

Minutes approved by the Board of Regents at the March 6 & 7, 2025, meeting.

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

University of Nevada, Las Vegas  
Student Union, Ballrooms B & C  
4505 S. Maryland Parkway, Las Vegas

Wednesday, December 4, 2024

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: Dr. Jeffrey S. Downs, Chair  
Mr. Joseph C. Arrascada  
Ms. Stephanie Goodman

Members Absent: Mr. Patrick J. Boylan, Vice Chair  
Mr. Byron Brooks

Others Present: Ms. Patricia Charlton, Interim Chancellor  
Mr. James J. Martines, Vice Chancellor and Chief General Counsel  
Ms. Keri D. Nikolajewski, Chief of Staff to the Board of Regents  
Mr. Alejandro Rodriguez, Director of Government Relations  
Mr. Chris Viton, Vice Chancellor, Budget and Finance and Chief  
Financial Officer  
Mr. Michael B. Wixom, Special Real Property Counsel  
Dr. William L. Kibler, Acting President, CSN  
Dr. Kumud Acharya, President, DRI  
Dr. Amber Donnelly, Interim President, GBC  
Dr. Karin M. Hilgersom, President, TMCC  
Dr. Keith E. Whitfield, President, UNLV  
Mr. Brian Sandoval, President, UNR  
Dr. J. Kyle Dalpe, President, WNC

Faculty senate chairs in attendance included the following individuals: Ms. Valerie Conner, CSN (*Chair, Council of Faculty Senate Chairs*); Dr. Maureen McCarthy, DRI; Mr. David Sexton, GBC; Dr. David Cooper, NSU; Mr. Glenn Heath, SA; Dr. Jinger Doe, TMCC; Dr. Deborah Arteaga, UNLV; Dr. Aaron Hill, UNR; and Mr. Martin Schmidt, WNC. Student body presidents in attendance included the following individuals: Ms. Janeth Vences-Balvas, ASCSN President, CSN; Mr. Kevin Osorio Hernández, NSSA President, NSU (*Chair, Nevada Student Alliance*); Ms. Lisha Allison, SGA President, TMCC; Mr. Allister Dias, CSUN President, UNLV; Ms. Teresa

Marie, GPSA President, UNLV; Mr. Dawson Deal, ASUN President, UNR; Ms. Tania Akter, GSA President, UNR; and Ms. Catalina Wilson, ASWN President, WNC. Classified council chair in attendance included the following individual: Ms. Stacy Wallace, NSU, ex-officio.

*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 10:00 a.m. with all members present except Vice Chair Boylan and Regent Brooks.

1. Information Only – Public Comment

Kent Ervin provided in-person public comment on Item 7 (Fiscal Year 2023-2024 NSHE Self-Supporting Budget to Actual Comparison) noting that reporting is not transparent if revenues and expenditures from non-budgeted accounts are still not included in any of the reports, and on Item 9 (First Quarter Fiscal Year 2024-2025 Athletics Financial Report, UNLV, UNR, CSN, and TMCC) stating he appreciated the more frequent monitoring.

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

2a. Approved – Minutes – The Committee recommended approval of the September 5, 2024, meeting minutes. (Ref. BFF-2a on file in the Board Office.)

2b. Approved – Student Association Financial Reports – The Committee recommended approval of the NSHE Student Association financial reports for Fiscal Year 2023-2024. The Board of Regents *Handbook* (Title 4, Chapter 20, B, Section 2(4)) requires each student association to provide annually to the Board a report depicting revenues available, detailed expenditures, and beginning and ending account balances of the association for the immediately preceding fiscal year. (Ref. BFF-2b on file in the Board Office.)

2c. Approved – Handbook Revision, Deferred Payment Policy – The Committee recommended approval of a revision to the Board of Regents *Handbook*, Title 4, Chapter 17, Section 20 (Deferred Payment Policy) to remove language requiring the withholding of a transcript of academic record or report of grades. The revision would align with current *Handbook* provisions under Title 4, Chapter 17, Section 2, which comply with federal regulations. (Ref. BFF-2c on file in the Board Office.)

2d. Approved – Biannual Report on Registration Fees and Non-Resident Tuition Fees – The Committee recommended acceptance of the report required by Senate Bill (SB) 504, Section 8 (2023 Session). The Bill requires the NSHE to report registration fees and non-resident tuition fees received by NSHE institutions beyond the amounts authorized in Section 8.12 of SB 504, as well as the intended expenditures for any additional

2. Approved – Consent Items – (Continued)

2d. Approved – Biannual Report on Registration Fees and Non-Resident Tuition Fees – (Continued)

student fee revenue. The Bill requires this report to be submitted to the Interim Finance Committee biannually. (Ref. BFF-2d on file in the Board Office.)

