

Minutes approved by the Board of Regents at the September 5 & 6, 2024, meeting.

**BOARD OF REGENTS and its
BUSINESS, FINANCE AND FACILITIES COMMITTEE**
University of Nevada, Reno
Joe Crowley Student Union, Milt Glick Ballrooms B & C
87 West Stadium Way, Reno

Thursday, June 6, 2024

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: Dr. Jeffrey S. Downs, Chair
 Mr. Patrick J. Boylan, Vice Chair
 Mr. Joseph C. Arrascada
 Mr. Byron Brooks
 Ms. Stephanie Goodman
 Dr. Lois Tarkanian

Other Regents Present: Mrs. Amy J. Carvalho, Board Chair

Others Present: Ms. Patricia Charlton, Interim Chancellor
 Mr. Christopher G. Nielsen, Special Counsel to the Board of Regents
 Ms. Keri D. Nikolajewski, Chief of Staff to the Board of Regents
 Mr. Chris Viton, Vice Chancellor, Budget and Finance and Chief Financial Officer
 Mr. Michael B. Wixom, Special Counsel to the Board of Regents
 Dr. Kumud Acharya, President, DRI
 Dr. DeRionne Pollard, President, NSU
 Dr. Karin M. Hilgersom, President, TMCC
 Dr. Keith E. Whitfield, President, UNLV
 Mr. Brian Sandoval, President, UNR

Faculty senate chairs in attendance included the following individuals: Mr. Patrick Villa, CSN; Dr. Eric “Rick” Bullis, TMCC; Dr. Bill Robinson, UNLV; and Dr. Peter S. Reed, UNR (*Chair, Council of Faculty Senate Chairs*). Student body presidents in attendance included the following individuals: Ms. Lisha Allison, SGA President, TMCC; Mr. Dawson Deal, ASUN President, UNR; Ms. Tania Akter, GSA President, UNR; and Ms. Catalina Wilson, ASWN President, WNC.

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 Downs called the meeting to order at 12:18 p.m. with all members present.

1. Information Only – Public Comment

The following individuals provided in-person public comment in support of Item 12, Authorization to Purchase Real Property Consisting of 16 Property Parcels Located in Reno, Nevada – Resolution – UNR, to expand affordable UNR graduate student housing.

- Tania Akter
- Fetema Azmee
- Madhusnda M Manjunit Ha

Kent Ervin provided in-person public comment in support of efforts to restore the Space Utilization Report, offering appreciation for the enhanced Fiscal Exceptions Report, and requesting careful consideration of Item 9, Use of Capital Improvement Fee – Paradise Campus, UNLV; Item 10, Sale of a Portion of Real Property Located at 851 East Tropicana Avenue; and Item 12, Authorization to Purchase Real Property Consisting of 16 Property Parcels Located in Reno, Nevada – Resolution – UNR.

2. Approved – Minutes – The Committee recommended approval of the February 29, 2024, meeting minutes. (Ref. BFF-2 on file in the Board Office.)

Vice Chair Boylan moved approval of the February 29, 2024, meeting minutes. Regent Goodman seconded. Motion carried by unanimous vote.

3. Information Only – Third Quarter Fiscal Year 2023-2024 Fiscal Exceptions, Self-Supporting Budgets – Chief Financial Officer Chris Viton presented the Third Quarter Fiscal Year 2023-2024 Report of Fiscal Exceptions on Self-Supporting Budgets. (Ref. BFF-3 on file in the Board Office.)

Regent Arrascada thanked Chief Financial Officer Viton for pointing out UNLV's significant deficit and believed that UNLV should address it.

Chief Financial Officer Viton pointed out there are several items with balances of interest noted during Public Comment, which he believed were addressed within the reference material.

In response to a question from Vice Chair Boylan related to the significant balances, Chief Financial Officer Viton stated the report is intended to inform the Board of the program accounts that end the quarter in a deficit. The full Board will discuss the athletic reports, and the campuses will be available to answer questions.

