

**BOARD OF REGENTS\* and its  
BUSINESS, FINANCE AND FACILITIES COMMITTEE**  
College of Southern Nevada  
Tyrone Thompson Student Union, Rooms U126-U130  
3200 E. Cheyenne Avenue, North Las Vegas

Thursday, March 9, 2023, 10:30 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. 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 (<https://nshe.nevada.edu/regents/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:**

Mr. Byron Brooks, Chair	_____
Mr. Joseph C. Arrascada, Vice Chair	_____
Mr. Patrick J. Boylan	_____
Mrs. Susan Brager	_____
Ms. Heather Brown	_____
Mrs. Amy J. Carvalho	_____
Dr. Michelee Cruz-Crawford	_____
Mrs. Carol Del Carlo	_____
Mr. Jeffrey S. Downs	_____
Ms. Stephanie Goodman	_____
Mr. Donald Sylvantee McMichael Sr.	_____
Ms. Laura E. Perkins	_____
Dr. Lois Tarkanian	_____

**COMMITTEE**

**ROLL CALL:**

Mrs. Amy J. Carvalho, Chair	_____
Mr. Patrick J. Boylan, Vice Chair	_____
Ms. Heather Brown	_____
Mr. Jeffrey S. Downs	_____
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/regents/upcoming-meetings/>.

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 December 1, 2022, meeting minutes. ([Ref. BFF-2a](#))

**2b. 2022 SELF-SUPPORTING SUMMER SESSION/CALENDAR YEAR BUDGETS, BUDGET TO ACTUAL COMPARISON FOR POSSIBLE ACTION**

The Committee may approve acceptance of the 2022 Self-Supporting Summer Session and Calendar Year Budgets, Budget to Actual Comparison for the NSHE. ([Refs. BFF-2b\(1\)](#) and [BFF-2b\(2\)](#))

**2c. 2023 SUMMER SESSION/ CALENDAR YEAR BUDGETS FOR POSSIBLE ACTION**

The Committee may approve the 2023 Self-Supporting Summer Session/Calendar Year Budgets. ([Refs. BFF-2c\(1\)](#) and [BFF-2c\(2\)](#))

*ESTIMATED TIME: 5 mins.*

**3. SECOND QUARTER FISCAL YEAR 2022-2023 FISCAL EXCEPTIONS INFORMATION ONLY**

The Second Quarter Fiscal Year 2022-2023 Report of Fiscal Exceptions of Self-Supporting Accounts will be presented. ([Refs. BFF-3a](#) and [BFF-3b](#))

*ESTIMATED TIME: 5 mins.*

**4. SECOND QUARTER FISCAL YEAR 2022-2023 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 Second Quarter of Fiscal Year 2022-2023.

*ESTIMATED TIME: 5 mins.*

**5. NSHE REAL PROPERTY INVENTORY REPORT CALENDAR YEAR 2022 INFORMATION ONLY**

The NSHE Real Property Inventory Report Calendar Year 2022 will be presented. ([Ref. BFF-5](#))

*ESTIMATED TIME: 5 mins.*

**6. 2013A & 2013B BOND REFUNDING - RESOLUTION** **FOR POSSIBLE ACTION**

System Staff will request approval of a Resolution allowing NSHE, on behalf of UNLV and UNR, to issue up to \$86,875,000 of fixed-rate tax-exempt revenue refunding bonds to refinance the existing 2013A and 2013B bonds for interest savings. ([Ref. BFF-6](#))

***FISCAL IMPACT:** Refinancing is estimated to generate present value savings (net of costs) of approximately \$5.6 million, with no extension of the repayment term.*

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

**7. HANDBOOK REVISION, DELINQUENT ACCOUNTS** **FOR POSSIBLE ACTION**

Chief Financial Officer Andrew Clinger will present for approval a revision to the Board of Regents *Handbook*, Title 4, Chapter 17, Section 2, that requires campuses to establish a payment plan for students with delinquent accounts receivable before issuing a transcript, diploma, certificate, or report of semester grades. Further, the revision requires campuses to establish an appeals procedure for students with a registration or transcript hold and provides for a periodic review of the delinquent account policy. ([Ref. BFF-7](#))

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

**8. REVISED INTERLOCAL AGREEMENT BETWEEN THE COLLEGE OF SOUTHERN NEVADA AND THE CITY OF HENDERSON FOR LEASE AT THE WEST HENDERSON CENTER OF EXCELLENCE – CSN** **FOR POSSIBLE ACTION**

College of Southern Nevada President Federico Zaragoza will request approval of the Revised Interlocal Agreement for the Lease of the West Henderson Center of Excellence located at 2200 Via Inspirada, Henderson, Nevada. President Zaragoza will further request that the Chancellor be granted authorization to execute the lease. ([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 year 1 to be \$26,752.00 plus the cost for Environmental Pollution Liability insurance related to the Advance Manufacturing Training programs, estimated to be approximately \$15,000 every three (3) years for approximately \$5,000 per year.*