Regent Arrascada moved approval of the consent items. Regent Goodman seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

3. Information Only – First Quarter Fiscal Year 2024-2025 Fiscal Exceptions, Self-Supporting Budgets – Chief Financial Officer Viton presented the First Quarter Fiscal Year 2024-2025 Report of Fiscal Exceptions on Self-Supporting Budgets. (Ref. BFF-3 on file in the Board Office.)

Chief Financial Officer Chris Viton presented the First Quarter Fiscal Year 2024-2025 Report of Fiscal Exceptions on Self-Supporting Budgets.

ASUN President Dawson Deal highlighted that ASUN will pay off its debt to the ASUN Wolfshop by the end of December. It is an incredible milestone. The Association took on the debt in 2020 and all the commissions received from the bookstore go into the ASUN Capital account. The account gives access to thousands of dollars each fiscal year, but the Association has not been able to access it since 2019. So, in 2025, it will be the first year that the Association will have access to the funds that are critical for funding programs such as the campus escort program and the food pantry.

4. Information Only – First Quarter Fiscal Year 2024-2025 Budget Transfers, State Supported or Self-Supporting Operating Budgets – Chief Financial Officer Viton presented the First Quarter Fiscal Year 2024-2025 Report of Budget Transfers of State Supported or Self-Supporting Operating Budget Funds between Functions. (Ref. BFF-4 on file in the Board Office.)

Chief Financial Officer Viton presented the First Quarter Fiscal Year 2024-2025 Report of Budget Transfers of State Supported or Self-Supporting Operating Budget Funds between Functions.

5. Approved – Fiscal Year 2023-2024 NSHE State Operating Budget to Actual Comparison – The Committee recommended acceptance of the report of Fiscal Year 2023-2024 NSHE State Operating Budget to Actual Comparison. (Ref. BFF-5 on file in the Board Office.)

Chief Financial Officer Viton presented the report of Fiscal Year 2023-2024 NSHE State Operating Budget to Actual Comparison report.

5. Approved – Fiscal Year 2023-2024 NSHE State Operating Budget to Actual Comparison – (Continued)

Regent Arrascada moved acceptance of the report of Fiscal Year 2023-2024 NSHE State Operating Budget to Actual Comparison. Regent Goodman seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

6. Approved – Fiscal Year 2024-2025 NSHE State Supported Operating Budget – The Committee recommended approval of the Fiscal Year 2024-2025 NSHE State Supported Operating Budget. (Ref. BFF-6 on file in the Board Office.)

Chief Financial Officer Viton presented the Fiscal Year 2024-2025 NSHE State Supported Operating Budget.

In response to a question from Regent Arrascada related to the \$61 million increase for COLA, Chief Financial Officer Viton responding it is the cumulative increase of the 12 percent and 11 percent COLA increases.

Regent Goodman clarified whether that number is so high because NSHE only received 80 percent of 80 percent. Chief Financial Officer Viton responded that the amounts do represent the amount that was appropriated, which were the amounts that were based on the portion of a proportional share of state appropriation within the total budget, which averaged just over 64 percent. Regent Goodman was hopeful that NSHE would get its allocation back to 80 percent like every other state agency.

Regent Arrascada moved approval of the Fiscal Year 2024-2025 NSHE State Supported Operating Budget. Regent Goodman seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

7. Approved – Fiscal Year 2023-2024 NSHE Self-Supporting Budget to Actual Comparison – The Committee recommended acceptance of the report of Fiscal Year 2023-2024 NSHE Self-Supporting Budget to Actual Comparison. (Ref. BFF-7 on file in the Board Office.)

Chief Financial Officer Viton presented the report of Fiscal Year 2023-2024 NSHE Self-Supporting Budget to Actual Comparison.

Regent Goodman moved acceptance of the report of Fiscal Year 2023-2024 NSHE Self-Supporting Budget to Actual Comparison. Regent Arrascada seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

8. Approved – Fiscal Year 2024-2025 NSHE Self-Supporting Budget – The Committee recommended approval of the Fiscal Year 2024-2025 NSHE Self-Supporting Budget. (*Ref. BFF-8 on file in the Board Office.*)

Chief Financial Officer Viton presented the Fiscal Year 2024-2025 NSHE Self-Supporting Budget.

