

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

Great Basin College
Fitness Center
1500 College Parkway, Elko

Thursday, September 8, 2022

Video Conference Connection from the Meeting Site to:

System Administration, Las Vegas
4300 S. Maryland Parkway, Board Room
and
System Administration, Reno
2601 Enterprise Road, Conference Room

Members Present:

Ms. Amy J. Carvalho, Chair
Mr. John T. Moran, Vice Chair
Mr. Patrick J. Boylan
Mr. Byron Brooks
Dr. Mark W. Doubrava
Dr. Lois Tarkanian

Other Regents Present:

Mrs. Cathy McAdoo, Board Chair
Mr. Joseph C. Arrascada
Dr. Patrick R. Carter
Mrs. Carol Del Carlo
Dr. Jason Geddes
Mr. Donald Sylvantee McMichael Sr.
Ms. Laura E. Perkins

Others Present:

Mr. Dale A.R. Erquiaga, Acting Chancellor
Ms. Crystal Abba, Executive Vice Chancellor and Chief of Staff
Mr. Andrew Clinger, Chief Financial Officer
Ms. Renee Davis, Interim Vice Chancellor, Academic and Student Affairs
Mr. Robert G. Kilroy, Chief of Staff and Special Counsel to the Board
Mr. James J. Martines, Chief General Counsel
Ms. Keri Nikolajewski, Deputy Chief of Staff to the Board
Ms. Tina Russom, Deputy General Counsel
Mr. Joe Sunbury, Chief Internal Auditor
Mr. Michael B. Wixom, Special Counsel
Dr. Federico Zaragoza, President, CSN
Dr. Kumud Acharya, President, DRI
Ms. Joyce M. Helens, President, GBC
Dr. DeRionne Pollard, President, NSC
Dr. Karin M. Hilgersom, President, TMCC
Dr. Keith E. Whitfield, President, UNLV
Mr. Brian Sandoval, President, UNR
Dr. J. Kyle Dalpe, Interim President, WNC

Faculty senate chairs in attendance were Ms. Tracy Sherman, CSN (*Chair, Council of Faculty Senate Chairs*); Dr. Brittany Kruger, DRI; Mr. Kevin Seipp, GBC; Dr. Christine Beaudry, NSC; Mr. Ed Boog, SA; Dr. Amy Cavanaugh, TMCC; Dr. Rhonda Montgomery, UNLV; Dr. Eric Marchand, UNR; and Mr. Jim Strange, WNC. Student body presidents in attendance were Ms. Yvette Machado, ASCSN President, CSN; Mr. Zachary Stamp, SGA President, GBC; Ms. Tessa Espinosa, NSSA President, NSC; Mr. John Fenton, SGA President, TMCC; Mr. Issac Hernandez, CSUN President, UNLV; Ms. Nicole Thomas, GPSA President, UNLV; Ms. Dionne Stanfill, ASUN President, UNR (*Chair, Nevada Student Alliance*); and Mr. Matthew Hawn, GSA President, UNR.

Chair Carvalho called the meeting to order at 9:21 a.m. with all members present except Vice Chair Moran and Regent Tarkanian.

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 9, 2022, meeting minutes. (*Ref. BFF-2a on file in the Board Office.*)
 - 2b. Approved – Fiscal Year 2021-2022 Transfers of Non-State Budget Expenditures to State Budgets after May 1, 2022 – The Committee recommended approval of the report of transfers of expenses from non-state budgets to state budgets that occurred after May 1, 2022, for Fiscal Year 2021-2022. (*Ref. BFF-2b on file in the Board Office.*)
 - 2c. Approved – Summary of Board of Regents Approved Issuance of Bonds in Fiscal Year 2021-2022 – The Committee recommended approval of the report summarizing the issuance of University Revenue Bonds and the issuance of Certificates of Participation for NSHE-wide projects. (*Ref. BFF-2c on file in the Board Office.*)

Regent Brooks moved approval of the consent items.
Regent Doubrava seconded. Motion carried. Vice Chair Moran and Regent Tarkanian were absent.

