

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

System Administration, Las Vegas  
4300 South Maryland Parkway, Board Room  
Thursday, June 10, 2021

Video Conference Connection from the Meeting Site to:  
System Administration, Reno  
2601 Enterprise Road, Conference Room

Members Present: Ms. Amy J. Carvalho, Chair  
Mr. Donald Sylvantee McMichael Sr., Vice Chair  
Mr. Byron Brooks  
Dr. Lois Tarkanian

Members Absent: Mr. John T. Moran

Other Regents Present: Dr. Mark W. Doubrava, Board Chair  
Mrs. Carol Del Carlo, Board Vice Chair  
Mr. Joseph C. Arrascada  
Mr. Patrick J. Boylan  
Dr. Patrick R. Carter  
Dr. Jason Geddes  
Mrs. Cathy McAdoo  
Ms. Laura E. Perkins

Others Present: Dr. Melody Rose, Chancellor  
Ms. Crystal Abba, Vice Chancellor, Academic and Student Affairs  
Mr. Caleb Cage, Vice Chancellor, Workforce Development  
Mr. Andrew Clinger, Chief Financial Officer  
Ms. Keri Nikolajewski, Interim Chief of Staff to the Board  
Mr. Michael B. Wixom, Special Counsel  
Dr. Federico Zaragoza, President, CSN  
Dr. Kumud Acharya, President, DRI  
Ms. Joyce M. Helens, President, GBC  
Mr. Bart J. Patterson, President, NSC  
Dr. Karin M. Hilgersom, President, TMCC  
Dr. Keith E. Whitfield, President, UNLV  
Mr. Brian Sandoval, President, UNR  
Dr. Vincent R. Solis, President, WNC

Faculty senate chairs in attendance were: Dr. Maria Schellhase, CSN; Dr. Dave Rhode, DRI; Mr. Kevin Seipp, GBC; Dr. Samantha Jewell, NSC; Mr. Glenn Heath, SA; Ms. YeVonne Allen, TMCC; Ms. Shannon Sumpter, UNLV; Dr. Amy Pason, UNR; and Mr. Jim Strange, WNC. Student body presidents in attendance were: Mr. Austin Brown, ASUN President, UNR; and Mr. Matthew Hawn, GSA President, UNR.

Chair Carvalho called the meeting to order at 9:53 a.m. with all members present except Regent Moran.

1. Information Only – Public Comment – None.
2. Approved – Consent Items – The Committee recommended approval of the consent items except for Item 2b (Authorization to Accept Real Property Transfer in the Gateway Precinct Consisting of Vacant Land that Runs from 9<sup>th</sup> Street to Interstate 80 Located Between North Virginia Street and North Center Street, Reno, Nevada – Resolution – UNR) which was considered separately.
  - 2a. Approved – Minutes – The Committee recommended approval of the March 4, 2021, meeting minutes. *(Ref. BFF-2a on file in the Board Office.)*
  - 2c. Approved – Update on Recent Stead Area Property Sales and Leases – UNR – The Committee recommended approval of the report of Stead properties sold or leased since the pre-approval authorization by the Board of Regents. *(Ref. BFF-2c on file in the Board Office.)*

Vice Chair McMichael moved approval of the consent items except for Item 2b (Authorization to Accept Real Property Transfer in the Gateway Precinct Consisting of Vacant Land that Runs from 9<sup>th</sup> Street to Interstate 80 Located Between North Virginia Street and North Center Street, Reno, Nevada – Resolution – UNR) which was considered separately. Regent Brooks seconded. Motion carried. Regent Moran was absent.