In response to a question from Regent Arrascada related to upcoming student fee proposals later in the main Board agenda, Chief Financial Officer Viton responded that the fees that are being proposed are for Fall 2025, which will go into effect Fiscal Year 26.

Regent Goodman moved approval of the Fiscal Year 2024-2025 NSHE Self-Supporting Budget. Regent Arrascada seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

9. Information Only – First Quarter Fiscal Year 2024-2025 Athletics Financial Report, UNLV, UNR, CSN, and TMCC – Chief Financial Officer Viton presented the First Quarter Fiscal Year 2024-2025 Athletics Financial Report for UNLV, UNR, CSN, and TMCC. (*Ref. BFF-9 on file in the Board Office.*)

Regent Arrascada asked for clarification on whether the Mountain West Conference allocations begin in July 2026. Chief Financial Officer Viton stated that was his understanding, and the report is projected to the end of Fiscal Year 2025. The institutions are expecting the payments, but they are not reflected in the projections. Regent Arrascada asked for further clarification related to UNLV. UNLV Vice President Casey Wyman stated there is a lot to be determined associated with the conference fee distributions. UNLV did not want to get ahead of itself on the exact amount or timing. The decision is not anticipated until July 2026. UNLV is working on an initial plan on how to utilize those resources should they come, and it will be reported at the March Board meeting. Regent Arrascada applauded the proactive approach, but UNLV is running with a \$27 million deficit and asked whether those finances would be better served to decrease the deficit. UNLV Vice President Wyman stated the previous deficit was incurred last year and the initial plan of attack is to sustain current operations to ensure that the deficit doesn't grow while they wait for the conference realignment decision. UNLV can carry the deficit because it has other revenue sources across the institution to cover it should it need to. Carrying it as a deficit allows UNLV to present a get-well plan and allows Athletics to work through their problem versus pulling in additional resources to right-size the problem.

In response to a question from Chair Downs related to when they will receive the conference money, UNLV Vice President Wyman responded it is up in the air. UNLV Director of Athletics Erick Harper is closely watching that to ensure that UNLV understands the amount and the timing. However, there's been some litigation associated with it due to the size and the scope of the monetary piece, so unfortunately, he does not have a good answer. UNLV anticipates an update as it progresses but realistically believes July 2026 receiving or at least a decision.

9. Information Only – First Quarter Fiscal Year 2024-2025 Athletics Financial Report, UNLV, UNR, CSN, and TMCC – (Continued)

Regent Goodman asked how the Athletic Department got to a \$27 million deficit. UNLV Vice President Wyman stated there was a policy change associated with the reporting of deficit on accounts. They previously did not have to report on certain capital projects associated with gift revenue at the account level. The second part was faulty assumptions. The previous Chief Financial Officer worked with the Athletic Department to develop a model for the annual budget which had some anticipations for unrestricted gift-giving, but the Department received the funds via restricted gift-giving. Because UNLV had to pivot from unrestricted to restricted, that drove the deficit.

10. Approved – Lease Agreement with SRK Consulting for Use of Space in the Meadowood North Building at 5250 Neil Road, Reno NV – TMCC – The Committee recommended approval of the lease renewal for SRK Consulting in the Meadowood North building located at 5250 Neil Road, Reno, Nevada; of the commission payment related to the transaction; that the Chancellor be granted authority to execute the Lease Agreement and any other ancillary documents required to implement the terms and conditions of the Lease Agreement; and that all aforementioned agreements be reviewed and approved by the NSHE Chief General Counsel, or at the Chief General Counsel’s request, NSHE Special Real Property Counsel. (Ref. BFF-10 on file in the Board Office.)

Truckee Meadows Community College President Karin M. Hilgersom presented the Lease Agreement.

In response to a question from Regent Arrascada asking for the total square footage, Special Real Property Counsel Michael B. Wixom responded it is 6,955 square feet. TMCC President Hilgersom added there is a slight rental increase to reflect the changing market.

Regent Goodman moved approval of the lease renewal for SRK Consulting in the Meadowood North building located at 5250 Neil Road, Reno, Nevada; of the commission payment related to the transaction; that the Chancellor be granted authority to execute the Lease Agreement and any other ancillary documents required to implement the terms and conditions of the Lease Agreement; and that all aforementioned agreements be reviewed and approved by the NSHE Chief General Counsel, or at the Chief General Counsel’s request, NSHE Special Real Property Counsel. Regent Arrascada seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

11. Information Only – Design and Construction of TMCC Theatre – TMCC – Truckee Meadows Community College President Karin Hilgersom and TMCC Vice President of Finance and Government Relations Mike Peyerl presented information on the design and construction of a stand-alone 19,620 square-foot TMCC Theatre. (Ref. BFF-11 on file in the Board Office.)

