

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

Student Union, Ballrooms B & C
University of Nevada, Las Vegas
4505 S. Maryland Parkway, Las Vegas
Thursday, November 30, 2017, 9:00 a.m.

Video or Telephone 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

A video conference connection will be made from the meeting site to the Reno System Administration Building, Conference Room, at 2601 Enterprise Road, Reno, Nevada; and Great Basin College, Berg Hall Conference Room, at 1500 College Parkway, Elko, Nevada. Members of the Board and/or the public may attend the meeting and provide testimony or public comment at these sites via the video conference connection. In the event the video conference connection is not functioning, a teleconference connection will be made available.

ROLL CALL:

Mr. Kevin J. Page, Chairman	_____
Dr. Jason Geddes, Vice Chairman	_____
Dr. Andrea Anderson	_____
Dr. Patrick R. Carter	_____
Mr. Cedric Crear	_____
Mrs. Carol Del Carlo	_____
Dr. Mark W. Doubrava	_____
Mr. Trevor Hayes	_____
Mr. Sam Lieberman	_____
Mrs. Cathy McAdoo	_____
Mr. John T. Moran	_____
Ms. Allison Stephens	_____
Mr. Rick Trachok	_____

COMMITTEE

ROLL CALL:

Mr. Trevor Hayes, Chair	_____
Ms. Allison Stephens, Vice Chair	_____
Mrs. Carol Del Carlo	_____
Dr. Mark W. Doubrava	_____
Mrs. Cathy McAdoo	_____
Mr. John T. Moran	_____

In addition to the Business, Finance and Facilities Committee, this meeting is noticed as a meeting of the Board of Regents to allow other Regents who may wish to attend to participate.

IMPORTANT INFORMATION ABOUT THE AGENDA AND PUBLIC MEETING

NOTE: Below is an agenda of all items scheduled to be considered. Notification is hereby provided that items on the agenda may be taken out of the order presented, including moving an item to a different day if the meeting is noticed for more than one day, two or more agenda items may be combined for consideration, and an agenda item may be removed from the agenda or discussion relating to an item on the agenda may be delayed at any time.

In accordance with the Board of Regents' Bylaws, Title I, Article V, Section 20, items voted on may be the subject of a motion to reconsider at this meeting. A motion to reconsider an item may be made at any time before adjournment of this meeting. Similarly, if an item is tabled at any time during the meeting, it may, by proper motion and vote, be taken from the table and thereafter be the subject of consideration and action at any time before adjournment of this meeting.

*The Board of Regents, at its regularly scheduled meetings, meets concurrently with its Committees (the Academic, Research and Student Affairs Committee; the Audit and Compliance Committee; the Business, Finance and Facilities Committee; the Cultural Diversity and Title IX Compliance Committee; the Health Sciences System Committee; and the Investment Committee). The Board's Committee meetings take place in accordance with the agendas published for those Committees. Regents who are not members of the Committees may attend the Committee meetings and participate in the discussion of Committee agenda items. However, action items will only be voted on by the members of each Committee, unless a Regent is temporarily made a member of that Committee under Board of Regents' Bylaws, Title 1, Article VI, Section 6. The full Board of Regents will consider Committee action items in accordance with the Board of Regents' agenda published for the current or for a subsequent meeting.

In accordance with the Board of Regents' Bylaws, Title 1, Art. V, Section 13, a quorum may be gained by telephonic hookup.

Some agenda items are noted as having accompanying reference material. Reference material may be accessed on the electronic version of the agenda by clicking the reference link associated with a particular item. The agenda and associated reference material may also be accessed on the Internet by visiting the Board of Regents' website at:

<http://system.nevada.edu/Nshe/index.cfm/administration/board-of-regents/meeting-agendas/>

Many public libraries have publicly accessible computer terminals. Copies of the reference material and any additional support materials that are submitted to the Board of Regents' Office and then distributed to the members of the Board of Regents after the mailing of this agenda but before the meeting, will be made available as follows: 1. Copies of any such materials are available at the Board of Regents' Office at 2601 Enterprise Road, Reno, Nevada and the Board of Regents' Office at 4300 South Maryland Parkway, Las Vegas, Nevada. A copy may be requested by calling Angela R. Palmer at (775) 784-4958; 2. Copies of any such materials will also be available at the meeting site.

Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please call the Board office at (775) 784-4958 in advance so that arrangements may be made.

1. PUBLIC COMMENT

INFORMATION ONLY

Public comment will be taken during this agenda item. No action may be taken on a matter raised under this item until the matter is included on an agenda as an item on which action may be taken. Comments will be limited to three minutes per person. Persons making comment will be asked to begin by stating their name for the record and to spell their last name. The Committee Chair may elect to allow additional public comment on a specific agenda item when that agenda item is being considered.

In accordance with Attorney General Opinion No. 00-047, as restated in the Attorney General's Open Meeting Law Manual, the Committee Chair may prohibit comment if the content of that comment is a topic that is not relevant to, or within the authority of, the Board of Regents, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers.

2. CONSENT ITEMS **FOR POSSIBLE ACTION**

Consent items will be considered together and acted on in one motion unless an item is removed to be considered separately by the Committee.

2a. MINUTES **FOR POSSIBLE ACTION**

Request is made for approval of the September 7, 2017, meeting minutes. ([Ref. BFF-2a](#))

2b. FISCAL YEAR 2016-2017 NSHE STATE OPERATING BUDGET TO ACTUAL COMPARISON **FOR POSSIBLE ACTION**

The Committee may approve acceptance of the report of the Fiscal Year 2016-2017 State Operating Budget to Actual Comparison for the NSHE. ([Refs. BFF-2b\(1\)](#) & [BFF-2b\(2\)](#))

2c. STUDENT ASSOCIATION REPORTS **FOR POSSIBLE ACTION**

The Committee may approve acceptance of the NSHE Student Association reports for Fiscal Year 2016-2017. Title 4, Chapter 20, B, Section 2(4) of the *Board of Regents Handbook* requires each student association to annually report to the Board by December the association revenues, expenditures and ending account balances for the preceding fiscal year. ([Refs. BFF-2c\(1\)](#) & [BFF-2c\(2\)](#))

2d. FISCAL YEAR 2016-2017 NSHE SELF-SUPPORTING BUDGET TO ACTUAL COMPARISON **FOR POSSIBLE ACTION**

The Committee may approve acceptance of the report of the Fiscal Year 2016-2017 Self-Supporting Budget to Actual Comparison for the NSHE. ([Refs. BFF-2d\(1\)](#) & [BFF-2d\(2\)](#))

2e. SPACE USE AGREEMENT BETWEEN THE NEVADA CENTER FOR BIOMEDICAL RESEARCH AND THE CENTER FOR MOLECULAR MEDICINE – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Marc A. Johnson requests approval for the Space Use Agreement between the Nevada Center for Biomedical Research for Rooms 211, 211A and 211B in the Center for Molecular Medicine on the UNR campus. ([Ref. BFF-2e](#))

2f. STATE OF NEVADA ACQUISITION OF LAND AND TEMPORARY CONSTRUCTION EASEMENT FOR PROJECT NEON AT THE SHADOW LANE CAMPUS – UNLV FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Len Jessup requests approval to finalize State of Nevada acquisition of 22,346 square feet of land (.51 acres), APN#: 139-33-406-005 and accept ownership of 5,660 square feet of land from the State. President Jessup further requests approval to grant NDOT a nine-month temporary construction easement covering 23,481 square feet (.54 acres) necessary for construction of improvements associated with Project Neon. Lastly, President Jessup requests that the Chancellor or his designee be authorized to finalize, approve, and execute the public highway agreement (i.e. purchase document), temporary construction easement, deed, escrow instructions, and any other ancillary documents necessary to complete the transactions described herein; provided such documents are first approved as to form by System General Counsel. ([Ref. BFF-2f](#))