4. Information Only – Third Quarter Fiscal Year 2023-2024 Budget Transfers, State Supported or Self-Supporting Operating Budgets – Chief Financial Officer Viton presented the Third Quarter Fiscal Year 2023-2024 Report of Budget Transfers of State Supported or Self-Supporting Operating Budget Funds between Functions. *(Ref. BFF-4 on file in the Board Office.)*

Regent Arrascada asked for additional information on the \$12 million transfer related to the partnership between the UNR School of Medicine and Renown. UNR Med Dean Paul Hauptman stated that the academic support payment supports multiple programs on the campus, which is vital to the UNR Med mission and is one of the bonuses of the affiliation agreement.

Regent Arrascada stated that was a perfect way to summarize the flourishing relationship.

5. Approved – NSHE Space Utilization Model and Reporting – The Committee recommended approval that the Chief Financial Officer reevaluate the model used for space utilization and come back to the Board at a later date with a new reporting process. *(Ref. BFF-5 on file in the Board Office.)*

Chief Financial Officer Chris Viton presented an overview of the System's space utilization model and space reporting requirements. He requested that he work with those who manage space on the campuses to make recommendations on the report format that will better serve the campuses' operational purposes in using the data to provide better information to the Board.

Chair Downs voiced concern with how the report was utilized and the possible consequences when applied at some of the institutions. He wanted the Committee to know the purpose of the report.

Regent Brooks believed what has been outlined makes sense in terms of going back to the campuses and updating the process of how the data is utilized.

Chair Downs suggested that the Committee request that Chief Financial Officer Viton clarify Board policy that is specific to reporting requirements and does not specify campus space allocation or scheduling protocols. He also requested that Chief Financial Officer Viton work with the Business Officers and the campuses to revisit the space reporting requirements and return to the December meeting with an updated reporting proposal, including a reporting timeline and objectives.

Regent Brooks asked if requesting Chief Financial Officer Viton to work with the campuses and come back with a reformulated reporting method for space utilization at a later date would suffice.

Chair Downs stated the campuses should not be developing classroom assignment protocols based on trying to maximize numbers for the report, but it should be based on student and faculty needs.

5. Approved – NSHE Space Utilization Model and Reporting – (Continued)

Regent Brooks moved to approve that the Chief Financial Officer reevaluate the model used for space utilization and come back to the Board at a later date with a new reporting process. Regent Arrascada seconded. Motion carried by unanimous vote.

6. Approved – Handbook Revision, Delinquent Accounts – The Committee recommended approval of a revision to the Board of Regents *Handbook*, Title 4, Chapter 17, Section 2, that aligns NSHE policy with the new federal regulations from the U.S. Department of Education, effective July 1, 2024, prohibiting institutions from withholding official transcripts under certain conditions; and a revision to the delinquent accounts threshold of \$200 for the two-year institutions and state university, and \$500 for the two R1 research institutions, at which a registration hold would be placed or at which a student account may be referred to collections. (Ref. BFF-6 on file in the Board Office.)

Chief Financial Officer Chris Viton presented a revision to the Board of Regents *Handbook*, Title 4, Chapter 17, Section 2, that aligns NSHE policy with the new federal regulations from the U.S. Department of Education, effective July 1, 2024, prohibiting institutions from withholding official transcripts under certain conditions and a revision to the delinquent accounts threshold at which a registration hold would be placed or at which a student account may be referred to collections. Chief Financial Officer Viton requested that the proposed threshold noted in the reference material be further revised to \$200 for two-year institutions and the state university and \$500 for the two R1 research universities.

Regent Arrascada clarified whether the business officers agreed with the revisions, with Chief Financial Officer Viton responding yes.

Regent Brooks asked where the fees a student owes to the campus are derived from. Chief Financial Officer Viton responded these are charges that the student incurred for enrollment but were not resolved. Regent Brooks questioned whether the limits were enough based on the increased costs of education. Chief Financial Officer Viton noted that the increase is fairly like the percentage change in the registration fees for the two-year institutions and that the policy does include an expectation to review periodically.

Vice Chair Boylan moved approval of a revision to the Board of Regents *Handbook*, Title 4, Chapter 17, Section 2, that aligns NSHE policy with the new federal regulations from the U.S. Department of Education, effective July 1, 2024, prohibiting institutions from withholding official transcripts under certain conditions; and a revision to the delinquent accounts threshold of \$200 for the two-year institutions and state university, and \$500 for the two R1 research institutions, at which a

6. Approved – Handbook Revision, Delinquent Accounts – (Continued)

(Motion continued)

registration hold would be placed or at which a student account may be referred to collections. Regent Arrascada seconded. Motion carried by unanimous vote.