Vice Chair Moran entered the meeting.

3. Approved – Purchase of Real Property Located at 1128 Evans Avenue, Reno, Nevada – Resolution – UNR – The Committee recommended approval to purchase 1128 Evans Avenue, Reno, NV (APN 007-07-04) for the purchase price of \$580,000 and of a resolution authorizing the Chancellor or designee to approve and sign the escrow and title documents associated with the purchase of real property, after review by the NSHE Chief General Counsel. (*Ref. BFF-3 on file in the Board Office.*)

UNR President Brian Sandoval requested approval to purchase 1128 Evans Avenue, a residential property adjacent to the southeast border of UNR's main campus. The UNR Real Estate Office will manage the property as a residential rental property for faculty, staff, and students.

3. Approved – Purchase of Real Property Located at 1128 Evans Avenue, Reno, Nevada – Resolution – UNR – (Continued)

Vice Chair Moran asked if there were appraisals before March. UNR President Sandoval was unaware of a previous appraisal on the property but was happy to look into it and provide if there was.

Regent Doubrava moved approval to purchase 1128 Evans Avenue, Reno, NV (APN 007-07-04) for the purchase price of \$580,000 and of a resolution authorizing the Chancellor or designee to approve and sign the escrow and title documents associated with the purchase of real property, after review by the NSHE Chief General Counsel. Regent Boylan seconded. Motion carried. Regent Tarkanian was absent.

Regent Tarkanian entered the meeting.

4. Approved – Summary of Recent Stead Area Property Sales and Leases – UNR – The Committee recommended approval to accept the report of Stead properties sold or leased since the pre-approval authorization by the Board of Regents. (Ref. BFF-4 on file in the Board Office.)

UNR President Sandoval presented the final report of sold or leased surplus Stead properties.

5. Information Only – Fourth Quarter Fiscal Year 2021-2022 Budget Transfers, State Supported or Self-Supporting Operating Budgets (Agenda Item 6) – NSHE institutions indicated there were no transfers between functional areas greater than \$500,000 during the Fourth Quarter Fiscal Year 2021-2022.

6. Information Only – Fourth Quarter Fiscal Year 2021-2022 Fiscal Exceptions (Agenda Item 5) – Chief Financial Officer Andrew Clinger presented the Fourth Quarter Fiscal Year 2021-2022 Report of Fiscal Exceptions of Self-Supporting Accounts. (Refs. BFF-5a and BFF-5b on file in the Board Office.)

Chief Financial Officer Clinger highlighted the following Fiscal Exceptions:

- UNR ASUN Wolfshop reported a deficit of \$1.075 million.
- UNLV School of Medicine reported a deficit of \$6.8 million.
- CSN Dental Faculty Practice Plan reported a deficit of \$817,708.
- NSC Early Childhood Education Center reported a deficit of \$132,927.

Vice Chair Moran asked why the UNLV School of Medicine was running that large of a deficit. Chief Financial Officer Clinger stated it primarily is due to \$8.9 million in outstanding billing. UNLV Vice President of Health Affairs and Dean of the Kirk Kerkorian School of Medicine (UNLVKSOM) Marc J. Kahn reiterated that the deficit represents delayed collections in billing. The hospitals receive payment from the Centers for Medicare and Medicaid for the residents, and then the UNVLKSOM requests payment from the hospital.

4. Approved – Summary of Recent Stead Area Property Sales and Leases – UNR – (Continued)

Chair Carvalho reopened the item to entertain a motion.

Regent Doubrava moved approval to accept the report of Stead properties sold or leased since the pre-approval authorization by the Board of Regents. Regent Boylan seconded. Motion carried.

7. Information Only – Proposed Revisions to the Self-Supporting Budget and Budget to Actual Reports – NSHE Budget Director Julia Teska presented proposed revisions to the Self-Supporting Budget and Budget to Actual reports based on the request of the Board of Regents. (Ref. BFF-7 on file in the Board Office.)

Regent Brooks stated anything that can be done to present a readable format would be helpful.