2g. BUILDING NAMING, “FERTITTA FOOTBALL COMPLEX” – UNLV FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Len Jessup requests approval to name the football practice facility on the UNLV campus the “Fertitta Football Complex” pursuant to the NSHE *Procedures and Guidelines Manual*, Chapter 1, Section 2(2), in recognition of the \$10 million gift commitment from the Fertitta family. ([Ref. BFF-2g](#))

2h. BUILDING NAMING, “HOSPITALITY HALL” – UNLV FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Len Jessup requests approval to name the William F. Harrah College of Hospitality’s new academic building “Hospitality Hall” pursuant to the NSHE *Procedures and Guidelines Manual*, Chapter 1, Section 2(2). ([Ref. BFF-2h](#))

ESTIMATED TIME: 5 mins.

3. AUTHORIZATION TO SELL OR LEASE PROPERTIES LOCATED AT 4601 COCOA AVENUE, RENO, NV – RESOLUTION – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Marc A. Johnson requests approval of a resolution pre-approving the lease of the properties at 4601 Cocoa Avenue, Reno, Nevada (APN#: 086-143-04 and 086-143-07) at a rate of no less than 6% of the return on investment of appraised value, and/or the sale of the property at or above the appraised value. President Johnson also requests approval authorizing the Chancellor or his designee to approve and execute, after consultation with the Business, Finance and Facilities Committee Chair and review by System General Counsel, contracts and related documents to sell or lease the properties described above, and to sign corresponding escrow and title documents associated with the sale(s) at close of escrow. ([Ref. BFF-3](#))

Fiscal Impact: There is no fiscal impact as defined in the policy.

ESTIMATED TIME: 10 mins.

4. APPROVAL TO LEASE OFFICE SPACE AT 9075 W. DIABLO DRIVE, LAS VEGAS, NV – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Marc A. Johnson requests approval for the Lease Agreement of approximately 6,510 sf located at 9075 W. Diablo Drive, Las Vegas, Nevada (APN#: 163-29-401-005) for a term of 63 months with an option to renew for an additional 60 months. ([Ref. BFF-4](#))

Fiscal Impact: Initial term lease payment of \$990,952 and relocation costs of approximately \$5,000. Lease payments are \$699,076 above current space for the term of the contract.

ESTIMATED TIME: 5 mins.

5. PRE-APPROVAL TO TRANSFER OWNERSHIP/ RELOCATION OF HOMES WITHIN THE GATEWAY DISTRICT – RESOLUTION – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Marc A. Johnson requests pre-approval to transfer ownership of the Homes, Structures, and/or Property Improvements from UNR (at no cost to the University), located at 801, 825, 829, and 843 Lake Street, Reno, NV; 127 E. 8th Street, Reno, NV; and 815, 820, 821, 829, 839, 847 and 895 N. Center Street, Reno, NV. President Johnson also requests approval of a resolution authorizing the Chancellor or his designee to approve and execute, after consultation with the Business, Finance and Facilities Committee Chair and System General Counsel, documentation to transfer ownership of the homes, and to sign corresponding customary documentation associated with such transfer of ownership of the homes/property improvements. ([Ref. BFF-5](#))

Fiscal Impact: This transfer of the homes involves no consideration but saves the University future cost of moving/demolition associated with clearing the site for development.

ESTIMATED TIME: 10 mins.