7. Approved – Use of Capital Improvement Fee – MSM Roof Replacement – UNLV – The Committee recommended approval to expend an estimated \$2,100,000 of Capital Improvement Fees pursuant to the Board of Regents Handbook (Title 4, Chapter 10, Section 12) related to the replacement of the Marjorie Barrick Museum roof. (Ref. BFF-7 on file in the Board Office.)

University of Nevada, Las Vegas President Keith E. Whitfield presented a request to expend an estimated \$2,100,000 of Capital Improvement Fees pursuant to the Board of Regents Handbook (Title 4, Chapter 10, Section 12) related to the replacement of the Marjorie Barrick Museum roof.

Regent Arrascada moved approval to expend an estimated \$2,100,000 of Capital Improvement Fees pursuant to the Board of Regents Handbook (Title 4, Chapter 10, Section 12) related to the replacement of the Marjorie Barrick Museum roof. Vice Chair Boylan seconded.

In response to a question from Regent Arrascada related to the square footage of the roof that is being replaced, UNLV Associate Vice President of Planning, Construction, and Real Estate David Frommer responded he did not have the exact square footage of the roof with him. However, the actual costs estimated with the request were evaluated by a construction manager during preconstruction and tied to the request.

Motion carried by unanimous vote.

8. Action Taken – Use of Capital Improvement Fee – IT Infrastructure – UNLV – The Committee recommended approval to bring the Use of Capital Improvement Fee – IT Infrastructure – UNLV before the Board at its August special meeting. (Ref. BFF-8 on file in the Board Office.)

University of Nevada, Las Vegas President Keith E. Whitfield presented a request to allocate \$7,500,000 in Capital Improvement Fee funds to fund the UNLV IT infrastructure.

Regent Arrascada stated he did not feel like enough information was provided to justify the request. He felt it would be helpful to receive background information in the briefing paper. UNLV Vice President for Digital Transformation and Chief Information Officer

8. Action Taken – Use of Capital Improvement Fee – IT Infrastructure – UNLV – (Continued)

Kivanc Oner explained that UNLV has a very complex network of IT infrastructure and with different levels of funding. UNLV is working toward a more streamlined process and being able to provide sustainable projections of what UNLV will need. To provide continued improvements, UNLV has to determine how it will support its infrastructure improvements and investments to support students.

Regent Brooks stated this is a communications problem with the institution not providing enough information so that when the Board comes to the meeting, the institutional needs are clearly noted. Regent Brooks did not know where the line was for too much or too little information but suggested the institution work with too much information and then hear from the Board as to what was and was not helpful in guiding the discussion.

Regent Goodman stated that there are so many other things related to security that need to be addressed right now. She asked what would happen if this agenda item was not approved and how it would adversely affect UNLV's technology. UNLV Vice President Oner stated that providing WiFi and upgrading the infrastructure for UNLV buildings is paramount. UNLV will not be able to provide some of those smart technology security enhancements without upgrading the infrastructure to make the systems effective.

In response to a question from Vice Chair Boylan related to how UNLV came up with \$7.5 million, UNLV Vice President Oner responded that UNLV is constantly reviewing its assets to determine deficiencies in the infrastructure to support cutting-edge technology for students, faculty, staff, and the community. What is needed is so much more than \$7.5 million.

Regent Brooks appreciated the fact that the \$7.5 million ask is not the stopping point, but instead the starting point. He voiced his frustration that this was presented to the Board as though this is what UNLV needs to complete the improvements, knowing that they will be coming back for more money. He also found it interesting that to enhance security, IT must be enhanced first for new technologies to be supported. The IT infrastructure improvements as it relates to security are not anywhere in the briefing paper.

Regent Brooks specifically asked if part of these funds is going toward implementing security enhancements at UNLV. Vice President Wyman responded that the direct answer is yes. When UNLV executes the security requirements, it will have a back-end IT infrastructure component. These resources allow UNLV to have a more secure and ready network. However, UNLV is not ready to state what the specific security enhancements are until UNLV's Committee on Security and Safety provides its recommendations.

