

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

Truckee Meadows Community College  
Sports and Fitness Center  
7000 Dandini Boulevard, Reno

Thursday, September 7, 2023

Video Conference Connection from the Meeting Site to:  
System Administration, Las Vegas  
4300 S. Maryland Parkway, Board Room  
and  
Great Basin College, Elko  
1500 College Parkway, Berg Hall Conference Room

Members Present:

Mrs. Amy J. Carvalho, Chair  
Mr. Patrick J. Boylan, Vice Chair  
Ms. Heather Brown  
Mr. Jeffrey S. Downs  
Dr. Lois Tarkanian

Other Regents Present:

Mr. Byron Brooks, Board Chair  
Mr. Joseph C. Arrascada, Board Vice Chair  
Dr. Michelee Cruz-Crawford  
Mrs. Carol Del Carlo  
Mr. Donald Sylvantee McMichael Sr.  
Ms. Laura E. Perkins

Others Present:

Ms. Patricia Charlton, Interim Chancellor  
Ms. Crystal Abba, Executive Vice Chancellor and Chief of Staff  
Dr. Natalie Brown, Assistant Vice Chancellor, Workforce  
Development and Community Colleges  
Mr. James J. Martines, Vice Chancellor and Chief General  
Counsel  
Ms. Keri D. Nikolajewski, Chief of Staff to the Board  
Ms. Carrie L. Parker, Deputy General Counsel  
Mr. Alejandro Rodriguez, Director of Government Relations  
Ms. Lindsay Sessions, Acting Chief Financial Officer  
Ms. Lauren Tripp, Interim Chief Internal Auditor  
Mr. Tillery Williams, Director of Community Engagement,  
Equity and Inclusion  
Mr. Michael B. Wixom, Special Counsel for Real Property  
Dr. Federico Zaragoza, President, CSN  
Dr. Kumud Acharya, President, DRI  
Ms. Joyce M. Helens, President, GBC  
Dr. DeRionne Pollard, President, NSU  
Dr. Karin M. Hilgersom, President, TMCC

Others Present: *(Continued)*  
Dr. Keith E. Whitfield, President, UNLV  
Mr. Brian Sandoval, President, UNR  
Dr. J. Kyle Dalpe, President, WNC

Faculty senate chairs in attendance were Mr. Patrick Villa, CSN; Mr. JD Lancaster, DRI; Mr. David Sexton, GBC; Dr. Molly Appel, NSU; Dr. Eric “Rick” Bullis, TMCC; Dr. Bill Robinson, UNLV; Dr. Peter S. Reed, UNR (*Chair, Council of Faculty Senate Chairs*); and Ms. Rachelle Bassen, WNC. Student body presidents in attendance were Mr. Pio Rejas, ASCSN President, CSN; Mr. Kevin Osorio Hernández, NSSA President, NSU; Mr. Brayson Gomez, SGA President, TMCC; Mr. Matthew Hawn, GSA President, UNR; and Ms. Suzanna Stankute, ASWN President, WNC (*Chair, Nevada Student Alliance*).

Chief Deputy Attorney General Rosalie Bordelove was also in attendance.

#### *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.*

Chair Carvalho called the meeting to order at 11:01 a.m. with all members present.

#### 1. Information Only – Public Comment

The following individuals provided in-person public comment in support of Item 9, Purchase of Real Property Located at 7003 Aspen Creek Road in Washoe County, Nevada – Resolution – UNR:

- Johanne Albrigtsen
- Sarah Bisbing
- Hannah Cardwell
- Khong Lunaria
- Kelly Robinson
- Abbie Sandquist
- Mariah Sierras

#### 2. Approved – Consent Items – The Committee recommended approval of the Consent Items.

- 2a. Approved Minutes – The Committee recommended approval of the June 8, 2023, meeting minutes. (*Ref. BFF-2a on file in the Board Office.*)
- 2b. Approved – Fiscal Year 2022-2023 Transfers of Non-State Budget Expenditures to State Budgets After May 1, 2023 – The Committee recommended approval of the report of transfers of expenses from non-state budgets to state budgets that occurred after May 1, 2023, for Fiscal Year 2022-2023. (*Ref. BFF-2b on file in the Board Office.*)

2. Approved – Consent Items – (Continued)

- 2c. Approved – Summary of Board of Regents Approval Issuance of Bonds in Fiscal Year 2022-2023 – 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 Brown moved approval of the Consent Items. Vice Chair Boylan seconded. Motion carried unanimously.

