

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

Desert Research Institute
Frank H. Rogers Science & Technology Building, Rotunda
755 East Flamingo Road, Las Vegas

Thursday, September 9, 2021, 10:00 a.m.*

**Time Approximate: The Business, Finance and Facilities Committee meeting may begin earlier than 10:00 a.m. upon adjournment of the Academic, Research and Student Affairs Committee meeting.*

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. In the event the video conference connection is not functioning, a teleconference connection will be made available.

Members of the Board and/or the public may attend the meeting and provide testimony or public comment at these sites. Public comment may also be submitted via the online public comment form (<http://nshe.nevada.edu/public-comment/>) or voicemail (702-800-4705 or 775-300-7661).

Members of the public wishing to view the meeting may do so via live stream (<http://nshe.nevada.edu/live/>)

ROLL CALL:

Mrs. Cathy McAdoo, Chair _____
Dr. Patrick R. Carter, Vice Chair _____
Mr. Joseph C. Arrascada _____
Mr. Patrick J. Boylan _____
Mr. Byron Brooks _____
Ms. Amy J. Carvalho _____
Mrs. Carol Del Carlo _____
Dr. Mark W. Doubrava _____
Dr. Jason Geddes _____
Mr. Donald Sylvantee McMichael Sr. _____
Mr. John T. Moran _____
Ms. Laura E. Perkins _____
Dr. Lois Tarkanian _____

COMMITTEE

ROLL CALL:

Ms. Amy J. Carvalho, Chair _____
Mrs. Carol Del Carlo, Vice Chair _____
Mr. Patrick J. Boylan _____
Mr. Byron Brooks _____
Mr. Donald Sylvantee McMichael Sr. _____
Dr. Lois Tarkanian _____

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 1, Article V, Section 18, 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 (Academic, Research and Student Affairs; Business, Finance and Facilities; Audit, Compliance and Title IX; Community College; Cultural Diversity; Health Sciences System; and Security). 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 12, 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 posting 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) 784-3465; 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

The Committee will consider approval of the June 10, 2021, meeting minutes. ([Ref. BFF-2a](#))

**2b. FISCAL YEAR 2020-2021 TRANSFERS FOR POSSIBLE ACTION
OF NON-STATE BUDGET EXPENDITURES
TO STATE BUDGETS AFTER MAY 1, 2021**

The Committee may approve acceptance of the report of transfers of expenses from non-state budgets to state budgets that occurred after May 1, 2021, for Fiscal Year 2020-2021. ([Ref. BFF-2b](#))

**2c. LEASE AMENDMENT FOR FOR POSSIBLE ACTION
6100 NEIL ROAD, RENO, NV – UNR**

University of Nevada, Reno President Brian Sandoval requests approval of the Third Amendment of Lease Agreement with Sierra Pacific Power Company for portions of 6100 Neil Road, Reno, Nevada. ([Ref. BFF-2c](#))

Fiscal Impact: None.

ESTIMATED TIME: 5 mins.

**3. FOURTH QUARTER FISCAL YEAR 2020-2021 INFORMATION ONLY
FISCAL EXCEPTIONS**

The Fourth Quarter Fiscal Year 2020-2021 Report of Fiscal Exceptions of Self-Supporting Accounts will be presented. ([Ref. BFF-3](#))

ESTIMATED TIME: 5 mins.

**4. FOURTH QUARTER FISCAL YEAR 2020-2021 INFORMATION ONLY
BUDGET TRANSFERS, STATE SUPPORTED
OR SELF-SUPPORTING OPERATING BUDGETS**

NSHE institutions indicated there were no transfers between functional areas greater than \$500,000 during the Fourth Quarter Fiscal Year 2020-2021.

ESTIMATED TIME: 5 mins.

**5. SUMMARY OF BOARD OF REGENTS INFORMATION ONLY
APPROVED ISSUANCE OF BONDS IN
FISCAL YEAR 2020-2021**

There were no issuances of University Revenue Bonds, refinancing activities, and issuances of Certificates of Participation for NSHE-wide projects in Fiscal Year 2020-2021.

ESTIMATED TIME: 5 mins.