6. AUTHORIZATION TO SELL OR TRADE REAL PROPERTY, THE NELSON BUILDING, LOCATED AT 401 W. SECOND STREET, RENO, NV – RESOLUTION – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Marc A. Johnson requests approval of a resolution pre-approving the sale or trade of the properties located at 401 W. 2nd Street, Reno, Nevada (APN#: 011-026-04, 011-023-02 and 011-023-01) for a value equaling or above current appraised value. President Johnson also requests approval authorizing the Chancellor or his designee to approve and execute, after consultation with the Business, Finance and Facilities Committee Chair and review by System General Counsel, contracts and related documents to sell or trade the properties as described above, and to sign corresponding escrow and title documents associated with the sale at close of escrow. ([Ref. BFF-6](#))

***Fiscal Impact:** The prior sale was approved at \$7,000,000, of which \$700,000 was received as a non-refundable deposit leaving a balance of \$6,300,000. This exceeded the appraised value at the time. Given current market conditions, it is anticipated that this sale now at appraised value will be at an amount less than the balance from the original proposal, which will result in a reduction of previously anticipated revenue to UNR of up to approximately \$2,000,000 from prior approved amounts.*

***ESTIMATED TIME:** 5 mins.*

7. APPROVAL OF CAMPUS LAND MANAGEMENT MEMORANDUM OF UNDERSTANDING – NSC **FOR POSSIBLE ACTION**

Nevada State College President Bart J. Patterson requests approval to enter into a non-binding Memorandum of Understanding for campus land management consulting with American Public Development, LLC to assist with the implementation of public-private partnership projects on the Nevada State College campus. ([Ref. BFF-7](#))

***Fiscal Impact:** Any impacts will be determined as the Implementation Agreements are drafted.*

***ESTIMATED TIME:** 10 mins.*

8. TMCC HEALTH AND SPORTS COMPLEX - AUTHORIZING THE ISSUANCE OF NSHE CERTIFICATES OF PARTICIPATION SERIES 2018A – RESOLUTION **FOR POSSIBLE ACTION**

Truckee Meadows Community College President Karin M. Hilgersom requests approval of a resolution authorizing the issuance of NSHE certificates of participation in a maximum principal amount up to \$12.5 million to fund construction of the new Health and Sports Complex and use of the SGA Health and Sports fee self-supporting revenues to pay the debt service on the project financing. ([Ref. BFF-8](#))

***Fiscal Impact:** The plan calls for the development of new facilities at the Dandini Campus at a cost of \$14 million. Funding for the Complex will be provided by new student fees and a one-time allocation of General Improvement Fees.*

***ESTIMATED TIME:** 10 mins.*

**9. REQUEST TO PURCHASE PROPERTY FOR POSSIBLE ACTION
AT 1202 HIGH TECH CIRCLE, HENDERSON, NV – NSC**

Nevada State College President Bart J. Patterson requests approval of a purchase agreement for the property located at 1202 High Tech Circle, Henderson, Nevada (APN#: 179-34-811-004), which consists of a 20,566-square foot facility on 2.44 acres for a purchase price of \$2,325,000. President Patterson also requests that the Chancellor or his designee be authorized to finalize, approve, and execute purchase documents and any ancillary documents deemed necessary and appropriate by System General Counsel to implement all terms and conditions associated with the purchase of the property. ([Ref. BFF-9](#))

***Fiscal Impact:** \$1 million of the purchase price will come from state appropriations designated for the acquisition of property. The remainder will come from college foundation funds generated by the sale of donated property.*

***ESTIMATED TIME:** 10 mins.*

**10. PRE-APPROVAL AUTHORIZATION TO SELL FOR POSSIBLE ACTION
REAL PROPERTY LOCATED AT 818 AND 864
E. SAHARA AVENUE, LAS VEGAS – UNLV**

University of Nevada, Las Vegas President Len Jessup requests approval to allow the Chancellor or his designee to sell real property located at 818 E. Sahara Avenue (APN#: 162-03-801-046 and 162-03-801-059) and 864 E. Sahara Avenue (APN#: 162-03-801-047 and 162-03-801-061), Las Vegas, NV for a price that is at or above the current appraised value of \$210,000 per property. President Jessup further requests that the Chancellor be granted authority to execute all documents deemed necessary and appropriate by System General Counsel that are required to implement all terms and conditions associated with the sale of the properties. ([Ref. BFF-10](#))