In response to a question from Regent Brooks related to narratives, Chief Financial Officer Clinger stated the new report would focus on expanded descriptions and a summarization of the data at a higher level.

Regent Del Carlo appreciates narratives making it easier to understand for those that are not numbers people.

8. Approved – Interlocal Agreement for Lease Between College of Southern Nevada and City of Henderson – CSN – The Committee recommended approval: 1) of the Interlocal Agreement for the Lease of the West Henderson Center of Excellence located at 2200 Via Inspirada, Henderson, Nevada (APN 191-14-115-003); and 2) that the Chancellor be granted authorization to execute the lease after review by the NSHE Chief General Counsel. (Ref. BFF-8 on file in the Board Office.)

College of Southern Nevada President Federico Zaragoza presented the Lease of the West Henderson Center of Excellence at 2200 Via Inspirada, Henderson, Nevada.

Vice Chair Moran stated this project fits in perfectly with some of the System's strategic initiatives related to accessibility and affordability.

Vice Chair Moran moved approval of the Interlocal Agreement for the Lease of the West Henderson Center of Excellence located at 2200 Via Inspirada, Henderson, Nevada (APN 191-14-115-003) and that the Chancellor be granted authorization to execute the lease after review by the NSHE Chief General Counsel. Regent Doubrava seconded.

8. Approved – Interlocal Agreement for Lease Between College of Southern Nevada and City of Henderson – CSN – (Continued)

Chair Carvalho stated this is a wonderful opportunity for CSN. However, she felt it was an exceptionally long lease. CSN President Zaragoza said CSN would like and will benefit from the long lease with the caveat of the out clause. In addition, CSN will invest a significant number of resources in the infrastructure, thus wanting to have the longest possible lease term.

Chair Carvalho requested the Acting Chancellor be added to the signature lines of the lease.

Motion carried.

9. Approved – Request to Approve Preliminary Terms and Conditions of a Lease of 85 Studio Apartments at 219 N. Center Street, Reno, Nevada for Affordable Graduate Housing – UNR – The Committee recommended approval of preliminary terms and conditions to lease 85 studio apartments at 219 N. Center Street, Reno, Nevada, for affordable graduate student housing. (Ref. BFF-9 on file in the Board Office.)

UNR President Sandoval presented preliminary terms and conditions to lease 85 studio apartments at 219 N. Center Street, Reno, Nevada, for affordable graduate student housing. He announced that he would request approval of the final Lease Agreement at a future Board of Regents meeting.

UNR GSA President Matthew Hawn stated that the Graduate Student Association fully supports and is excited about the opportunity. In addition, the price point is more affordable than current housing and will be a very attractive place to live for graduate students.

Regent Boylan moved approval of preliminary terms and conditions to lease 85 studio apartments at 219 N. Center Street, Reno, Nevada, for affordable graduate student housing. Regent Brooks seconded.

Regent Perkins commended UNR President Sandoval and his team for making this happen. These are the types of out-of-the-box solutions that help serve the students better.

Regent Del Carlo pointed out that the owner did not have to do this for UNR.

Chair Carvalho stated this was a bold solution and appreciated it coming forward to the Board.

Motion carried.

10. Approved – Request to Expend Capital Improvement Fee – UNR – The Committee recommended approval of the Capital Improvement Fee balance expenditure, up to \$5,065,000, for design/professional services related to the Business Building in the Mathewson University Gateway. (Ref. BFF-10 on file in the Board Office.)

10. Approved – Request to Expend Capital Improvement Fee – UNR – (Continued)

UNR President Sandoval requested a Capital Improvement Fee balance expenditure, up to \$5,065,000, for design/professional services related to the Business Building in the Mathewson University Gateway.

In response to a question from Vice Chair Moran related to the reimbursement of specific fees within negotiations, Special Counsel Michael B. Wixom stated that is a consideration that can be included, but at this point, the parties are just beginning discussions.

UNR Vice President for Administration and Finance Vic Redding stated that design costs could have been included in the agreement, but UNR chose to pay cash for the design costs, so they own the designs.