Chair Downs asked what number of students would utilize this facility. TMCC Vice President of Finance and Government Relations Peyerl stated that approximately 200-300 theatre and architectural students would use the facility per semester. The theatre could also be used for lectures and community presentations.

TMCC SGA President Lisha Allison stated that she has an associate degree in Landscape Architecture. The current architecture lab is very small. It would benefit the program and students to have a larger, more organized space.

12. Approved – U.S. Department of Health and Human Services, Health Resources and Services Administration Grant, Notice of Federal Intent – Bently Hall, Douglas Campus – WNC – The Committee recommended approval to execute the Notice of Federal Interest which will grant the Federal Government the ability to record a lien against a portion of NSHE-owned real property, commonly known as the WNC Douglas Campus Bently Hall, bearing Douglas County Assessor Parcel Number 1320-27-002-034, for the purposes of HRSA grant compliance requirements; that the Chancellor be authorized to finalize, approve, and execute the subject Notice of Federal Interest, any non-material or corrective amendments to the Notice of Federal Interest, and any other ancillary agreements or documents required to proceed with the project, including, but not limited to, documents needed to finalize the subdivision mapping process and re-recording the Notice of Federal Interest; that Western Nevada College President J. Kyle Dalpe be authorized to execute the Notice Letter; and that all aforementioned agreements and documents 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 finalize the Notice of Federal Interest, subdivision of the Property, and re-recording of the Notice of Federal Interest, as approved by the Board of Regents. (Ref. BFF-12 on file in the Board Office.)

Western Nevada College President J. Kyle Dalpe presented the Notice of Federal Interest.

Chair Downs disclosed he is an employee of Western Nevada College. Because this situation would not materially affect the independence of judgment of a reasonable person, he will vote on this matter. He disclosed the relationship under NRS Chapter 281A.

Regent Arrascada moved approval to execute the Notice of Federal Interest which will grant the Federal Government the ability to record a lien against a portion of NSHE-owned real property, commonly known as the WNC Douglas Campus Bently Hall, bearing Douglas County Assessor Parcel Number 1320-27-002-034, for the purposes of

12. Approved – U.S. Department of Health and Human Services, Health Resources and Services Administration Grant, Notice of Federal Intent – Bently Hall, Douglas Campus – WNC – (Continued)

*(Motion Continued)*

HRSA grant compliance requirements; that the Chancellor be authorized to finalize, approve, and execute the subject Notice of Federal Interest, any non-material or corrective amendments to the Notice of Federal Interest, and any other ancillary agreements or documents required to proceed with the project, including, but not limited to, documents needed to finalize the subdivision mapping process and re-recording the Notice of Federal Interest; that Western Nevada College President J. Kyle Dalpe be authorized to execute the Notice Letter; and that all aforementioned agreements and documents 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 finalize the Notice of Federal Interest, subdivision of the Property, and re-recording of the Notice of Federal Interest, as approved by the Board of Regents. Regent Goodman seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

13. Approved – Long Term Lease Agreement by and Between 2965 Holdings LLC and the Kirk Kerkorian School of Medicine at UNLV for Use of Space at 2965 South Jones Boulevard, Las Vegas, Nevada – UNLV – The Committee recommended approval of the long-term Lease Agreement with 2965 Holdings, LLC, on behalf of the Kirk Kerkorian School of Medicine at UNLV at 2968 South Jones Boulevard, bearing Clark County Assessor Number 163-11-704-016; that the Chancellor be granted authority to execute the Lease Agreement, any amendments, letter agreements, and any other ancillary agreements required to implement the Lease Agreement; and that all aforementioned agreements be reviewed and approved by the 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 Lease Agreement. (Ref. BFF-13 on file in the Board Office.)

University of Nevada, Las Vegas President Keith E. Whitfield presented the Lease Agreement.



13. Approved – Long Term Lease Agreement by and Between 2965 Holdings LLC and the Kirk Kerkorian School of Medicine at UNLV for Use of Space at 2965 South Jones Boulevard, Las Vegas, Nevada – UNLV – (Continued)

Regent Goodman disclosed that her current non-profit, The Dr. Robert Hunter International Problem Gambling Center, leases space from the building. Because this situation will not materially affect the independence of judgment of a reasonable person, she will vote on the matter. She disclosed the relationship under NRS Chapter 281A.

