

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

Great Basin College
Fitness Center
1500 College Parkway, Elko

Thursday, September 8, 2022, 9:30 a.m.*

**Time Approximate: The Business, Finance and Facilities Committee meeting may begin earlier than 9:30 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, Las Vegas
4300 S. Maryland Parkway, Board Room
and
System Administration, Reno
2601 Enterprise Road, Conference Room

A video conference connection will be made from the meeting site to the Las Vegas System Administration Building, Board Room, at 4300 S. Maryland Parkway, Las Vegas, Nevada, and Reno System Administration Building, Conference Room, at 2601 Enterprise Road, Reno, 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). Written comments will no longer be read into the record and voicemails will not be played for broadcast, but both will be included in the permanent meeting record.

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

ROLL CALL:

Mrs. Cathy McAadoo, Chair _____
Ms. Amy J. Carvalho, Vice Chair _____
Mr. Joseph C. Arrascada _____
Mr. Patrick J. Boylan _____
Mr. Byron Brooks _____
Dr. Patrick R. Carter _____
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 _____
Mr. John T. Moran, Vice Chair _____
Mr. Patrick J. Boylan _____
Mr. Byron Brooks _____
Dr. Mark W. Doubrava _____
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; Audit, Compliance and Title IX; Business, Finance and Facilities; Health Sciences System; Inclusion, Diversity, Equity and Access; Security; and Workforce). 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, Article V, Section 12, a quorum may be gained by telephonic, video, or electronic transmission provided that notice to that effect has been given.

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 (3) 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 9, 2022, meeting minutes. ([Ref. BFF-2a](#))

**2b. FISCAL YEAR 2021-2022 TRANSFERS FOR POSSIBLE ACTION
OF NON-STATE BUDGET EXPENDITURES
TO STATE BUDGETS AFTER MAY 1, 2022**

The Committee may approve acceptance of the report of transfers of expenses from non-state budgets to state budgets that occurred after May 1, 2022, for Fiscal Year 2021-2022. ([Ref. BFF-2b](#))

**2c. SUMMARY OF BOARD OF REGENTS FOR POSSIBLE ACTION
APPROVED ISSUANCE OF BONDS IN
FISCAL YEAR 2021-2022**

The Committee may approve acceptance of the report summarizing the issuance of University Revenue Bonds and the issuance of Certificates of Participation for NSHE-wide projects. ([Ref. BFF-2c](#))

ESTIMATED TIME: 5 mins.

**3. PURCHASE OF REAL PROPERTY FOR POSSIBLE ACTION
LOCATED AT 1128 EVANS AVENUE,
RENO, NEVADA – RESOLUTION – UNR**

University of Nevada, Reno President Brian Sandoval will request approval to purchase 1128 Evans Avenue, Reno, NV (APN 007-07-04) for the purchase price of \$580,000 and approval of a resolution authorizing the Chancellor or designee to approve and sign the escrow and title documents associated with the purchase of real property, after review by the NSHE Chief General Counsel. ([Ref. BFF-3](#))

FISCAL IMPACT: The cost of \$580,000 will come from the Property Acquisitions Fund.

ESTIMATED TIME: 5 mins.

**4. SUMMARY OF RECENT STEAD FOR POSSIBLE ACTION
AREA PROPERTY SALES AND LEASES – UNR**

In response to the request for a periodic update to the Board of Regents, University of Nevada, Reno President Brian Sandoval will request acceptance of the report of Stead properties sold or leased since the pre-approval authorization by the Board of Regents. ([Ref. BFF-4](#))

ESTIMATED TIME: 5 mins.

5. FOURTH QUARTER FISCAL YEAR 2021-2022 FISCAL EXCEPTIONS **INFORMATION ONLY**

The Fourth Quarter Fiscal Year 2021-2022 Report of Fiscal Exceptions of Self-Supporting Accounts will be presented. ([Refs. BFF-5a](#) and [BFF-5b](#))

ESTIMATED TIME: 5 mins.

6. FOURTH QUARTER FISCAL YEAR 2021-2022 BUDGET TRANSFERS, STATE SUPPORTED OR SELF-SUPPORTING OPERATING BUDGETS **INFORMATION ONLY**

NSHE institutions indicated there were no transfers between functional areas greater than \$500,000 during the Fourth Quarter Fiscal Year 2021-2022.

ESTIMATED TIME: 5 mins.

7. PROPOSED REVISIONS TO THE SELF-SUPPORTING BUDGET AND BUDGET TO ACTUAL REPORTS **INFORMATION ONLY**

Chief Financial Officer Andrew Clinger will present proposed revisions to the Self-Supporting Budget and Budget to Actual reports based on the request of the Board of Regents. ([Ref. BFF-7](#))

ESTIMATED TIME: 10 mins.

8. INTERLOCAL AGREEMENT FOR LEASE BETWEEN COLLEGE OF SOUTHERN NEVADA AND CITY OF HENDERSON – CSN **FOR POSSIBLE ACTION**

College of Southern Nevada President Federico Zaragoza will request approval of the Interlocal Agreement for the Lease of the West Henderson Center of Excellence located at 2200 Via Inspirada, Henderson, Nevada (APN 191-14-115-003). President Zaragoza will further request that the Chancellor be granted authorization to execute the lease after review by the NSHE Chief General Counsel. ([Ref. BFF-8](#))

***FISCAL IMPACT:** There is no lease payment associated with the Interlocal Agreement; however, CSN will assume operating costs on a pro-rated basis for the facility, estimated for year 1 to be \$26,752.00.*

ESTIMATED TIME: 5 mins.