Regent Tarkanian agreed that more specific information was needed and that an emphasis on security is important.

8. Action Taken – Use of Capital Improvement Fee – IT Infrastructure – UNLV – (Continued)

Regent Goodman stated that knowing the full picture would be beneficial and asked for transparency. Interim Chancellor Charlton appreciated the questions. As these types of expenditures come forward, they will work to ensure the level of extra detail and advanced presentation of information is included.

Regent Brooks moved to bring the item back at a time to be determined with the aid of Board staff and the System Office. Regent Arrascada seconded.

Regent Goodman asked if this jeopardizes the funds in any way if this is pushed back and if it puts students at a disadvantage for the fall semester. Interim Chancellor Charlton responded there is no expiration of the funding, as capital improvement sits outside of the state operating budget. Related to the timing and the need to improve the network infrastructure or security measures at the campus, she asked UNLV to respond. UNLV Vice President Oner stated that because UNLV is dealing with multiple account resources, they would have to rework the prioritization of which building they may have to take off the table to start the rest.

Vice Chair Boylan asked why wireless technology was not being utilized instead of rewiring buildings. UNLV Vice President Oner stated wireless is a utility used by students, faculty, and staff. As wireless endpoints increase, there is a need for more access points that are wired. Wired is the backbone of wireless technology.

Regent Brooks withdrew the motion.

Special Counsel to the Board of Regents Chris Nielsen asked if the second was also withdrawing.

Regent Arrascada withdrew his second.

Regent Brooks moved to bring the Use of Capital Improvement Fee – IT Infrastructure – UNLV before the Board at its August special meeting. Regent Arrascada seconded. Motion carried by unanimous vote.

9. Approved – Use of Capital Improvement Fee – Paradise Campus, UNLV – The Committee recommended approval for the use of an estimated \$11,606,461 of Capital Improvement Fees pursuant to the Board of Regents Handbook (Title 4, Chapter 10, Section 12) to backfill renovation expenditures undertaken to relocate departments in anticipation of the sale of the Paradise Campus before the cancellation of the proposed sale. (Ref. BFF-9 on file in the Board Office.)

9. Approved – Use of Capital Improvement Fee – Paradise Campus, UNLV – (Continued)

University of Nevada, Las Vegas President Keith E. Whitfield presented a request to use an estimated \$11,606,461 of Capital Improvement Fees pursuant to the Board of Regents *Handbook* (Title 4, Chapter 10, Section 12) to backfill renovation expenditures undertaken to relocate departments in anticipation of the sale of the Paradise Campus before the cancellation of the proposed sale.

Regent Brooks asked if the \$11 million is already committed because of actions that transpired prior to today. UNLV Vice President Wyman responded yes that the Paradise Campus units were moved into space that needed to be renovated. Then, the Paradise Campus was demolished. UNLV will then, in turn, repay the capital improvement through the sale of portions of the property. Regent Brooks clarified that this is for the backfill of relocation of the units and asked if it would be less expensive to just put a building there. UNLV Vice President Wyman stated the next item is to sell a portion of the property. The remaining portion's use has yet to be determined, but one potential option is to build on there to accommodate future academic needs. UNLV could put an \$11 million structure there, but without knowing the size and scope of a building, the price could not be determined. UNLV could use the \$11 million as planning dollars to move forward.

In response to a question from Regent Goodman about the size of the parcel, UNLV Associate Vice President Frommer stated that it is 10.18 acres.

UNLV Associate Vice President Frommer added that replacement space to relocate the functions from the Paradise Campus was in the range of 40,000 square feet. UNLV renovated a building it had purchased on Maryland Parkway. It would have been more expensive to build a building of that size than the cost of purchasing and renovating the building that UNLV used to relocate them.

Chair Downs clarified that UNLV has already put out the \$11 million and now UNLV is looking to refund themselves with the capital improvement fund. Then, if this is approved, on the next item, UNLV will ask to sell a piece of the property and use those funds to compensate the capital improvement fund. UNLV Vice President Wyman responded he was correct.