Special Counsel Wixom reiterated ownership of the designs and plans is critical in this kind of project.

Vice Chair Moran moved approval of the Capital Improvement Fee balance expenditure, up to \$5,065,000, for design/professional services related to the Business Building in the Mathewson University Gateway. Regent Boylan seconded. Motion carried.

11. Approved – Lease of 1536 Alamo West Road, Alamo, Nevada for Use as a Southern Nevada 4-H Youth Development Camp in Lincoln County – UNR – The Committee recommended approval: 1) of the Lease Agreement for property located at 1536 Alamo West Road, Alamo, Nevada (APNs 011-192-11, 011-192-12, and 011-200-23); and 2) that the Chancellor or designee be granted authority to execute the Lease, and any ancillary documents associated with the Lease, after review by the NSHE Chief General Counsel. (Ref. BFF-11 on file in the Board Office.)

UNR President Sandoval presented the Lease Agreement for 1536 Alamo West Road, Alamo, Nevada.

Vice Chair Moran stated he is in favor of this and liked that the institutions look at rural areas, not just metropolitan ones.

Board Chair McAdoo stated she advocates for 4-H and all that it teaches students.

Regent Del Carlo stated that attending 4-H camp is transformational.

Chair Carvalho asked when the repairs and improvements would be made. UNR Vice President of Community and Real Estate Management Troy Miller stated initial repairs would be done with the reserve. He said he was unsure of the sequence of the repairs but would report when the ADA repairs were completed.

11. Approved – Lease of 1536 Alamo West Road, Alamo, Nevada for Use as a Southern Nevada 4-H Youth Development Camp in Lincoln County – UNR – (Continued)

Regent Boylan moved approval: 1) of the Lease Agreement for property located at 1536 Alamo West Road, Alamo, Nevada (APNs 011-192-11, 011-192-12, and 011-200-23); and 2) that the Chancellor or designee be granted authority to execute the Lease, and any ancillary documents associated with the Lease, after review by the NSHE Chief General Counsel. Regent Brooks seconded. Motion carried.

12. Approved – Request for Approval of Conveyance of Real Property Consisting of the Former National Guard Armory Located at 1375 13TH Street Elko, Nevada – GBC & UNR
– The Committee recommended approval of the following:

- 1) The Conveyance Agreement related to the real property located at 1375 13th Street, Elko, Nevada (APN 001-620-011);
- 2) Waiving the appraisal provision located in the *Handbook* Title 4, Chapter 10 table 1.9, and;
- 3) Authorizing the Chancellor, or designee, to execute the Conveyance Agreement and associated documents after review by the NSHE Chief General Counsel. (Ref. BFF-12 on file in the Board Office.)

Great Basin College President Joyce Helens reported at the May 25, 2022, Board of Regents meeting, a three-party Letter of Intent to pursue the acquisition of the former Nevada Guard Armory Building located at 1375 13th Street in Elko between the National Guard, the City of Elko, and the Board of Regents on behalf of both Great Basin College and the University of Nevada, Reno was approved. The final step in the acquisition is approving a Conveyance Agreement between the Nevada Guard and the City of Elko, which held a reversionary right for the property.

UNR President Sandoval stated they are excited about the opportunities this will provide for the students and residents of Elko County.

In response to a question from Acting Chancellor Dale A.R. Erquiaga related to a target opening date, UNR Executive Vice President and Provost Jeff Thompson stated they are actively engaged with industry, faculty, staff, and leadership on how to develop the programming in a way to best serve the industry and people in the area. However, they are trying to define what that will look like, so a date has not been set.

Vice Chair Moran moved approval: 1) of the Conveyance Agreement related to the real property located at 1375 13th Street, Elko, Nevada (APN 001-620-011); 2) to waive the appraisal provision located in the *Handbook* Title 4, Chapter 10 table 1.9; and 3) of the Lease Agreement for property located at 1536 Alamo West Road, Alamo, Nevada (APNs 011-192-11, 011-192-12, and 011-200-23) and that the

12. Approved – Request for Approval of Conveyance of Real Property Consisting of the Former National Guard Armory Located at 1375 13TH Street Elko, Nevada – GBC & UNR
– (Continued)

Chancellor or designee be granted authority to execute the Lease, and any ancillary documents associated with the Lease, after review by the NSHE Chief General Counsel. Regent Doubrava seconded. Motion carried.

