

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

Desert Research Institute
Frank H. Rogers Science & Technology Building, Rotunda
755 East Flamingo Road, Las Vegas

Thursday, September 9, 2021

Video 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

Members Present:

Ms. Amy J. Carvalho, Chair
Mrs. Carol Del Carlo, Vice Chair
Mr. Patrick J. Boylan
Mr. Byron Brooks
Mr. Donald Sylvantee McMichael Sr.
Dr. Lois Tarkanian

Other Regents Present:

Mrs. Cathy McAdoo, Board Chair
Dr. Patrick R. Carter, Board Vice Chair
Mr. Joseph C. Arrascada
Dr. Jason Geddes
Mr. John T. Moran
Ms. Laura E. Perkins

Others Present:

Dr. Melody Rose, Chancellor
Ms. Crystal Abba, Vice Chancellor, Academic and Student Affairs
Dr. Constance Brooks, Vice Chancellor, Public Affairs and Advancement
Mr. Caleb Cage, Vice Chancellor, Workforce Development
Mr. Andrew Clinger, Chief Financial Officer
Ms. Keri Nikolajewski, Interim Chief of Staff to the Board
Mr. Joe Reynolds, Chief General Counsel
Mr. Michael B. Wixom, Special Counsel
Dr. Federico Zaragoza, President, CSN
Dr. Kumud Acharya, President, DRI
Dr. DeRionne P. Pollard, 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. Julian Smit, CSN; Dr. Dave Rhode, DRI; Mr. Kevin Seipp, GBC; Dr. Samantha Jewell, NSC; Mr. Glenn Heath, SA; Dr. Virginia Irintcheva, TMCC; Ms. Shannon Sumpter, UNLV; Dr. Amy Pason, UNR; and Mr. Jim Strange, WNC. Student body presidents in attendance were: Mr. Zachary Johnigan, ASCSN President, CSN; Ms. Tessa Espinosa, NSC (sitting in for Ms. Lauren Porter); Ms. Darian Richards, SGA President, TMCC; Ms. Caren Yap, CSUN President, UNLV; Mr. Austin Brown, ASUN President, UNR; Mr. Matthew Hawn, GSA President, UNR; and Ms. Andrea Sanchez De Loza, ASWN President, WNC. Classified council chairs in attendance were: Ms. Deana Wilson, UNLV (sitting in for Mr. Jim Boyer, UNLV).

Chair Carvalho called the meeting to order at 10:15 a.m. with all members present.

Chair Carvalho announced Agenda Item 12 (Assignment and Amendment of Lease at 5190 Neil Road to Renown Health – UNR) was withdrawn at UNR's request.

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 June 10, 2021, meeting minutes. *(Ref. BFF-2a on file in the Board Office.)*
 - 2b. Approved – Fiscal Year 2020-2021 Transfers of Non-State Budget Expenditures to State Budgets After May 1, 2021 – The Committee recommended approval of the report of transfers of expenses from non-state budgets to state budgets that occurred after May 1, 2021, for Fiscal Year 2020-2021. *(Ref. BFF-2b on file in the Board Office.)*
 - 2c. Approved – Lease Amendment for 6100 Neil Road, Reno, NV – UNR – The Committee recommended approval of the Third Amendment of Lease Agreement with Sierra Pacific Power Company for portions of 6100 Neil Road, Reno, Nevada. *(Ref. BFF-2c on file in the Board Office.)*

Regent McMichael moved approval of the Consent Items. Vice Chair Del Carlo seconded. Motion carried.

3. Information Only – Fourth Quarter Fiscal Year 2020-2021 Fiscal Exceptions – The Fourth 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 reported the following Fiscal Exceptions:

- UNR ASUN Wolfshop reported a deficit of \$1,625,778.
- UNR Intercollegiate Athletics reported a deficit of \$1,919,942.
- UNLV SOM reported a deficit of \$1.6 million.
- CSN Dental Faculty Practice reported a deficit of \$832,272.

4. Information Only – Fourth 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 Fourth Quarter Fiscal Year 2020-2021.
5. Information Only – Summary of Board of Regents Approved Issuance of Bonds in Fiscal Year 2020-2021 – There were no issuances of University Revenue Bonds, refinancing activities, and issuances of Certificates of Participation for NSHE-wide projects in Fiscal Year 2020-2021.
6. Approved – U District Request for Two Additional Management Candidates – UNLV – The Committee recommended approval to endorse two additional management candidates, CA Ventures and Cardinal Group Management, for future management of the next phase of the U District student housing property. Both candidates are professional management organizations that specialize in student housing facilities both on and off campus, thus meeting the Ground Lease requirement. *(Ref. BFF-6 on file in the Board Office.)*

UNLV President Keith E. Whitfield introduced Ms. Libby Taff, The Midby Companies, who provided the project background and highlights.

President Whitfield recommended CA Ventures and Cardinal Group Management as additional management candidates for future management of the next phase of the U District student housing property.