In response to a question from Vice Chair Boylan asking whether they are going to build another building, UNLV Vice President Wyman clarified that the follow-up item is to sell a portion of the property to The Boring Company. This will leave approximately 7 acres that UNLV has not determined how it will utilize.

Regent Goodman felt the Board was trying to do what was best for the University with one arm tied behind its back. She understood the business decision, but she wished there had been more transparency.

Regent Goodman moved to approve the use of an estimated \$11,606,461 of Capital Improvement Fees

9. Approved – Use of Capital Improvement Fee – Paradise Campus, UNLV – (Continued)

pursuant to the Board of Regents *Handbook* (Title 4, Chapter 10, Section 12) to backfill renovation expenditures undertaken to relocate departments in anticipation of the sale of the Paradise Campus before the cancellation of the proposed sale. Chair Downs seconded.

Regent Brooks felt that reversing the agenda items would have allowed the Committee to move in a manner that best suited the institution.

Motion carried by roll call vote. Chair Downs, Vice Chair Boylan, and Regents Goodman, and Tarkanian voted yes. Regents Arrascada and Brooks voted no.

The meeting recessed at 1:43 p.m. and reconvened at 1:58 p.m. with all members present.

10. Approved – Sale of a Portion of Real Property Located at 851 East Tropicana Avenue – Former UNLV Paradise Campus Location – UNLV – The Committee recommended approval to 1) sell an approximately 2.35-acre portion of real property located at 851 East Tropicana Avenue, Las Vegas, Nevada, bearing Clark County Assessor Parcel Number (APN) 162-27-501-002, and potentially a nominally larger portion once the property boundaries are determined upon final assessment of the station layout and existing property easements are completed; 2) grant a surface access easement located at such property; and, 3) grant a subsurface easement on a portion of real property located at 4505 S. Maryland Parkway, Las Vegas, Nevada, bearing Clark County APN 162-22-308-009 and 4646 University Center Drive, Las Vegas, Nevada, bearing Clark County APN 162-22-308-001. The Committee further recommended authorizing the Chancellor to negotiate, finalize, approve, and execute a purchase and sale agreement, easements, and any other ancillary agreements including, but not limited to, conveyances, easements, and rights of way, provided that all aforementioned agreement(s) are 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 finalize the sale of the property and easements. (Ref. BFF-10 on file in the Board Office.)

University of Nevada, Las Vegas President Keith E. Whitfield presented a request to sell an approximately 2.35-acre portion of real property located at 851 East Tropicana Avenue, Las Vegas, Nevada, bearing Clark County Assessor Parcel Number (APN) 162-27-501-002, and potentially a nominally larger portion once the property boundaries are determined upon final assessment of the station layout and existing property easements are completed; grant a surface access easement located at such property; and grant a subsurface easement on a portion of real property located at 4505 S. Maryland Parkway, Las Vegas, Nevada, bearing Clark County APN 162-22-308-009 and 4646 University Center Drive, Las Vegas, Nevada, bearing Clark County APN 162-22-308-001.

10. Approved – Sale of a Portion of Real Property Located at 851 East Tropicana Avenue –
(Continued)

In response to a question from Regent Brooks asking what the approximate sale value is of the property, UNLV Vice President Wyman noted that the 2.35 acres were recently appraised at \$8.19 million.

Vice Chair Boylan asked if The Boring Company would accommodate students needing to cross Tropicana. UNLV Associate Vice President Frommer stated there were advantages to this alternative site seen by UNLV and The Boring Company, including the tunnel alignment would not require as many easements on UNLV property to make the radius into the center of campus. He also added that putting a transit station in the middle of the UNLV parking operations presented some challenges. The Clark County Department of Public Works is in the process of developing Tropicana into a depressed roadway. There will still be a local surface road, but the majority of Tropicana will be a depressed roadway. The project also includes building a bridge over the depressed roadway for pedestrian crossings, so UNLV believes that will be a reasonable solution for students and anyone who uses that station to access school and events at UNLV.

In response to a question from Regent Goodman asking what will happen to the originally approved parcel for The Boring Company, UNLV Associate Vice President Frommer responded that the parcel is the UNLV-owned scarlet parking lot. It will remain parking as it is today and still be available if UNLV looks to redevelop it in the future.