3. Information Only – Fourth Quarter Fiscal Year 2022-2023 Fiscal Exceptions, Self-Supporting Budgets – The Fourth Quarter Fiscal Year 2022-2023 Report of Fiscal Exceptions on Self-Supporting Budgets was presented. *(Ref. BFF-3 on file in the Board Office.)*

Acting Chief Financial Officer Lindsay Sessions highlighted the following:

- The University of Nevada, Reno, ASUN Wolfshop.
- The College of Southern Nevada Dental Faculty Practice.
- Desert Research Institute recharge accounts.
- Great Basin College bookstore.
- The University of Nevada, Las Vegas Athletics.
- The University of Nevada, Las Vegas, School of Medicine.

4. Information Only – Fourth Quarter Fiscal Year 2022-2023 Budget Transfers, State Supported or Self-Supporting Operating Budgets – The Fourth Quarter Fiscal Year 2022-2023 Report of Budget Transfers of State Supported or Self-Supporting Operating Budget Funds between Functions was presented. *(Ref. BFF-4 on file in the Board Office.)*

Acting Chief Financial Officer Sessions highlighted the following:

- Great Basin College reported a transfer totaling approximately \$1 million.

5. Information Only – DRI Research Parks Ltd. 2.75 Acre Sub-Lease to Dermody DRP, LLC – DRI – Desert Research Institute President Kumud Acharya and Assistant Vice President for Campus Planning and Physical Plant Peter Ross presented for information a new sub-lease from DRI Research Parks Ltd. to Dermody DRP, LLC for a 2.75-acre parcel within the DRI Research Park. *(Ref. BFF-5 on file in the Board Office.)*

Regent Brown stated this is an excellent use of land and a way to diversify and provide opportunities.

In response to a question from Regent Del Carlo related to the amount of leasable land, Assistant Vice President Ross responded the DRI Research Park has 319 acres. Of the 319 acres, there are about 100 acres that DRI can lease. DRI President Acharya added that Dermody was selected through an RFP released nationally.

6. Information Only – Potential Use of Savings From Certificates of Participation Refunding – NSU – Nevada State University President DeRionne Pollard and Senior Vice President for Finance and Business Operations Kevin Butler presented for information a potential opportunity to utilize the savings from the Series 2023 Certificates of Participation refunding to acquire the Dawson Building located at 1125 Nevada State Drive, Henderson, Nevada. *(Ref. BFF-6 on file in the Board Office.)*

In response to a question from Vice Chair Boylan related to the acquisition, Special Counsel for Real Property Michael B. Wixom stated he had reviewed the opportunity with Senior Vice President Butler. The savings would allow for the acquisition of the property and would be subject to a subsequent contract brought back to the Board.

Regent Del Carlo stated this was an excellent concept and appreciated NSU thinking outside the box.

Regent Brown agreed with Regent Del Carlo. She believed that an institution owning its buildings is the best way to secure its future.

7. Approved – Long-Term Sublease Agreement with Boyd Gaming Corporation at the Harry Reid Research and Technology Park – UNLV – The Committee recommended approval to enter into the Sublease Agreement with Boyd Gaming Corporation for a period of five years at Black Fire Innovation at the Harry Reid Research and Technology Park, 8400 W. Sunset Road, bearing Clark County Assessor Number 163-33-401-016; that the Chancellor be granted authority to execute the Sublease Agreement, any amendments, and any other ancillary agreements required to implement the Sublease Agreement; and that all aforementioned agreements be reviewed and approved by NSHE General Counsel (or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel) in order to implement the terms and conditions required to finalize the Sublease Agreement. *(Ref. BFF-7 on file in the Board Office.)*

UNLV President Keith E. Whitfield presented a Sublease Agreement with Boyd Gaming Corporation for a period of five years at Black Fire Innovation at the Harry Reid Research and Technology Park. The partnership with Boyd Gaming Corporation will create a dynamic research environment and help make Black Fire Innovation an exemplary model and business incubator to drive UNLV in corporate-based public-private collaborations. UNLV President Whitfield introduced Mr. Paul Anderson, Senior Vice President of Government and Industry Affairs, Boyd Gaming Corporation, and Mr. Blake Rampmaier, Chief Digital Officer, Boyd Gaming Corporation.