**9. REQUEST TO APPROVE PRELIMINARY TERMS FOR POSSIBLE ACTION
AND CONDITIONS OF A LEASE OF 85 STUDIO
APARTMENTS AT 219 N. CENTER STREET, RENO,
NEVADA FOR AFFORDABLE GRADUATE HOUSING – UNR**

University of Nevada, Reno President Brian Sandoval will request approval of preliminary terms and conditions to lease 85 studio apartments at 219 N. Center Street, Reno, Nevada, for affordable graduate student housing. President Sandoval will request approval of the final Lease Agreement at a future Board of Regents meeting. ([Ref. BFF-9](#))

***FISCAL IMPACT:** Annual rent will be \$1,014,900 with 5 percent annual increases. The rent will be paid through rental income.*

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

**10. REQUEST TO EXPEND CAPITAL FOR POSSIBLE ACTION
IMPROVEMENT FEE – UNR**

University of Nevada, Reno President Brian Sandoval will request approval of the Capital Improvement Fee balance expenditure, up to \$5,065,000, for design/professional services related to the Business Building in the Mathewson University Gateway. ([Ref. BFF-10](#))

***FISCAL IMPACT:** \$5,056,000 funds from the balance in the CIF account, which have been earmarked in anticipation of developing a business building on this site.*

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

**11. LEASE OF 1536 ALAMO WEST ROAD, ALAMO, FOR POSSIBLE ACTION
NEVADA FOR USE AS A SOUTHERN NEVADA 4-H
YOUTH DEVELOPMENT CAMP IN LINCOLN COUNTY – UNR**

University of Nevada, Reno President Brian Sandoval will request approval of the Lease Agreement for property located at 1536 Alamo West Road, Alamo, Nevada (APNs 011-192-11, 011-192-12, and 011-200-23). President Sandoval will further request the Chancellor or designee be granted authority to execute the Lease, and any ancillary documents associated with the Lease, after review by the NSHE Chief General Counsel. ([Ref. BFF-11](#))

***FISCAL IMPACT:** The annual rental cost is \$25,000 with 3 percent annual increases payable from the Cooperative Extension Clark County budget and reserves account, with an additional payment to the Reserve Account of \$200,000 annually, also from the Cooperative Extension Clark County budget and reserve account. All utilities and services will be the responsibility of UNR. At the time of this agenda item submission, the Cooperative Extension Budget Account is developing a maintenance funding request for Operations and Maintenance expenses related to this facility, similar to what exists for the northern camp, for consideration by the 2023 Legislative Session.*

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

**12. REQUEST FOR APPROVAL OF CONVEYANCE FOR POSSIBLE ACTION
AGREEMENT ACCEPTING THE CONVEYANCE OF
REAL PROPERTY CONSISTING OF THE FORMER
NATIONAL GUARD ARMORY LOCATED AT
1375 13TH STREET ELKO, NEVADA – GBC & UNR**

Great Basin College President Joyce Helens and University of Nevada, Reno President Brian Sandoval jointly recommend and request the following:

1. Approval of the Conveyance Agreement related to the real property located at 1375 13th Street, Elko, Nevada (APN 001-620-011);
2. Waive appraisal provision located in the *Handbook* Title 4, Chapter 10 table 1.9, and;
3. Approval for the Chancellor, or designee, to execute the Conveyance Agreement and associated documents after review by the NSHE Chief General Counsel. ([Ref. BFF-12](#))

FISCAL IMPACT: *Facility acquisition costs are anticipated to be approximately \$200,000.*

ESTIMATED TIME: *5 mins.*

**13. GROUND LEASE AGREEMENT BETWEEN FOR POSSIBLE ACTION
UNLV AND THE NATHAN ADELSON HOSPICE
FOR REAL PROPERTY LOCATED AT
4141 UNIVERSITY CENTER DRIVE – UNLV**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval of the Lease for Land located at 4141 University Center Drive, also commonly known as Clark County Assessor Parcel Number 162-22-104-005. President Whitfield will further request that the Chancellor be granted authority to execute the Lease, along with any ancillary documents, as deemed necessary and appropriate by the NSHE Chief General Counsel, or NSHE real estate counsel, to implement all terms and conditions associated with the Lease. ([Ref. BFF-13](#))

FISCAL IMPACT: *The Tenant pays all construction, operating, and maintenance expenses for the facility. UNLV receives ten dollars (\$10.00) of rent annually.*

ESTIMATED TIME: *5 mins.*

14. PURCHASE OF REAL PROPERTY FOR POSSIBLE ACTION
LOCATED AT 777 EAST HARMON AVENUE – UNLV

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to purchase the Property located at 777 East Harmon Avenue bearing Clark County Assessor Parcel Number 162-22-303-002. President Whitfield will further request the Chancellor be authorized to finalize, approve, and execute a Purchase and Sale Agreement, and any and all other ancillary agreements required to implement the purchase of the Property, including but not limited to escrow agreements, conveyances, easements, and right of ways (the “Ancillary Documents”). The Purchase and Sale Agreement and the Ancillary Documents shall be reviewed and approved by NSHE Chief General Counsel, or NSHE real estate counsel, to confirm that NSHE’s acquisition of the Property for the benefit of UNLV, complies with the requested approval and applicable NSHE policies. ([Ref. BFF-14](#))

***FISCAL IMPACT:** Total acquisition price will be no greater than \$7,200,000, as determined by a licensed real estate appraiser, and all costs associated with the purchase will be funded by UNLV investment income.*

***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, 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.*

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, 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