Regent Arrascada asked who will be in charge of the improvements and renovations and whether they will be done before occupancy. UNLV President Whitfield stated the landlord will provide improvements of approximately \$3.58 million and they will be completed before occupancy.

Regent Arrascada moved approval of the long-term Lease Agreement with 2965 Holdings, LLC, on behalf of the Kirk Kerkorian School of Medicine at UNLV at 2968 South Jones Boulevard, bearing Clark County Assessor Number 163-11-704-016; that the Chancellor be granted authority to execute the Lease Agreement, any amendments, letter agreements, and any other ancillary agreements required to implement the Lease Agreement; and that all aforementioned agreements be reviewed and approved by the 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 Lease Agreement. Regent Goodman seconded.

Regent Goodman asked if she should abstain from the vote and whether it would affect the outcome. Special Real Property Counsel Wixom stated it would affect the vote, but from an overall perspective, if she did not have a financial interest in the outcome, then he did not see an issue.

Motion carried. Vice Chair Boylan and Regent Brooks were absent.

14. Approved – Second Amendment to Standard Office Lease Agreement Between the Kirk Kerkorian School of Medicine at UNLV and 3010 Westbay LLC for Property Located at 3010, 3014, and 3016 West Charleston Boulevard, Clark County, Nevada – UNLV – The Committee recommended approval of the Second Amendment to Standard Office Lease for the purpose of revising the base year from 2017 to 2019 for Property located at 3010 West Charleston Boulevard, Suites 100, 110, and 205, also commonly known as Clark County Assessor Parcel Numbers 139-32-405-017, 139-32-405-018, and 139-32-405-206;

14. Approved – Second Amendment to Standard Office Lease Agreement Between the Kirk Kerkorian School of Medicine at UNLV and 3010 Westbay LLC for Property Located at 3010, 3014, and 3016 West Charleston Boulevard, Clark County, Nevada – UNLV – (Continued)

that the Chancellor be authorized to execute the Second Amendment to Standard Office Lease, and any ancillary documents needed to implement the terms of the Lease, including but not limited to, lease amendments, and letter agreements (the “Ancillary Documents”); and that the Second Amendment to Standard Office Lease and the Ancillary Documents be reviewed and approved by the 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 Lease Agreement. *(Ref. BFF-14 on file in the Board Office.)*

University of Nevada, Las Vegas President Keith E. Whitfield presented the Second Amendment to the Standard Office Lease Agreement.

Regent Goodman moved approval of the Second Amendment to Standard Office Lease for the purpose of revising the base year from 2017 to 2019 for Property located at 3010 West Charleston Boulevard, Suites 100, 110, and 205, also commonly known as Clark County Assessor Parcel Numbers 139-32-405-017, 139-32-405-018, and 139-32-405-206; that the Chancellor be authorized to execute the Second Amendment to Standard Office Lease, and any ancillary documents needed to implement the terms of the Lease, including but not limited to, lease amendments, and letter agreements (the “Ancillary Documents”); and that the Second Amendment to Standard Office Lease and the Ancillary Documents be reviewed and approved by the 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 Lease Agreement. Regent Arrascada seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

15. Approved – First Amended Lease Agreement Between UNR and the Davidson Academy of Nevada – UNR – The Committee recommended approval of the First Amended Lease Agreement between UNR and the Davidson Academy of Nevada; that the Chancellor be granted authority to execute the First Amended Lease Agreement; and that the Amendment 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 finalize the First Amendment. *(Ref. BFF-15 on file in the Board Office.)*

15. Approved – First Amended Lease Agreement Between UNR and the Davidson Academy of Nevada – UNR – The Committee recommended approval of the First Amended Lease

University of Nevada, Reno President Brian Sandoval presented the First Amended Lease Agreement.

Regent Arrascada moved approval of the First Amended Lease Agreement between UNR and the Davidson Academy of Nevada; that the Chancellor be granted authority to execute the First Amended Lease Agreement; and that the Amendment 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 finalize the First Amendment. Regent Goodman seconded. Motion carried. Vice Chair Boylan and Regent Brooks were absent.

16. New Business

Regent Arrascada requested further clarification on financial allocations in the UNLV Athletic report.

17. Information Only – Public Comment – None.

The meeting adjourned at 11:15 a.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