13. Approved – Ground Lease Agreement Between UNLV and the Nathan Adelson Hospice for Real Property Located at 4141 University Center Drive – UNLV – The Committee recommended approval: 1) of the Lease for Land located at 4141 University Center Drive, also commonly known as Clark County Assessor Parcel Number 162-22-104-005; and 2) that the Chancellor be granted authority to execute the Lease, along with any ancillary documents, as deemed necessary and appropriate by the NSHE Chief General Counsel, or NSHE real estate counsel, to implement all terms and conditions associated with the Lease. (Ref. BFF-13 on file in the Board Office.)

University of Nevada, Las Vegas President Keith E. Whitfield presented the Lease for land located at 4141 University Center Drive.

Regent Brooks moved approval: 1) of the Lease for Land located at 4141 University Center Drive, also commonly known as Clark County Assessor Parcel Number 162-22-104-005; and 2) that the Chancellor be granted authority to execute the Lease, along with any ancillary documents, as deemed necessary and appropriate by the NSHE Chief General Counsel, or NSHE real estate counsel, to implement all terms and conditions associated with the Lease. Vice Chair Moran seconded. Motion carried.

14. Approved – Purchase of Real Property Located at 777 East Harmon Avenue – UNLV – The Committee recommended approval: 1) to purchase the Property located at 777 East Harmon Avenue bearing Clark County Assessor Parcel Number 162-22-303-002; 2) that the Chancellor be authorized to finalize, approve, and execute a Purchase and Sale Agreement, and any and all other ancillary agreements required to implement the purchase of the Property, including but not limited to escrow agreements, conveyances, easements, and right of ways (the “Ancillary Documents”); and 3) that the Purchase and Sale Agreement and the Ancillary Documents be reviewed and approved by NSHE Chief General Counsel, or NSHE real estate counsel, to confirm that NSHE’s acquisition of the Property for the benefit of UNLV, complies with the requested approval and applicable NSHE policies. (Ref. BFF-14 on file in the Board Office.)

UNLV President Whitfield presented a request to purchase the property at 777 East Harmon Avenue.

Regent Boylan felt the property should be kept for residential housing. UNLV President Whitfield stated it is possible, but they would have to discuss it further.

14. Approved – Purchase of Real Property Located at 777 East Harmon Avenue – UNLV – (Continued)

Regent Doubrava moved approval: 1) to purchase the Property located at 777 East Harmon Avenue bearing Clark County Assessor Parcel Number 162-22-303-002; 2) that the Chancellor be authorized to finalize, approve, and execute a Purchase and Sale Agreement, and any and all other ancillary agreements required to implement the purchase of the Property, including but not limited to escrow agreements, conveyances, easements, and right of ways (the “Ancillary Documents”); 3) that the Purchase and Sale Agreement and the Ancillary Documents be reviewed and approved by NSHE Chief General Counsel, or NSHE real estate counsel, to confirm that NSHE’s acquisition of the Property for the benefit of UNLV, complies with the requested approval and applicable NSHE policies; and 4) that the Acting Chancellor Erquiaga be able to sign off on any amendments. Regent Boylan seconded. Motion carried.

Chair Carvalho asked for a moment of silence in honor of the passing of Queen Elizabeth II.

15. Information Only – New Business

Chair Carvalho requested: 1) an annual work plan to be presented to the Committee to streamline financial data and analysis with the possible continued improvement of reports; and 2) staff to review the charge of the Committee to suggest recommendations.

16. Information Only – Public Comment – None.

The meeting adjourned at 10:48 a.m.

Prepared by:

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

Submitted for approval by:

Robert G. Kilroy
Chief of Staff & Special Counsel
to the Board of Regents

Approved by the Board of Regents at its December 1-2, 2022, meeting.