***Fiscal Impact:** There is no fiscal impact. There is no cost and no reduction in revenue. This is a sale of property that has been vacant since 2005.*

***ESTIMATED TIME:** 10 mins.*

**11. SHADOW LANE CAMPUS – POTENTIAL INFORMATION ONLY
PARKING STRUCTURE AND ANCILLARY
FACILITY DEVELOPMENT IN COOPERATION WITH
THE CITY OF LAS VEGAS – UNLV**

University of Nevada, Las Vegas President Len Jessup presents for information only an update related to the UNLV Shadow Lane Campus, for a potential parking structure and ancillary facility development in cooperation with the City of Las Vegas. ([Ref. BFF-11](#))

***ESTIMATED TIME:** 10 mins.*

12. REVIEW OF THE BUSINESS, FINANCE AND FACILITIES COMMITTEE DUTIES **INFORMATION ONLY**

The Committee will conduct a review of and may recommend revisions to the Committee duties as set forth in the *Board of Regents Handbook*, Title 1, Article VI, Section 3. ([Ref. BFF-12](#))

ESTIMATED TIME: 10 mins.

13. DISCUSSION ON CHANGES TO BOARD POLICY TO FACILITATE EFFICIENCY AND TIMELINESS FOR NSHE INSTITUTION TRANSACTIONS WITH THIRD PARTIES **INFORMATION ONLY**

Chair Trevor Hayes requests the Committee discuss changes to Board policy to facilitate efficiency and timeliness for transactions with third parties. ([Ref. BFF-13](#))

ESTIMATED TIME: 10 mins.

14. PROCEDURES AND GUIDELINES MANUAL REVISION – NAMING OF CAMPUS BUILDINGS **FOR POSSIBLE ACTION**

At the request of Board Vice Chairman Jason Geddes, the Committee will consider a revision to the *Procedures and Guidelines Manual*, Chapter 1, Section 2.2, regarding the naming of campus buildings to address self-limiting provisions within the current policy. ([Ref. BFF-14](#))

ESTIMATED TIME: 10 mins.

15. NEW BUSINESS **INFORMATION ONLY**

Items for consideration at future meetings may be suggested. Any discussion of an item under "New Business" is limited to description and clarification of the subject matter of the item, which may include the reasons for the request.

ESTIMATED TIME: 5 mins.

16. PUBLIC COMMENT

INFORMATION ONLY

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POSTED ON THE NEVADA SYSTEM OF HIGHER EDUCATION WEBSITE (<http://system.nevada.edu/>)
AND ON THE NEVADA PUBLIC NOTICE WEBSITE PURSUANT TO NRS 232.2175 (<http://notice.nv.gov/>),
AT THE SYSTEM ADMINISTRATION BUILDINGS AND E-MAILED FOR POSTING AT THE EIGHT NSHE INSTITUTIONS:

CSN, Building D, 1st Floor, 6375 W. Charleston Boulevard, Las Vegas, NV 89146
DRI, Maxey Building, 2215 Raggio Parkway, Reno, NV 89512
DRI, Southern Nevada Science Center, 755 E. Flamingo Road, Las Vegas, NV 89119
GBC, Berg Hall, 1500 College Parkway, Elko, NV 89801
NSC, Great Hall, 1125 Nevada State Drive, Henderson, NV 89015
TMCC, Red Mountain Building (RDMT 200), 7000 Dandini Boulevard, Reno, NV 89512
UNLV, Flora Dungan Humanities Building (FDH), 1st & 7th Floors, 4505 Maryland Pkwy, Las Vegas, NV 89154
UNR, Clark Administration, University of Nevada, Reno, Reno, NV 89557
WNC, Bristlecone Building Lobby, 2201 W. College Parkway, Carson City, NV 89703
System Administration, 4300 South Maryland Parkway, Las Vegas, NV 89119
System Administration, 2601 Enterprise Road, Reno, NV 89512