

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

Sierra Building, Room 108
Truckee Meadows Community College
7000 Dandini Boulevard, Reno
Thursday, June 7, 2018, 9:00 a.m.

ROLL CALL:

Mr. Kevin J. Page, Chairman	_____
Dr. Jason Geddes, Vice Chairman	_____
Dr. Andrea Anderson	_____
Dr. Patrick R. Carter	_____
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	_____
Mr. Anthony L. Williams	_____

COMMITTEE

ROLL CALL:

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

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 I, 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:

<https://nshe.nevada.edu/leadership-policy/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 March 1, 2018, meeting minutes. ([Ref. BFF-2a](#))

2b. THIRD QUARTER FISCAL YEAR 2017-2018 BUDGET TRANSFERS – STATE SUPPORTED OR SELF-SUPPORTING OPERATING BUDGETS **FOR POSSIBLE ACTION**

The Committee may approve acceptance of the report of the Third Quarter Fiscal Year 2017-2018 Budget Transfers of State Supported or Self-Supporting Operating Budget Funds between Functions. ([Refs. BFF-2b\(1\)](#) & [BFF-2b\(2\)](#))

2c. NAMING OF NEW AND EXISTING BUILDINGS – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Marc A. Johnson requests Board of Regents approval to name new and existing buildings. ([Ref. BFF-2c](#))

2d. GRANT OF ACCESS EASEMENT TO ADVANCED RAIL ENERGY, LLC – GBC **FOR POSSIBLE ACTION**

Great Basin College President Joyce M. Helens requests: a) approval of the Access Easement to Advanced Rail Energy Storage, LLC; and b) authorization for the Chancellor to execute any ancillary documents necessary to effectuate the Access Easement on forms approved by the NSHE General Counsel. ([Ref. BFF-2d](#))

2e. BUILDING NAMING, “J. RUSSELL & CAROL RAKER STUDENT SUCCESS CENTER” – NSC **FOR POSSIBLE ACTION**

Nevada State College President Bart J. Patterson requests approval to name the Nevada State College building located at 1202 High Tech Circle, Henderson, Nevada, 89002 as the “J. Russell & Carol Raker Student Success Center” pursuant to the NSHE *Procedures and Guidelines Manual*, Chapter 1, Section 2(2). ([Ref. BFF-2e](#))

ESTIMATED TIME: 5 mins.

3. THIRD QUARTER FISCAL YEAR 2017-2018 FISCAL EXCEPTIONS **INFORMATION ONLY**

The Third Quarter Fiscal Year 2017-2018 Report of Fiscal Exceptions of Self-Supporting Accounts will be presented. ([Refs. BFF-3a](#) & [BFF-3b](#))

ESTIMATED TIME: 5 mins.

4. AMENDED AND RESTATED DEVELOPMENT AGREEMENT, REDFIELD CAMPUS – RESOLUTION – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Marc A. Johnson requests approval to amend and restate the 1996 Development Agreement, Agreement of Covenants, Conditions and Establishment of Restrictions and Grants of Easement with the Nell J. Redfield Foundation for the Redfield Campus (APN 144-070-21) after consultation with Business, Finance and Facilities Committee Chair and review by NSHE General Counsel. ([Ref. BFF-4](#))

Fiscal Impact: None

ESTIMATED TIME: 10 mins.

5. AUTHORIZATION TO SELL APPROXIMATELY 40 ACRES AT THE MAIN STATION FIELD LABORATORY AND UTILIZATION OF SALE PROCEEDS – RESOLUTION – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Marc A. Johnson requests: 1) pre-approval to sell real property consisting of the approximately 40 acres identified at the Main Station Field Laboratory (MSFL) located in Reno, Nevada (APN 021-030-14) for a value at or above current appraised value; 2) 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 NSHE General Counsel, documentation to sell the property for an amount at or above the appraised value, and to sign corresponding easements, escrow and title documents associated with the sale and close of escrow; and 3) Rescission of Board Resolution 81-8 with respect to the sale proceeds so such funds can be used for the purpose of renovating critical lab facilities on the main campus. ([Ref. BFF-5](#))

Fiscal Impact: None

ESTIMATED TIME: 10 mins.

6. AUTHORIZATION TO SELL THE APPROXIMATELY 104 ACRES MSFL MCCARRAN CENTER PLANNED UNIT DEVELOPMENT LOCATED AT THE UNIVERSITY OF NEVADA, RENO MAIN STATION FIELD LABORATORY AND UTILIZATION OF SALE PROCEEDS – RESOLUTION – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Marc A. Johnson requests: 1) pre-approval to sell real property consisting of the approximately 104 acres McCarran Center Planned Unit Development located at the Main Station Field Laboratory (MSFL) located in Reno, Nevada (APN 021-010-07) for a value at or above current appraised value; 2) 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 NSHE General Counsel, documentation to sell the property for an amount at or above appraised value, and to sign corresponding easements, escrow and title documents associated with the sale and close of escrow; and 3) Rescission of Board Resolution 81-8 with respect to the sale proceeds so such funds can be used for the purpose of renovating critical lab facilities on the main campus. ([Ref. BFF-6](#))

Fiscal Impact: None

ESTIMATED TIME: 10 mins.

