

**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 29, 2018, 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	_____
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 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:

<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 September 6, 2018, meeting minutes. ([Ref. BFF-2a](#))

2b. FISCAL YEAR 2017-2018 NSHE STATE OPERATING BUDGET TO ACTUAL COMPARISON FOR POSSIBLE ACTION

The Committee may approve acceptance of the report of the Fiscal Year 2017-2018 State Operating Budget to Actual Comparison for the NSHE. ([Ref. BFF-2b](#))

2c. STUDENT ASSOCIATION FINANCIAL REPORTS FOR POSSIBLE ACTION

The Committee may approve acceptance of the NSHE Student Association financial reports for Fiscal Year 2017-2018. 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. ([Ref. BFF-2c](#))

2d. FISCAL YEAR 2017-2018 NSHE SELF-SUPPORTING BUDGET TO ACTUAL COMPARISON FOR POSSIBLE ACTION

The Committee may approve acceptance of the report of the Fiscal Year 2017-2018 Self-Supporting Budget to Actual Comparison for the NSHE. ([Refs. BFF-2d\(1\)](#) & [BFF-2d\(2\)](#))

2e. BIENNIAL REPORT ON REGISTRATION FEES AND NON-RESIDENT TUITION FEES FOR POSSIBLE ACTION

The Committee may approve acceptance of the report required by Senate Bill (SB) 545, Section 8 (2017 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 1 of SB 545, as well as the intended expenditures for any additional student fee revenue. The bill requires that this report be submitted to the Interim Finance Committee on a semi-annual basis. ([Ref. BFF-2e](#))

2. CONSENT ITEMS – (Continued) FOR POSSIBLE ACTION

2f. REPORT ON CAMPUS CRIME STATISTICS FOR POSSIBLE ACTION

The Committee may approve acceptance of the report on campus crime statistics. Pursuant to the Jeanne Clery Crime Statistics Act (20 USC 1092), the institutions must disclose annually certain information concerning campus crime. This report includes current and historical data on various crimes that have occurred on each NSHE campus. ([Ref. BFF-2f](#))

**2g. PURCHASE OF REAL PROPERTY FOR POSSIBLE ACTION
LOCATED AT 1072 EVANS AVENUE,
RENO, NEVADA – RESOLUTION – UNR**

University of Nevada, Reno President Marc A. Johnson requests the approval to purchase 1072 Evans Avenue, Reno, Nevada (APN 007-082-04) for the purchase price of \$450,000.00 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, deemed necessary and appropriate by the Chief General Counsel after consultation with the Business, Finance and Facilities Committee Chair. ([Ref. BFF-2g](#))

Fiscal Impact: Cost of \$450,000.00 from the Property Acquisitions Fund.

ESTIMATED TIME: 5 mins.

**3. FISCAL YEAR 2018-2019 NSHE FOR POSSIBLE ACTION
SELF-SUPPORTING BUDGET**

The Committee's approval is requested for the Fiscal Year 2018-2019 NSHE Self-Supporting Budget. ([Ref. BFF-3](#))

ESTIMATED TIME: 5 mins.

**4. FIRST QUARTER FISCAL YEAR 2018-2019 INFORMATION ONLY
FISCAL EXCEPTIONS**

The First Quarter Fiscal Year 2018-2019 Report of Fiscal Exceptions of Self-Supporting Accounts will be presented. ([Refs. BFF-4a & BFF-4b](#))

ESTIMATED TIME: 5 mins.

**5. FIRST QUARTER FISCAL YEAR INFORMATION ONLY
2018 – 2019 BUDGET TRANSFERS –
STATE SUPPORTED OR SELF-SUPPORTING
OPERATING BUDGETS**

There were no transfers greater than \$500,000 between functions to report for the First Quarter Fiscal Year 2018 – 2019.

ESTIMATED TIME: 5 mins.

6. PURCHASE OF THE PONDEROSA VILLAGE GRADUATE STUDENT HOUSING COMPLEX BUILDINGS LOCATED AT 1775 EVANS AVENUE, RENO, NEVADA, AND APPROVAL OF RENTAL RATES – RESOLUTIONS – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Marc A. Johnson requests approval: (1) to Purchase the Ponderosa Village Graduate Student Housing complex buildings located at 1775 Evans Avenue, Reno, Nevada (APN 003-180-17) for the purchase price of no more than \$23,800,000.00 and approval of a resolution authorizing the Chancellor or his designee to approve and sign a purchase and sale contract, escrow and title documents, and other associated documentation for the purchase of the property, deemed necessary and appropriate by the Chief General Counsel after consultation with the Business, Finance and Facilities Committee Chair; (2) of a resolution and an installment purchase agreement and indenture of trust authorizing the issuance of NSHE certificates of participation in a maximum principal amount up to \$23,800,000.00 to fund the purchase of the Ponderosa Village Graduate Student Housing complex and to pay the cost of issuing the certificates; and (3) of rental rates associated with the property. ([Ref. BFF-6](#))