Regent Brown stated Boyd's vision for the space is very innovative and a much-needed addition to the overall entrepreneurial community in southern Nevada.

Regent Tarkanian moved approval to enter into the Sublease Agreement with Boyd Gaming Corporation for a period of five years at Black Fire Innovation at the Harry Reid Research and Technology Park, 8400 W. Sunset Road, bearing Clark County Assessor Number 163-33-401-016; that the Chancellor be granted authority to execute the Sublease

7. Approved – Long-Term Sublease Agreement with Boyd Gaming Corporation at the Harry Reid Research and Technology Park – UNLV – (Continued)

*(Motion Continued)*

Agreement, any amendments, and any other ancillary agreements required to implement the Sublease Agreement; and that all aforementioned agreements be reviewed and approved by NSHE General Counsel (or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel) in order to implement the terms and conditions required to finalize the Sublease Agreement. Regent Brown seconded. Motion carried unanimously.

8. Approved – Notice of Federal Interest, U.S. Department of Human Services, Health Resources and Services Administration Grant – Buildings B and D, UNLV Shadow Lane Campus – UNLV – The Committee recommended approval of the Notice Letter related to the request made by the Board of Regents to provide the Office of Federal Assistance Management a nonbinding document outlining UNLV's intent to pursue removal of the Notice of Federal Interest recorded against NSHE property within a reasonable amount of the time that reflects the useful life of the improvements; authorization to execute the Notice Letter and the Chancellor be authorized to execute any other ancillary agreements or documents required to proceed with the construction of the School of Dental Medicine outpatient clinical facility, including, but not limited to, documents needed to finalize the subdivision mapping process and re-recording the Notice of Federal Interest; and that the Notice Letter and 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 subdivide the applicable parcels and re-record the Notice of Federal Interest. (Ref. BFF-8 on file in the Board Office.)

UNLV President Whitfield presented an update on a federal construction grant for the UNLV School of Dental Medicine. The Board of Regents granted UNLV the ability to execute a Notice of Federal Interest associated with a \$2 million grant award from the U.S. Department of Human Services, Health Resources and Services Administration Department of Health to construct a School of Dental Medicine outpatient clinical facility.

Regent Tarkanian acknowledged that the person who wrote this project's grants did a great job.

Regent Brown moved approval of the Notice Letter related to the request made by the Board of Regents to provide the Office of Federal Assistance Management a nonbinding document outlining UNLV's intent to pursue removal of the Notice of Federal Interest recorded against NSHE property within a reasonable amount of the time that reflects

8. Approved – Notice of Federal Interest, U.S. Department of Human Services, Health Resources and Services Administration Grant – Buildings B and D, UNLV Shadow Lane Campus – UNLV – (Continued)

*(Motion Continued)*

the useful life of the improvements; authorization to execute the Notice Letter and the Chancellor be authorized to execute any other ancillary agreements or documents required to proceed with the construction of the School of Dental Medicine outpatient clinical facility, including, but not limited to, documents needed to finalize the subdivision mapping process and re-recording the Notice of Federal Interest; and that the Notice Letter and 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 subdivide the applicable parcels and re-record the Notice of Federal Interest. Vice Chair Boylan seconded. Motion carried unanimously.