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

**9. NEW LEASE BETWEEN THE DESERT RESEARCH INSTITUTE AND THE DEPARTMENT OF ENERGY FOR A PORTION OF THE ROGERS BUILDING – DRI** **FOR POSSIBLE ACTION**

Desert Research Institute President Kumud Acharya will request approval of a new lease with the Department of Energy for a part of the Rogers Building on DRI's Las Vegas Campus. ([Ref. BFF-9](#))

**FISCAL IMPACT:** None.

**ESTIMATED TIME:** 10 mins.

**10. U.S. DEPARTMENT OF HUMAN SERVICES, HEALTH RESOURCES AND SERVICES ADMINISTRATION GRANT, NOTICE OF FEDERAL INTEREST – BUILDINGS B AND D, SHADOW LANE CAMPUS – UNLV** **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to execute the Notice of Federal Interest that will grant the Federal Government the ability to lien UNLV-owned real property, commonly known as the UNLV Shadow Lane Campus, bearing Clark County Assessor Parcel Number 139-33-406-006, for the purposes of HRSA grant compliance requirements. President Whitfield will further request the Chancellor be authorized to finalize, approve, and execute any other ancillary agreements required to proceed with the Project including, but not limited to, documents needed to finalize the subdivision mapping process and re-recording the Notice of Federal Interest. All aforementioned agreements shall be reviewed and approved by NSHE Chief General Counsel (or at the Chief General Counsel's request, NSHE Special Counsel for Real Property) in order to implement the terms and conditions required to finalize the Notice of Federal Interest and subdivision of the Property. ([Ref. BFF-10](#))

**FISCAL IMPACT:** Since there are no UNLV internal funding commitments, as the HRSA grant will support all costs of the Project, the only fiscal impact is for UNLV to fund subdivision mapping expenses which are estimated to be up to thirty thousand dollars (\$30,000), subject to further assessment, and costs to re-record the Notice of Federal Interest are estimated to be no more than two hundred dollars (\$200.00).

**ESTIMATED TIME:** 10 mins.

**11. MEMORANDUM OF AGREEMENT WITH THE UNLV FOUNDATION SPECIAL PURPOSE ENTITY FOR MANAGEMENT AND OPERATION OF RUNNIN' REBEL PLAZA – UNLV FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to execute the Memorandum of Agreement that will transfer ownership of the Property, commonly known as Clark County Assessor Parcel Number 162-23-301-003, to the Foundation SPE. President Whitfield will further request the Chancellor be authorized to finalize, approve, and execute a Purchase and Sale Agreement and any other ancillary agreements required to implement the transfer and management of the Property including, but not limited to, management and operations agreements, conveyances, easements, and right-of-ways. All aforementioned agreements shall be reviewed and approved by NSHE Chief General Counsel (or at the Chief General Counsel's request, NSHE Special Counsel for Real Property) in order to implement the terms and conditions required to finalize the MOA. ([Ref. BFF-11](#))

***FISCAL IMPACT:** The Foundation SPE will collect rent revenue that will be applied to management, operations, maintenance, and capital improvement costs, as well as possible future real property acquisitions.*

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

**12. SALE OF A PORTION OF REAL PROPERTY LOCATED AT 4505 SOUTH MARYLAND PARKWAY – UNLV FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to sell the Property which is a portion of Clark County Assessor Parcel Number 162-22-402-003. President Whitfield will further request the Chancellor be authorized to finalize, approve, and execute a Purchase and Sale Agreement, and any other ancillary agreements required to implement the sale of the Property including, but not limited to, conveyances, easements, and right of ways. All aforementioned agreements shall be reviewed and approved by NSHE Chief General Counsel (or at the Chief General Counsel's request, NSHE Special Counsel for Real Property) in order to implement the terms and conditions required to finalize sale of the Property. ([Ref. BFF-12](#))

***FISCAL IMPACT:** Proceeds from the sale of the Property will support replacement of lost surface parking, with an estimated loss of parking revenue in excess of \$25,000.*

***ESTIMATED TIME:** 15 mins.*

**13. PURCHASE AND MASTER LEASE OF REAL PROPERTY LOCATED AT 4700 SOUTH MARYLAND PARKWAY – UNLV** **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to purchase the Property located at 4700 South Maryland Parkway bearing Clark County Assessor Parcel Numbers 162-23-420-001, 162-23-420-002, 162-23-420-005, 162-23-420-006, 162-23-420-007, and 162-23-420-008. President Whitfield will further request 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, 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 at the Chief General Counsel’s request, NSHE Special Counsel for Real Property) to confirm that NSHE’s acquisition of the Property, for the benefit of UNLV, complies with the requested approval and applicable NSHE policies.