*(Consent item considered separately.)*

- 2b. Approved – Authorization to Accept Real Property Transfer in the Gateway Precinct Consisting of Vacant Land that Runs from 9<sup>th</sup> Street to Interstate 80 Located Between North Virginia Street and North Center Street, Reno, Nevada – Resolution – UNR – The Committee recommended: 1) authorization to accept real property identified as an approximately 3,700 square foot strip of vacant land that runs from 9<sup>th</sup> Street to Interstate 80 between North Virginia and North Center Streets in Reno, Nevada; and 2) approval of a Resolution authorizing the Chancellor or designee to approve and execute any corresponding documentation associated with the acceptance of the property after consultation with the Business, Finance and Facilities Committee Chair and review by the NSHE General Counsel. *(Ref. BFF-2b on file in the Board Office.)*

In response to a question from Chair Carvalho related to a clean environmental assessment, UNR Director of Real Estate Troy Miller stated there are environmental reports on all the adjacent properties but not specifically on the 10 foot strip.

*(Consent item considered separately – Continued)*

- 2b. Approved – Authorization to Accept Real Property Transfer in the Gateway Precinct Consisting of Vacant Land that Runs from 9<sup>th</sup> Street to Interstate 80 Located Between North Virginia Street and North Center Street, Reno, Nevada – Resolution – UNR – (Continued)

Special Counsel Michael B. Wixom stated that based on his experience in the industry if clean environmental assessments are surrounding the property, there would not be a reason to do an assessment.

Vice Chair McMichael moved: 1) authorization to accept real property identified as an approximately 3,700 square foot strip of vacant land that runs from 9<sup>th</sup> Street to Interstate 80 between North Virginia and North Center Streets in Reno, Nevada; and 2) approval of a Resolution authorizing the Chancellor or designee to approve and execute any corresponding documentation associated with the acceptance of the property after consultation with the Business, Finance and Facilities Committee Chair and review by the NSHE General Counsel. Regent Brooks seconded. Motion carried. Regent Moran was absent.

3. Information Only – Third Quarter Fiscal Year 2020-2021 Fiscal Exceptions – The Third Quarter Fiscal Year 2020-2021 Report of Fiscal Exceptions of Self-Supporting Accounts was presented. (Ref. BFF-3 on file in the Board Office.)

Chief Financial Officer Andrew Clinger highlighted the following Fiscal Exceptions:

- UNR ASUN Wolfshop reported a deficit of \$2,072,254. In Spring 2020, the Wolfshop entered into a partnership with Barnes and Noble College to manage the bookstore operations. As a result, ASUN estimates the entire deficit will be eliminated by the end of FY24 or 25.
- UNR Intercollegiate Athletics reported a deficit of \$4,362,174. The COVID-19 pandemic had a devastating financial impact on ICA, including a decline in ticket sales, conference revenue, sponsorships, and other revenues. UNR has allocated \$10 million from the investment income distribution towards this shortfall and has earmarked an additional \$2 million from investment income if there are further declines.
- The UNLV School of Medicine (UNLV SOM) reports a negative cash balance at the end of the first quarter totaling approximately \$6.6 million. The deficit has stayed consistent with previous reporting quarters. UNLV SOM attributes this to delays in reimbursement.
- UNLV Thomas & Mack (TMC) reported a deficit of \$4,268,265 due to the COVID-19 pandemic.
- CSN reported a negative cash balance for the Dental Faculty Practice (DFP), totaling \$816,283. The deficit has decreased by \$17,290 since last reported, and collections on accounts receivable decreased to an average of 35 to 40 days.

4. Information Only – Third Quarter Fiscal Year 2020-2021 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 2020-2021.
  
5. Information Only – Campus Village Lease with First Right of Refusal – UNLV – President Keith E. Whitfield presented an update on a potential lease with First Right of Refusal for approximately 44,000 – 53,000 square feet of space and associated parking spaces at the Campus Village property owned by G2 Capital Development and located at 4440 S. Maryland Parkway and 1220 E. Harmon Avenue. UNLV may bring agenda action items regarding the Campus Village lease with Refusal Right to the Board of Regents in the future. *(Ref. BFF-5 on file in the Board Office.)*

Chair Carvalho disclosed that she and her husband own several 7-11 businesses in Clark County. However, they do not own the 7-11 business included in Agenda Item 5 (Campus Village Lease with First Right of Refusal). She disclosed under NRS Chapter 281A, as recommended by the Nevada Commission on Ethics and upon the advice of NSHE General Counsel Reynolds. She will participate in the discussion.