Regent Brooks moved approval of the 1) sell an approximately 2.35-acre portion of real property located at 851 East Tropicana Avenue, Las Vegas, Nevada, bearing Clark County Assessor Parcel Number (APN) 162-27-501-002, and potentially a nominally larger portion once the property boundaries are determined upon final assessment of the station layout and existing property easements are completed; 2) grant a surface access easement located at such property; and, 3) grant a subsurface easement on a portion of real property located at 4505 S. Maryland Parkway, Las Vegas, Nevada, bearing Clark County APN 162-22-308-009 and 4646 University Center Drive, Las Vegas, Nevada, bearing Clark County APN 162-22-308-001; and authorizing the Chancellor to negotiate, finalize, approve, and execute a purchase and sale agreement, easements, and any other ancillary agreements including, but not limited to, conveyances, easements, and rights of way, provided that all aforementioned agreement(s) are reviewed and

10. Approved – Sale of a Portion of Real Property Located at 851 East Tropicana Avenue – (Continued)

(Motion continued)

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 finalize the sale of the property and easements.

Vice Chair Boylan asked if UNLV has any guarantees that the sale of the property to The Boring Company will go through. UNLV Associate Vice President Frommer responded that with the Board's authorization, UNLV would proceed in negotiating a purchase and sale agreement, which, with the help of System counsel, has already been underway to help negotiate the basic terms. If the item is approved, UNLV will proceed with finalizing that purchase and sale agreement. UNLV has shared the appraised value and the sale agreement's basic terms with The Boring Company and has heard no objections.

Vice Chair Boylan seconded. Motion carried by unanimous vote.

11. No Action Taken– Solicitation for a Design-Build Contract and Financing of the UNLV Transit Center Parking Structure – Resolution – UNLV – University of Nevada, Las Vegas President Keith E. Whitfield presented a request to solicit a design-build contract for the Transit Center Structure project. The Committee took no action. *(Ref. BFF-11 on file in the Board Office.)*

Regent Arrascada asked who would be paying the \$3 per month projected, with UNLV Vice President Wyman responding that anyone who has the parking permits within that area would pay the increase. Currently, UNLV's annual parking pass for students is \$282; with the \$36 increase, the total will be \$318 annually. For comparison purposes the City of Las Vegas annual parking pass is \$420 dollars annually.

UNLV Associate Vice President for Administrative Services Mike Lawrence stated the location is highly sought after. It is across the Maryland Parkway corridor, next to the Student Union and Greenspun Hall. It is very difficult to find parking in front of the Flora Dungan Humanities (FDH) building, even with UNLV reducing the time frames for the pay-by-phone app. UNLV does not allow individuals to renew because of the demand. So, this will help alleviate some of the demand and help manage events at the Student Union. It will also free up parking at the Thomas and Mack parking lots which allows Thomas and Mack to operate more effectively.

In response to a question from Vice Chair Boylan asking who will be allowed to park there, UNLV Associate Vice President Lawrence said anybody in the community who pays the fee through available options can park there. Vice Chair Boylan stated that this does not

11. No Action – Solicitation for a Design-Build Contract and Financing of the UNLV Transit Center Parking Structure – Resolution – UNLV – (Continued)

help students who are paying the increased fees if it is open to the public. UNLV Associate Vice President Lawrence stated that anyone who parks on campus pays some fee in some sort of fashion. All parking fees are increasing but UNLV will make sure that there is enough student allocation to meet the demands where possible. UNLV Associate Vice President Lawrence stated that UNLV does offer a variety of different permits, but the annual permit is the cheapest option for students.

Regent Brooks voiced his concern about the agenda item because of the amount of money being requested. UNLV has made so many financial asks regarding the campus that have come through the Board, and he would like to better understand where the institution sits financially.

Special Counsel Nielsen noted that the various options include tabling the item, postponing it, and voting for or against it.

Regent Brooks clarified that the Committee could also take no action, with Special Counsel Nielsen responding it was permissible as well.

Chair Downs asked if the Committee would feel better if UNLV brought back additional information. Vice Chair Boylan clarified whether the University could bring it back at the next meeting. Chair Downs believed it would come back at the September Board meeting.