7. PURCHASE OF REAL PROPERTY LOCATED AT 1050 EVANS AVENUE, RENO, NEVADA – RESOLUTION – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Marc A. Johnson requests approval to purchase 1050 Evans Avenue, Reno, Nevada (APN 007-082-01) for the purchase price of \$400,000.00 and approval of a resolution authorizing the Chancellor or his designee to approve and sign the escrow and title documents associated with the purchase of the real property, after consultation with the Business, Finance and Facilities Committee Chair and review by the NSHE General Counsel. ([Ref. BFF-7](#))

Fiscal Impact: Cost of \$400,000.00 from the Property Acquisitions Fund.

ESTIMATED TIME: 10 mins.

8. PURCHASE OF REAL PROPERTY LOCATED AT 745 W. MOANA LANE, RENO, NEVADA – RESOLUTION – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Marc A. Johnson requests approval to purchase 745 W. Moana Lane, Reno, Nevada (APN 019-341-02) for the purchase price of \$9,000,000.00 and approval of a resolution authorizing the Chancellor or his designee to approve and sign the escrow and title documents associated with the purchase of the real property, after consultation with the Business, Finance and Facilities Committee Chair and review by the NSHE General Counsel. ([Ref. BFF-8](#))

Fiscal Impact: Cost of \$9,000,000.00 from the Medical School funds.

ESTIMATED TIME: 10 mins.

9. LEASE AMENDMENT FOR 6100 NEIL ROAD, RENO, NEVADA – UNR **FOR POSSIBLE ACTION**

University of Nevada, Reno President Marc A. Johnson requests approval of the Lease Amendment for 6100 Neil Road, Reno, Nevada (APN 025-460-35). ([Ref. BFF-9](#))

Fiscal Impact: None

ESTIMATED TIME: 5 mins.

10. STUDENT HOUSING PROJECT – NSC **FOR POSSIBLE ACTION**

Nevada State College President Bart J. Patterson requests approval of implementation agreements, including a Ground Lease, Development Agreement, consent for Leasehold Deed of Trust and an indemnity Agreement to the title company for the financing, design, construction, operation and maintenance of the public-private housing facility on the Nevada State College campus, as well as approval of specific authorizations for NSHE personnel to engage in actions necessary to execute the project. ([Ref. BFF-10](#))

Fiscal Impact: Although the risk is low, there is a potential that lien claims under the College's indemnity to the title company could exceed \$25,000.00.

ESTIMATED TIME: 10 mins.

11. PURCHASE OF REAL PROPERTY LOCATED AT 4646 SWENSON STREET, LAS VEGAS, NEVADA – UNLV **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas requests approval to purchase the Property located at 4646 Swenson Street, Las Vegas, Nevada (APN 162-22-308-001). UNLV further requests the Chancellor be authorized to finalize, approve, and execute a Purchase and Sale Agreement, and any other ancillary agreements required to implement the purchase of the Property, including but not limited to conveyances, easements, and rights of way. All aforementioned agreements shall be reviewed and approved by the NSHE General Counsel in order to implement the terms and conditions required to finalize the Property purchase. ([Ref. BFF-11](#))

Fiscal Impact: Total acquisition price of no greater than \$1,500,000.00, and any additional costs associated with the purchase will be funded by the UNLV property acquisition account.

ESTIMATED TIME: 10 mins.

12. LONG-TERM LEASE AGREEMENT FOR THE UNLV CENTER FOR ACADEMIC ENRICHMENT AND OUTREACH – UNLV **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas requests approval to enter into a seven-year Lease for the Premises located at 1455 East Tropicana Avenue, Las Vegas, Nevada (APN 162-26-112-001), which will be occupied by the UNLV Center for Academic Enrichment and Outreach. UNLV further requests that the Chancellor be granted authority to execute the Lease, any amendments, and any ancillary documents deemed appropriate by the NSHE General Counsel to implement all terms and conditions associated with the agreement. ([Ref. BFF-12](#))

***Fiscal Impact:** The overall cost for the seven-year term equates to \$2.47 million. Lease payments to be funded by federal grant monies procured by the UNLV Center for Academic Enrichment and Outreach.*

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

13. GRANT OF EASEMENT LOCATED AT 1325 EAST FLAMINGO ROAD, LAS VEGAS, NEVADA – UNLV **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas requests approval to enter into the Grant of Easement that will revise the location of an Existing Easement. UNLV further requests that the Chancellor be granted authority to execute the agreement as described herein, in addition to any ancillary documents deemed appropriate by the NSHE General Counsel to implement all terms and conditions required to finalize the settlement. ([Ref. BFF-13](#))

***Fiscal Impact:** UNLV will issue a payment in the amount of \$103,190.14 to the Adjacent Property Owner. Lease revenue generated from ownership of the Property over the past four years will fund the overall \$103,190.14 settlement amount.*

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

14. LONG-TERM LEASE AGREEMENT AT THE HARRY REID RESEARCH AND TECHNOLOGY PARK – UNLV **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas requests approval of a twelve-year lease agreement with Gardner Nevada Tech Park Holdings, L.C. for property located at the Harry Reid Research and Technology Park, Las Vegas, Nevada (APN 163-33-401-016). UNLV further request that the Chancellor be granted authority to execute the Agreement, any amendments to the Agreement, and any ancillary documents deemed necessary and appropriate by the NSHE General Counsel to implement all terms and conditions associated with the lease. ([Ref. BFF-14](#))

***Fiscal Impact:** Total payments due under the Original Term of the lease equate to \$21,437,458.13; a portion of which will be offset with funds provided by the company collaborator and business accelerator.*

***ESTIMATED TIME:** 5 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

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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