Regent Brooks asked how these offices will play into the telecommuting policy that the Board will review. President Whitfield stated UNLV does not know the space needs that would be relieved related to telecommuting. There will likely be some relief but not near as much as UNLV needs. There is a need for study space, and some people will move to the space in question.

Senior Vice President of Business Affairs Jean Vock stated UNLV had done some analysis with the different groups being considered to move into this space. Those groups confirmed that they will continue to need office space. However, there may be some modest relief from telecommuting.

6. Approved – Lease 2280 N. McDaniel Street in North Las Vegas for Cooperative Extension – UNR – The Committee recommended approval to Lease the property located at 2280 N. McDaniel Street in North Las Vegas, Nevada for the Cooperative Extension Program under the terms included herein and that authority for slight changes to Tenant Improvements under Exhibit "B" of the Lease be delegated to the President of the University of Nevada, Reno as necessary during buildout. *(Ref. BFF-6 on file in the Board Office.)*

President Brian Sandoval presented the Lease for the property located at 2280 N. McDaniel Street in North Las Vegas, Nevada for the Cooperative Extension Program.

Chair Carvalho stated the fiscal note says that the funds have been allocated by Clark County and asked whether the total amount would cover the rent for the entire Lease and if there is a written agreement. Director of Cooperative Extension Ivory Lyles stated all the funds would come from Clark County and funding is more than adequate to cover the Lease. The County Commission has wanted a facility in North Las Vegas.

6. Approved – Lease 2280 N. McDaniel Street in North Las Vegas for Cooperative Extension – UNR – (Continued)

Chair Carvalho asked if someone would discuss the impact of the passage of SB 287 on UNR's Cooperative Extension for current and future holdings. President Sandoval stated his understanding is that the bill's passage should not affect Cooperative Extension or the facility's lease.

Vice Chair McMichael moved approval to Lease the property located at 2280 N. McDaniel Street in North Las Vegas, Nevada for the Cooperative Extension Program under the terms included herein and that authority for slight changes to Tenant Improvements under Exhibit "B" of the Lease be delegated to the President of the University of Nevada, Reno as necessary during buildout. Regent Brooks seconded. Motion carried. Regent Moran was absent.

7. Approved – Gift Acceptance of Real Property Consisting of a 644 Acre Agricultural Parcel Located in Eureka, Nevada – Resolution – UNR – The Committee recommended approval to accept the gift of Eureka County Assessor Parcel Number 007-210-37 in Eureka, Nevada and approval of a Resolution authorizing the Chancellor or designee to approve and sign the corresponding escrow and title documents associated with the acceptance of the property after consultation with the Business, Finance and Facilities Committee Chair and review by the NSHE General Counsel. (Ref. BFF-7 on file in the Board Office.)

President Sandoval presented the gift of Eureka County Assessor Parcel Number 007-210-37 in Eureka, Nevada.

Vice Chair McMichael moved approval to accept the gift of Eureka County Assessor Parcel Number 007-210-37 in Eureka, Nevada and approval of a Resolution authorizing the Chancellor or designee to approve and sign the corresponding escrow and title documents associated with the acceptance of the property after consultation with the Business, Finance and Facilities Committee Chair and review by the NSHE General Counsel. Regent Brooks seconded.

Chair Carvalho requested the numbering issue be corrected on page 18.

Regent Geddes stated he was in support of the gift. He asked for the status of the Diamond Valley Water Management Plan. UNR Vice President of Administration and Finance Vic Redding believed it was pending the final ruling.

Motion carried. Regent Moran was absent.

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

The meeting adjourned at 10:25 a.m.

Prepared by:

Angela R. Palmer  
Special Assistant and Coordinator  
to the Board of Regents

Submitted for approval by:

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

***Approved by the Board of Regents at its September 9-10, 2021, meeting.***