In response to a question from Chair Downs asking whether the fees were increasing regardless of this item passing, UNLV Vice President Wyman stated that UNLV monitors the fair market value for parking and the fees associated with it, UNLV does not aim to create profit; instead, the fees are utilized to pay down all of UNLV's parking debt services. He asked UNLV Associate Vice President Lawrence to comment on the exact time when they will review increases and considerations associated with parking.

UNLV Associate Vice President Lawrence stated the UNLV parking enterprise is 100 percent self-supporting so eventually, yes, the fees would have to increase to maintain the existing infrastructure.

Chair Downs requested that UNLV bring back more information at the September Board meeting so the Committee could make a better decision.

Special Counsel Nielsen stated that if the Committee's intent was to postpone it to a different date, it would be better to take no action or make a motion to move to a subsequent meeting. A motion to table would keep it alive for just today's meeting.

Vice Chair Boylan recommended the Committee take no action.

Regent Tarkanian suggested that a representative from the transportation committee be present at the meeting.

11. No Action – Solicitation for a Design-Build Contract and Financing of the UNLV Transit Center Parking Structure – Resolution – UNLV – (Continued)

Regent Brooks clarified that no action does not limit the institution's ability to bring this back later through coordination with the System Office and Board staff. This just means that the Committee is not taking any action and that the institution has the opportunity to do this differently.

12. Approved – Authorization to Purchase Real Property Consisting of 16 Property Parcels Located in Reno, Nevada – Resolution – UNR – The Committee recommended approval of a Resolution approving the purchase, for \$6,481,670, of real property consisting of 16 property parcels comprising approximately 2.29 acres of land and improvements located in Reno, Nevada on Washoe County Assessor Parcel Numbers: 007-223-05, 007-223-10, 007-223-11, 007-223-20, 007-362-01, 007-362-02, 007-362-03, 007-362-05, 007-362-10, 007-362-11, 007-362-13, 007-362-14, 007-362-15, 007-362-16, 007-362-17, and 007-362-18; that the Chancellor, or designee, be granted authority to negotiate and execute the purchase agreement, review, and approve environmental conditions report(s), any non-material or corrective amendments to the purchase agreement, and any other ancillary agreements, documents, or applications that may be required to implement the purchase agreement; and that all such amendments and ancillary documents shall be reviewed and approved by the Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the sale, as approved by the Board of Regents. *(Ref. BFF-12 on file in the Board Office.)*

University of Nevada, Reno President Brian Sandoval presented a Resolution approving the purchase, for \$6,481,670, of real property consisting of 16 property parcels comprising approximately 2.29 acres of land and improvements located in Reno, Nevada.

Regent Goodman moved approval of the of a Resolution approving the purchase, for \$6,481,670, of real property consisting of 16 property parcels comprising approximately 2.29 acres of land and improvements located in Reno, Nevada on Washoe County Assessor Parcel Numbers: 007-223-05, 007-223-10, 007-223-11, 007-223-20, 007-362-01, 007-362-02, 007-362-03, 007-362-05, 007-362-10, 007-362-11, 007-362-13, 007-362-14, 007-362-15, 007-362-16, 007-362-17, and 007-362-18; that the Chancellor, or designee, be granted authority to negotiate and execute the purchase agreement, review, and approve environmental conditions report(s), any non-material or corrective amendments to the purchase agreement, and any other ancillary agreements, documents, or applications that may be required to implement the

12. Approved – Authorization to Purchase Real Property Consisting of 16 Property Parcels Located in Reno, Nevada – Resolution – UNR – (Continued)

(Motion continued)

purchase agreement; and that all such amendments and ancillary documents shall be reviewed and approved by the Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the sale, as approved by the Board of Regents. Regent Arrascada seconded.

Special Counsel Michael B. Wixom pointed out that Regent Del Carlo is related to a party interested in the transaction, and she will recuse herself from considering the item during the Committee's report to the full Board.

Motion carried by unanimous vote.