Vice Chair Del Carlo moved approval to endorse two additional management candidates, CA Ventures and Cardinal Group Management, for future management of the next phase of the U District student housing property. Regent Boylan seconded. Motion carried.

7. Approved – Campus Village Lease Agreement with First Right of Refusal – UNLV – The Committee recommended approval of the Lease with First Right of Refusal for 50,530 RSF of space and associated Parking at the Campus Village Project owned by G2, located at 4440 South Maryland Parkway, 4482 South Maryland Parkway, and 1220 East Harmon Avenue. *(Ref. BFF-7 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 7 (Campus Village Lease Agreement 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 and vote.

UNLV President Whitfield presented the background and summary of terms for the Campus Village Lease Agreement.

7. Approved – Campus Village Lease Agreement with First Right of Refusal – UNLV – (Continued)

Vice Chair Del Carlo moved approval of the Lease with First Right of Refusal for 50,530 RSF of space and associated Parking at the Campus Village Project owned by G2, located at 4440 South Maryland Parkway, 4482 South Maryland Parkway, and 1220 East Harmon Avenue. Regent McMichael seconded. Motion carried.

With permission from Chair Carvalho, UNR President Brian Sandoval presented Agenda Items 8-11 (Agenda Item 8, Assignment and Amendment of Lease at 6130 Plumas Street to Renown Health – UNR; Agenda Item 9, Lease of Nell J. Redfield Building #122 to Renown Health – UNR; Agenda Item 10, Lease of 745 W. Moana Lane, Building #935 to Renown Health, UNR; and Agenda Item 11, Lease of Sports Medicine Complex Building #101 (SMC-101) to Renown Health – UNR) all together.

8. Approved – Assignment and Amendment of Lease at 6130 Plumas Street to Renown Health – UNR – The Committee recommended approval of the Assignment and Amendment of Lease at 6130 Plumas Street, Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. *(Ref. BFF-8 on file in the Board Office.)*
9. Approved – Lease of Nell J. Redfield Building #122 to Renown Health – UNR – The Committee recommended approval of the Lease of Nell J. Redfield Building #122, Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. *(Ref. BFF-9 on file in the Board Office.)*
10. Approved – Lease of 745 W. Moana Lane, Building #935 to Renown Health, UNR – The Committee recommended approval of the Lease of 745 W. Moana Lane, Building #935, Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. *(Ref. BFF-10 on file in the Board Office.)*
11. Approved – Lease of Sports Medicine Complex Building #101 (SMC-101) to Renown Health – UNR – The Committee recommended approval of the Lease of Sports Medicine Complex Building #101 (SMC-101), Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. *(Ref. BFF-11 on file in the Board Office.)*

President Sandoval stated Agenda Items 8-11 are part of the implementation process for the Renown/UNR Med affiliation and are consistent with the terms of the agreement approved in June 2021. The Affiliation Agreement provides that space occupied by University Health for clinical operations will be assigned and/or leased to Renown. Each space was listed in anticipation of the leases and assignments being brought to the Committee for approval. As a result, the following three University-owned properties will be under lease to Renown:

- Speech Pathology Therapy Clinic in the Nell J. Redfield Building;
- 745 W. Moana Lane, Building #935; and
- Sports Medicine Clinic in the Patient Centered Family Medicine, Building #101.

Agenda Items 8-11 (Agenda Item 8, Assignment and Amendment of Lease at 6130 Plumas Street to Renown Health – UNR; Agenda Item 9, Lease of Nell J. Redfield Building #122 to Renown Health – UNR; Agenda Item 10, Lease of 745 W. Moana Lane, Building #935 to Renown Health, UNR; and Agenda Item 11, Lease of Sports Medicine Complex Building #101 (SMC-101) to Renown Health – UNR) – (Continued)

One lease currently in the name of the Board of Regents will also be assigned to Renown:

- Internal Medicine Clinic at 6130 Plumas Street.

UNR Real Estate developed the rental rates in the leases based on fair market value.

Agenda Item 12 (Assignment and Amendment of Lease at 5190 Neil Road to Renown Health – UNR) was withdrawn because the Lease required the landlord to be notified. The landlord then requested more time to review the proposal.

Regent Brooks moved approval of Agenda Items 8-11 (Agenda Item 8, Assignment and Amendment of Lease at 6130 Plumas Street to Renown Health – UNR; Agenda Item 9, Lease of Nell J. Redfield Building #122 to Renown Health – UNR; Agenda Item 10, Lease of 745 W. Moana Lane, Building #935 to Renown Health, UNR; and Agenda Item 11, Lease of Sports Medicine Complex Building #101 (SMC-101) to Renown Health – UNR).
Regent McMichael seconded.

Regent Arrascada asked if there was a chance that the landlord could ask for a change in the lease, with President Sandoval responding he did not believe so.

Motion carried.

12. Withdrawn – Assignment and Amendment of Lease at 5190 Neil Road to Renown Health – UNR – The item was withdrawn.
13. Information Only – New Business – None.
14. Information Only – Public Comment – None.

The meeting adjourned at 10:34 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 December 2-3, 2021, meeting.