6. U DISTRICT REQUEST FOR TWO ADDITIONAL MANAGEMENT CANDIDATES – UNLV FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Keith E. Whitfield requests the Board's endorsement of two additional management candidates, CA Ventures and Cardinal Group Management, for future management of the next phase of the U District student housing property. Both candidates are professional management organizations that specialize in student housing facilities both on and off campus, thus meeting the Ground Lease requirement. ([Ref. BFF-6](#))

Fiscal Impact: None.

ESTIMATED TIME: 10 mins.

7. CAMPUS VILLAGE LEASE AGREEMENT WITH FIRST RIGHT OF REFUSAL – UNLV FOR POSSIBLE ACTION

University of Nevada, Las Vegas President Keith E. Whitfield requests approval of the Lease with First Right of Refusal for 50,530 RSF of space and associated Parking at the Campus Village Project owned by G2, located at 4440 South Maryland Parkway, 4482 South Maryland Parkway, and 1220 East Harmon Avenue. ([Ref. BFF-7](#))

FISCAL IMPACT: This Lease has a first-year cost of approximately \$1.81 million and approximately \$48.6 million over the entire twenty-year term. The Lease includes a 3% per year lease-cost escalation. The funding source for the Lease is investment income.

ESTIMATED TIME: 10 mins.

8. ASSIGNMENT AND AMENDMENT OF LEASE AT 6130 PLUMAS STREET TO RENOWN HEALTH – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Brian Sandoval requests approval of the Assignment and Amendment of Lease at 6130 Plumas Street, Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. ([Ref. BFF-8](#))

FISCAL IMPACT: None.

ESTIMATED TIME: 10 mins.

9. LEASE OF NELL J. REDFIELD BUILDING #122 TO RENOWN HEALTH – UNR FOR POSSIBLE ACTION

University of Nevada, Reno President Brian Sandoval requests approval of the Lease of Nell J. Redfield Building #122, Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. ([Ref. BFF-9](#))

FISCAL IMPACT: Renown will pay a fair market value rental rate for the space in lieu of payment from ICS/MSAN.

ESTIMATED TIME: 10 mins.

**10. LEASE OF 745 W. MOANA LANE, BUILDING #935 FOR POSSIBLE ACTION
TO RENOWN HEALTH – UNR**

University of Nevada, Reno President Brian Sandoval requests approval of the Lease of 745 W. Moana Lane, Building #935, Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. ([Ref. BFF-10](#))

FISCAL IMPACT: Renown will pay a fair market value rental rate for the space in lieu of payment from ICS/MSAN.

ESTIMATED TIME: 10 mins.

**11. LEASE OF SPORTS MEDICINE COMPLEX FOR POSSIBLE ACTION
BUILDING #101 (SMC-101) TO
RENOWN HEALTH – UNR**

University of Nevada, Reno President Brian Sandoval requests approval of the Lease of Sports Medicine Complex Building #101 (SMC-101), Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. ([Ref. BFF-11](#))

FISCAL IMPACT: Renown will pay a fair market value rental rate for the space in lieu of payment from ICS/MSAN.

ESTIMATED TIME: 10 mins.

**12. ASSIGNMENT AND AMENDMENT OF LEASE FOR POSSIBLE ACTION
AT 5190 NEIL ROAD TO RENOWN HEALTH – UNR**

University of Nevada, Reno President Brian Sandoval requests approval of the Assignment and Amendment of Lease at 5190 Neil Road, Reno, Nevada to Renown Health, pursuant to the Affiliation Agreement with Renown Health. ([Ref. BFF-12](#))

FISCAL IMPACT: None.

ESTIMATED TIME: 10 mins.

13. 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, and no substantive discussion may occur at this meeting on new business items in accordance with the Nevada Open Meeting Law (NRS 241.010 *et seq.*).

ESTIMATED TIME: 5 mins.

14. 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, Rogers Student Center, 1st Floor, 1300 Nevada State Drive, Henderson, NV 89002
TMCC, Red Mountain Building (RDMT 200), 7000 Dandini Boulevard, Reno, NV 89512
UNLV, Flora Dungan Humanities Building (FDH), 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