13. Approved – First Amendment to Lease of Sports Medicine Complex Building #101 (SMC-101) To Renown Medical School Associates North, Inc. – UNR – The Committee recommended approval of the First Amendment to Lease Agreement ("First Amendment") for the property known as the Sports Medicine Complex Building #101 (SMC-101) located on the UNR Campus at 1664 North Virginia Street, Reno, Nevada under the terms included herein; that the Chancellor be granted authority to negotiate and execute the First Amendment, any non-material or corrective amendments to the First Amendment, and any other ancillary agreements, documents, or applications that may be required to implement the First Amendment; and that all such amendments and ancillary documents shall be reviewed and approved by the Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the First Amendment, as approved by the Board of Regents. *(Ref. BFF-13 on file in the Board Office.)*

University of Nevada, Reno President Brian Sandoval presented the First Amendment to Lease Agreement ("First Amendment") for the property known as the Sports Medicine Complex Building #101 (SMC-101) located on the UNR Campus at 1664 North Virginia Street, Reno, Nevada.

Regent Arrascada moved approval of the First Amendment to Lease Agreement ("First Amendment") for the property known as the Sports Medicine Complex Building #101 (SMC-101)

13. Approved – First Amendment to Lease of Sports Medicine Complex Building #101 (SMC-101) To Renown Medical School Associates North, Inc. – UNR – (Continued)

(Motion continued)

located on the UNR Campus at 1664 North Virginia Street, Reno, Nevada under the terms included herein; that the Chancellor be granted authority to negotiate and execute the First Amendment, any non-material or corrective amendments to the First Amendment, and any other ancillary agreements, documents, or applications that may be required to implement the First Amendment; and that all such amendments and ancillary documents shall be reviewed and approved by the Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the First Amendment, as approved by the Board of Regents. Regent Goodman seconded. Motion carried by unanimous vote.

14. Approved – First Amendment to Lease at 2280 N. McDaniel Street in North Las Vegas for Cooperative Extension – UNR – The Committee recommended approval of the First Amendment to Lease Agreement (“First Amendment”) for the property located at 2280 North McDaniel Street in North Las Vegas, Nevada, for the Cooperative Extension Program under the terms included herein; that the Chancellor be granted authority to negotiate and execute the First Amendment, any non-material or corrective amendments to the First Amendment, and any other ancillary agreements, documents, or applications that may be required to implement the First Amendment; and that all such amendments and ancillary documents shall be reviewed and approved by the Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel's request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the First Amendment, as approved by the Board of Regents. *(Ref. BFF-14 on file in the Board Office.)*

University of Nevada, Reno President Brian Sandoval presented the First Amendment to Lease Agreement (“First Amendment”) for the property located at 2280 North McDaniel Street in North Las Vegas, Nevada, for the Cooperative Extension Program.

In response to a question from Regent Arrascada asking how long the University has been in the building, UNR Assistant Vice President for Community and Real Estate Troy Miller responded that UNR moved in approximately three years ago. This is a renewal for an additional three years. The building has been working as they need it to.

14. Approved – First Amendment to Lease at 2280 N. McDaniel Street in North Las Vegas for Cooperative Extension – UNR – (Continued)

Regent Arrascada moved approval of the First Amendment to Lease Agreement (“First Amendment”) for the property located at 2280 North McDaniel Street in North Las Vegas, Nevada, for the Cooperative Extension Program under the terms included herein; that the Chancellor be granted authority to negotiate and execute the First Amendment, any non-material or corrective amendments to the First Amendment, and any other ancillary agreements, documents, or applications that may be required to implement the First Amendment; and that all such amendments and ancillary documents shall be reviewed and approved by the Chancellor and NSHE Chief General Counsel, or, at the NSHE Chief General Counsel’s request, NSHE Special Real Property Counsel, to confirm that they are reasonably necessary in order to implement the terms and conditions required to finalize the First Amendment, as approved by the Board of Regents. Vice Chair Boylan seconded.

In response to a question from Regent Goodman asking why UNLV is not in the building, UNR President Sandoval stated this is the office of UNR Cooperative Extension which has a presence throughout the state. When UNR moved in three years ago, they found that Cooperative Extension provides many services that are needed in North Las Vegas. UNR and UNLV do have partnerships, but the tenant for this building is UNR Cooperative Extension.

Motion carried by unanimous vote.

15. Information Only – New Business – None.

16. Information Only – Public Comment – None.

The meeting adjourned at 2:33 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