members Absent: Mr. John T. Moran

Others Present: Dr. Thom Reilly, Chancellor
 Mr. Andrew Clinger, Chief Financial Officer
 Mr. Jimmy Martines, Deputy General Counsel, Real Estate
 Dr. Federico Zaragoza, President, CSN
 Mr. Bart J. Patterson, President, NSC
 Dr. Marta Meana, President, UNLV
 Dr. Marc A. Johnson, President, UNR

Student body presidents in attendance were: Mr. Alexander Lum sitting in for Ms. Nicola Opfer, NSSA President, NSC; Ms. Alexandra Patri, SGA President, TMCC; Ms. Stephanie Molina, GPSA President, UNLV; and Ms. Tamara Guinn, GSA President, UNR.

For others present please see the attendance roster on file in the Board Office.

Vice Chair Del Carlo called the meeting to order at 9:00 a.m. with all members present except Chair Hayes and Regent Moran.

1. Information Only – Public Comment – None.
2. Approved – Consent Items – The Committee recommended approval of the consent items.
 - 2a. Approved – Minutes – The Committee recommended approval of the February 28, 2019, meeting minutes. *(Ref. BFF-2a on file in the Board Office.)*

2. Approved – Consent Items – (Continued)

- 2b. Approved – Naming of Existing Buildings – GBC – The Committee recommended approval of GBC’s request to name existing buildings. *(Ref. BFF-2b on file in the Board Office.)*

Regent Doubrava moved approval of the consent items. Regent Carvalho seconded. Motion carried. Chair Hayes and Regent Moran were absent.

3. Information Only – Third Quarter Fiscal Year 2018-2019 Fiscal Exceptions – The Third Quarter Fiscal Year 2018-2019 Report of Fiscal Exceptions of Self-Supporting Accounts was presented. *(Refs. BFF-3a & BFF-3b on file in the Board Office.)*

Chief Financial Officer Andrew Clinger highlighted the following fiscal exceptions:

- UNR Fire Science Academy reported a cash deficit of \$8.6 million.
- UNLV School of Medicine (UNLV Med) reported a negative cash balance totaling approximately \$3.3 million.
- UNLV Intercollegiate Athletics reported a negative cash balance totaling approximately \$1.1 million.
- CSN Dental Faculty Practice Plan reported a negative cash balance totaling approximately \$500,000.

In response to a question from Regent Carvalho regarding a bifurcated model for the Dental Faculty Practice, CSN President Federico Zaragoza stated the model will include a rearticulation of the relationship with UNLV, but more specifically the model calls for clinicals to be performed in the community. CSN has also submitted a corrective action plan that would allow CSN to keep the current model but focus on increasing revenues.

4. Information Only – Third Quarter Fiscal Year 2018-2019 Budget Transfers, State Supported or Self-Supporting Operating Budgets – NSHE institutions indicated there were no transfers between functional areas greater than \$500,000 during the Third Quarter Fiscal Year 2019.

5. Withdrawn – Purchasing of Real Property Located at 1420 East Harmon Avenue – UNLV – UNLV withdrew the item.

6. Approved – Second Amendment to Interlocal Medical Office Lease Agreement with University Medical Center of Southern Nevada For the UNLV School of Medicine at 1524 Pinto Lane – UNLV – The Committee recommended approval of the Second Amendment to Interlocal Medical Office Lease Agreement with UMC for property located at 1524 Pinto Lane, Las Vegas, Nevada and bearing Clark County Assessor Parcel Number 139-33-305-023 and that the Chancellor be granted authority to execute the Second Amendment, and any ancillary documents deemed necessary and appropriate by the NSHE Chief General Counsel after consultation with the Business, Finance and Facilities Committee Chair, to implement all terms and conditions of the Lease and its First and Second Amendments. *(Ref. BFF-6 on file in the Board Office.)*

Chair Hayes entered the meeting.

6. Approved – Second Amendment to Interlocal Medical Office Lease Agreement with University Medical Center of Southern Nevada For the UNLV School of Medicine at 1524 Pinto Lane – UNLV – (Continued)

UNLV President Marta Meana reported the Second Amendment grants UNLV Med the ability to occupy an additional 2,475 square feet on the first floor of 1524 Pinto Lane. Currently, the Resiliency Center is occupying 6,101 square feet under the terms of the First Amendment. In order to support the important community work provided by the Resiliency Center, UNLV Med has agreed to revise its consolidation plan to accommodate the Resiliency Center's workspace. In the event the space is vacated, UNLV will retain the option to expand into the additional square feet. The total cost of the Second Amendment is \$198,891 for the remainder of the original term and if both options are exercised the total will be \$328,086. Lease payments will be funded by UNLV Med clinical operations.

Regent Doubrava moved approval of the Second Amendment to Interlocal Medical Office Lease Agreement with UMC for property located at 1524 Pinto Lane, Las Vegas, Nevada and bearing Clark County Assessor Parcel Number 139-33-305-023 and that the Chancellor be granted authority to execute the Second Amendment, and any ancillary documents deemed necessary and appropriate by the NSHE Chief General Counsel after consultation with the Business, Finance and Facilities Committee Chair, to implement all terms and conditions of the Lease and its First and Second Amendments. Regent McMichael seconded. Motion carried. Regent Moran was absent.

7. Information Only – Unsolicited Offer for Purchase of Real Property Located at 4700 South Maryland Parkway – University Gateway Phase II – UNLV – UNLV President Meana provided an update regarding an unsolicited offer for UNLV to purchase the University Gateway Phase II property located at 4700 South Maryland Parkway, Las Vegas, Nevada. (Ref. BFF-7 on file in the Board Office.)

President Meana stated following an information process in 2014, UNLV engaged in a public-private partnership project with G2 Capital Development in the development of the University Gateway Phase I and II projects. The Board-approved lease-purchase agreements resulted in UNLV's ownership of Phase I of the project and lease-purchase agreements for the second and third floors in Phase II. In March 2019, UNLV received an unsolicited offer to purchase the entire Phase II building, in which UNLV leases two floors. Given UNLV owns Phase I, and has agreements for floors two and three of Phase II, the offer provides an interesting opportunity for UNLV to purchase the remaining floors which include commercial, residential and amenity space. The property was not developed as a UNLV asset, but given its strategic location adjacent to the Maryland Campus it may provide value to UNLV. UNLV is conducting its due diligence on the offer. If UNLV determines the acquisition is in line with priorities, UNLV will return with an action item at a future meeting.

8. Information Only – New Business – None.
9. Information Only – Public Comment – None.

The meeting adjourned at 9:12 a.m.

Prepared by: Angela R. Palmer
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to the Board of Regents

Submitted for approval by: Dean J. Gould
Chief of Staff and Special Counsel
to the Board of Regents

Approved by the Board of Regents at its September 5 & 6, 2019, meeting.