9. Approved – Purchase of Real Property Located at 7003 Aspen Creek Road in Washoe County, Nevada – Resolution – UNR – The Committee recommended approval to purchase 7003 Aspen Creek Road in Washoe County, Nevada APN 055-180-12, for the purchase price of \$1,500,000; a Resolution authorizing the Chancellor or designee to approve and sign the escrow and title documents after consultation with and review by the NSHE Chief General Counsel, or at the request of the Chief General Counsel, NSHE Special Real Property Counsel; an amendment of the deed and purchase agreement to include the water rights certificate; and a waiver of Board policy, Title 4, Chapter 10, to approve the purchase price above the appraised value. *(Ref. BFF-9 on file in the Board Office.)*

UNR President Brian Sandoval presented a generational opportunity to purchase approximately 38 acres of property at 7003 Aspen Creek Road in Washoe County, including the legacy residence and storage container for the benefit of expanding and improving access to the University's Whittell Forest & Wildlife Area (also known as Little Valley). The Little Valley is a living laboratory of forested mountain land in a pristine state utilized for research and instruction. The opportunity to acquire the property adjacent to Little Valley will provide options to use existing roads to enhance access. It will also allow the property to be utilized as a research station for faculty, students, and staff.

Regent Brown reiterated that owning a piece of property invaluable to research opportunities is an institution's greatest gift. Adding easy egress, cutting down commute times, and expanding research opportunities are all good things for the University.

Regent Brown asked how many students would use the property. Ms. Sarah Bisbing stated this will provide year-round access on a paved road. The 38 acres will also offer a range for open cattle grazing, an apple orchard, and meadow and forest research on the property.

9. Approved – Purchase of Real Property Located at 7003 Aspen Creek Road in Washoe County, Nevada – Resolution – UNR – (Continued)

It will provide opportunities that they would not have otherwise. Only three classes utilize the forest due to the extended drive time and limited lab hours. Faculty envision a dramatic increase in use.

Vice Chair Boylan acknowledged the students and staff who commented publicly. He believes this will benefit the University and NSHE.

Chair Carvalho placed on the record that if the Committee approves this purchase agreement, the appraisal and purchase price are different. The purchase price is \$300,000 more than the current appraisal. She asked Special Counsel Wixom to highlight other areas she felt were essential to place on the record.

Special Counsel Wixom pointed out that the University would pay an extra \$300,000 for the property. However, the property provides increased access to other NSHE properties, which will increase the value of the NSHE property.

In prior discussions with Chief General Counsel James J. Martines, he asked about water rights. Special Counsel Wixom stated the water rights are described in the appraisal. He requested that any motion to approve include an amendment that the water rights referenced in the appraisal by permit number be referenced by permit number in the purchase agreement and deed so it can be filed with the state water engineer.

Regent Downs asked if the Board has historically approved deals above the appraisal prices and whether that affects future negotiations on other properties. Special Counsel Wixom responded that the Board has, under certain circumstances, approved acquisitions that are over the property's appraised value. He added that he did not think it impacted negotiations of other real property acquisitions.

Regent Downs stated he will support payment above the appraised value in this instance because the acquisition provides access to existing facilities.

Board Vice Chair Arrascada highlighted that this acquisition provides direct access to the field laboratory station on a paved road. The building will be used for other resources. He added that it has been many years since he has seen this level of student representation for an item, and it shows a great respect for the land but for the education that they are receiving.

Regent Brown moved approval to purchase 7003 Aspen Creek Road in Washoe County, Nevada APN 055-180-12, for the purchase price of \$1,500,000; a Resolution authorizing the Chancellor or designee to approve and sign the escrow and title documents after consultation with and review by the NSHE Chief General Counsel, or at the request of the Chief General Counsel, NSHE Special Real Property Counsel; an amendment of the deed and purchase

9. Approved – Purchase of Real Property Located at 7003 Aspen Creek Road in Washoe County, Nevada – Resolution – UNR – (Continued)

*(Motion Continued)*

agreement to include the water rights certificate; and a waiver of Board policy, Title 4, Chapter 10, to approve the purchase price above the appraised value. Regent Downs seconded. Motion carried unanimously.

Chair Carvalho appreciated the faculty and students who came to support this item. It is an excellent example of shared governance. It is essential to hear the faculty and staff voices.