***Fiscal Impact:** Purchase price to be paid by the property's residential rental income.*

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

7. SALE AND TRADE OF REAL PROPERTY AT 401 W. 2ND STREET, RENO, NEVADA, FOR THE NEVADA HISTORICAL BUILDING – RESOLUTION – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Marc A. Johnson requests approval: (1) to sell/trade the property located at 401 W. 2nd Street, Reno, Nevada (APN 011-026-04, 011-023-02 & 011-023-01) to Nevada State Lands in exchange for ownership of the Nevada Historical Building (APN 003-361-55), approximately 2.68 acres currently owned by Nevada State Lands and a cash payment of \$773,625.00, which equals the appraised value; and (2) of a resolution authorizing the Chancellor or his designee to approve and execute, documentation to sell and trade the properties, and to sign corresponding escrow and title documents associated with the sale/trade and close of escrow, deemed necessary and appropriate by the Chief General Counsel after consultation with the Business, Finance and Facilities Committee Chair. ([Ref. BFF-7](#))

***Fiscal Impact:** Total transaction amount: \$4.5 M. The University will receive a building, land and \$773,625.00.*

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

**8. TERM EXTENSION, LEASE AGREEMENT FOR POSSIBLE ACTION
FOR PROPERTY LOCATED AT
4000 E. CHARLESTON BOULEVARD,
LAS VEGAS, NEVADA – UNLV**

University of Nevada, Las Vegas Acting President Marta Meana requests approval of the Lease Amendment with Woodbury Medical Center L.L.C., for property located at 4000 E. Charleston Boulevard, Las Vegas, Nevada, and bearing Clark County Assessor parcel number 140-31-818-001.

President Meana also requests that the Chancellor be granted authority to execute any ancillary documents, to implement all items and conditions of the Lease and Lease Amendment, deemed necessary and appropriate by the Chief General Counsel after consultation with the Business, Finance and Facilities Committee Chair. ([Ref. BFF-8](#))

***Fiscal Impact:** Total payments for the Initial Term equates to \$3,491,012.89. These costs will be funded by the UNLV School of Medicine Faculty Practice Plan from clinical operation revenue.*

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

**9. UNIVERSITY GATEWAY PROJECT – AMENDED FOR POSSIBLE ACTION
AND RESTATED OFFICE LEASE AGREEMENT
FOR THE SECOND FLOOR; AND THIRD FLOOR
OFFICE LEASE AGREEMENT – UNLV**

University of Nevada, Las Vegas Acting President Marta Meana presents for approval: (1) the Amended/Restated Agreement for the Second Floor Premises; and (2) the Third Floor Office Lease Agreement for office space located within the Project. President Meana also requests that the Chancellor be authorized to finalize, approve, and execute any other documents necessary to complete these transactions, deemed necessary and appropriate by the Chief General Counsel after consultation with the Business, Finance and Facilities Committee Chair. ([Ref. BFF-9](#))

***Fiscal Impact:** The Third Floor Purchase Price, \$6,038,880, will be funded from the \$18 million GIF allocation for real estate acquisitions approved at the July 20, 2018, Special Board meeting; Lease payments for the Third Floor Premises at \$425,866.92/year throughout the twenty-year lease term; UNLV's share of operating expenses for both the Second and Third Floor Premises are estimated to be \$26,268.60/annually for the two floors combined; Second Floor Tenant Improvement costs along with furniture, fixture, and equipment costs are estimated to be \$6.6 million dollars and funded by FY 17/18 and 18/19 CIF/GIF funds, of which, \$5.1 million was approved by the Board at the March 1-2, 2018, meeting; and Tenant Improvements and furniture, fixtures, and equipment for the Third Floor Premises are estimated to be \$7.0 million and funded from the \$18 million GIF allocation for real estate acquisitions approved at the July 20, 2018, Special Board meeting.*

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

10. LAND TRANSFER – 4590 S. MARYLAND PARKWAY, LAS VEGAS, NEVADA – DRI/UNLV **FOR POSSIBLE ACTION**

Desert Research Institute President Kristen Averyt and University of Nevada, Las Vegas Acting President Marta Meana request approval to transfer administrative control of the 0.93-acre parcel located at 4590 S. Maryland Parkway, bearing Clark County Assessor Parcel Number 162-23-310-001, for compensation totaling \$2,400,000.00. Presidents Averyt and Meana further request that the Chancellor be authorized to execute any documents related to the ownership transfer, deemed necessary and appropriate by the Chief General Counsel after consultation with the Business, Finance and Facilities Committee Chair. ([Ref. BFF-10](#))

***Fiscal Impact:** UNLV funds in the amount of \$2,400,000.00 for transfer of the Property will be expended from the \$18 million GIF allocation for real estate acquisitions as approved at the July 20, 2018, Special Board meeting.*

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

11. 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.*

12. 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