[\(Ref. BFF-13\)](#)

**FISCAL IMPACT:** *Total acquisition price will be no greater than \$59,718,000, as determined by a licensed real estate appraiser. The internal loan will originate from unrestricted funds. The internal loan program will offset the negative balance of uncommitted unrestricted account balances for the funding advanced to purchase the property.*

**ESTIMATED TIME:** 10 mins.

**14. SALE OF REAL PROPERTY LOCATED AT 20 MAIN STREET, RUTH, NEVADA – RESOLUTION – UNR** **FOR POSSIBLE ACTION**

University of Nevada, Reno President Brian Sandoval will request approval of the following: [\(Ref. BFF-14\)](#)

1. A Resolution approving the sale of the real property located at 20 Main Street in Ruth, Nevada, APN 003-044-09 for \$20,000;
  - a. Directing the University to transfer the net proceeds from the sale to the College of Science for use in supporting the Mackay School of Earth Sciences and Engineering student fieldwork activities;
  - b. Waiving the appraisal provision located in the Board of Regents *Handbook*, Title 4, Chapter 10, table 1.9, and;
  - c. Authorizing the Chancellor or designee to approve and sign the escrow and title documents associated with the sale of the real property after review by NSHE Chief General Counsel (or at the Chief General Counsel’s request, NSHE Special Counsel for Real Property).

**FISCAL IMPACT:** *Approximately \$20,000 in proceeds resulting from sale of the property to be available to the Mackay School of Earth Sciences and Engineering (MSESE) to support future student fieldwork activity.*

**ESTIMATED TIME:** 10 mins.

**15. ACCESS EASEMENT FOR STUDENT HOUSING – NSC** **FOR POSSIBLE ACTION**

Nevada State College President DeRionne Pollard will request approval of an Access Easement to provide access and egress for residents, employees, and patrons of the Village at Nevada State student housing project.

[\(Ref. BFF-15\)](#)

**FISCAL IMPACT:** None.

**ESTIMATED TIME:** 10 mins.

**16. GROUND LEASE TO NEVADA STATE CAMPUS LANDS CORPORATION – NSC** **FOR POSSIBLE ACTION**

Nevada State College President DeRionne Pollard will request approval of a Ground Lease allocating approximately 228 acres of unimproved campus land, on a ground-lease basis, to the Nevada State Campus Lands Corporation for the purpose of developing and monetizing these real property assets through sublease agreements with third parties. [\(Ref. BFF-16\)](#)

**FISCAL IMPACT:** Nevada State College estimates that the cost of legal and consulting services to Nevada State Campus Lands Corporation when executing sublease agreements will exceed \$25,000. However, Nevada State College anticipates that these costs will be reimbursed by the project developers.

**ESTIMATED TIME:** 10 mins.

**17. IMPLEMENTATION AGREEMENTS FOR A FOR POSSIBLE ACTION  
THIRD-PARTY SPORTS AND EVENT CENTER  
FOR YOUTH DEVELOPMENT ON NEVADA STATE  
COLLEGE CAMPUS – NSC**

Nevada State College President DeRionne Pollard will request approval of the following items related to public-private collaboration which will construct and operate an athletics complex and events center on the Nevada State College campus: ([Ref. BFF-17](#))

1. A Ground Lease Agreement between Nevada State College and First Green Development, LLC.
2. A Project Development Agreement between Nevada State College and First Green Development, LLC.
3. Authorizing the NSC Senior Vice President for Finance and Business Operations to approve items related to performance bond allocations on behalf of Nevada State College.
4. Authorizing the NSC Senior Vice President for Finance and Business Operations to record a Notice of Non-Responsibility.
5. Authorizing the Chancellor to negotiate minor, non-material modifications to the implementing agreements and to submit a Closing Certificate to the underwriter.
6. Authorizing the Chancellor and/or the NSC Senior Vice President for Finance and Business Operations to execute consents and authorizations required for the financing documents related to the subject Project (including, without limitation, a consent and recognition agreement as to the FGD leasehold deed of trust, and certificates of NSHE officer incumbency) after review and approval by NSHE Chief General Counsel (or at the Chief General Counsel's request, NSHE Special Counsel for Real Property).

**FISCAL IMPACT:** *This Project will neither increase costs nor reduce revenue for Nevada State College.*

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

**18. 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 and NRS 241.020(3)(d) *et seq.*).

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

**19. PUBLIC COMMENT**

**INFORMATION ONLY**

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

CSN, Building D, 1<sup>st</sup> 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, 1<sup>st</sup> 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