10. Approved – Lease of Property to the United States Forest Service Located at the Valley Road Field Laboratory in Reno, Nevada – UNR – The Committee recommended approval of a land lease of property located at the UNR Valley Road Field Laboratory in Reno, Nevada, to the United States Forest Service. *(Ref. BFF-10 on file in the Board Office.)*

UNR President Sandoval presented a land lease located at the UNR Valley Road Field Laboratory by the United States Forest Service to operate a greenhouse research facility on land that is not currently being utilized. The Forest Service previously used the site, but that lease expired in 1999. The land has deteriorated, but the new lease will allow the Forest Service to repair and upgrade the structure at their expense. The greenhouse will then be used as an extension of the building that they already lease.

Regent Downs moved approval of a land lease of property located at the UNR Valley Road Field Laboratory in Reno, Nevada, to the United States Forest Service. Regent Brown seconded. Motion carried unanimously.

11. Approved – First Amendment to Lease Agreement at 3700 Grant Drive, Suite 100 in Reno, Nevada – UNR – The Committee recommended approval of the First Amendment to Lease Agreement between UNR and Continuum Building, LLC for space in the building located at 3700 Grant Drive, Suite 100 in Reno, Nevada, that extends the lease term from 38 months to 60 months. *(Ref. BFF-11 on file in the Board Office.)*

UNR President Sandoval presented an amendment to the original lease that will allow the College of Education and Human Development's Early Head Start program to have space to continue their programs that benefit low-income families in the community while providing educational opportunities.

Regent Brown moved approval of the First Amendment to Lease Agreement between UNR and Continuum Building, LLC for space in the building located at 3700 Grant Drive, Suite 100 in Reno, Nevada, that extends the lease term from 38 months to 60 months. Regent Tarkanian seconded. Motion carried unanimously.



12. Approved – Lease Agreement at 3700 Grant Drive, for Suites D & E in Reno, Nevada – UNR – The Committee recommended approval of the Lease Agreement between the University of Nevada, Reno, and Continuum Building, LLC for space in the building located at 3700 Grant Drive, Suites D and E in Reno, Nevada, for an initial term of 27 months and three separate three-year options to extend. (Ref. BFF-12 on file in the Board Office.)

UNR President Sandoval presented a new lease to acquire additional space to expand the Early Head Start Home Visitors program. This is separate from the previous item because the funding sources are separate and must not co-mingle. This program provides services for low-income community members as well as educational opportunities.

Chair Carvalho stated that the College of Education and Human Development's Early Head Start and Home Visitor programs are essential to the students and the communities served.

Regent Downs moved approval of the Lease Agreement between the University of Nevada, Reno, and Continuum Building, LLC for space in the building located at 3700 Grant Drive, Suites D and E in Reno, Nevada, for an initial term of 27 months and three separate three-year options to extend. Regent Tarkanian seconded. Motion carried unanimously.

13. Approved – First Amendment to Lease Agreement at Nell J. Redfield Building #122 (NJR-122), Suite 100 – UNR – The Committee recommended approval of the First Amendment to Lease Agreement between UNR and Renown Medical School Associates, North, Inc. for Speech Pathology space in the building located at Nell J. Redfield Building #122 (NJR-122), Suite 100, in Reno, Nevada. (Ref. BFF-13 on file in the Board Office.)

UNR President Sandoval noted that the UNR School of Medicine (UNRMed) assigned lease space to Renown Medical School Associates, North, Inc. in the Nell J Redfield Building #122 on January 11, 2022. It was determined that UNRMed uses more square footage than Renown. Both parties agree to revise the lease with this amendment to update the use of space and the FY24 parking rates.

Regent Tarkanian moved approval of the First Amendment to Lease Agreement between UNR and Renown Medical School Associates, North, Inc. for Speech Pathology space in the building located at Nell J. Redfield Building #122 (NJR-122), Suite 100, in Reno, Nevada. Regent Brown seconded.

Regent Brown asked if UNRMed has the budget to make up the monthly costs. UNR President Sandoval stated there is less income going to UNRMed, but it accurately reflects the space used in the area.

Board Vice Chair Arrascada clarified that this will benefit both parties. UNR President Sandoval stated this is a positive outcome of the affiliation agreement between UNRMed and Renown.

Motion carried unanimously.

14. Information Only – New Business – None.

15. Information Only – Public Comment – None.

The meeting adjourned at 12:22 p.m.

Prepared by:

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

Submitted for approval by:

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