

**BOARD OF REGENTS\* and its  
BUSINESS, FINANCE AND FACILITIES COMMITTEE**  
University of Nevada, Reno  
Joe Crowley Student Union, Milt Glick Ballrooms B & C  
87 West Stadium Way, Reno

Thursday, June 8, 2023, 11:00 a.m.

Video or Telephone Conference Connection from the Meeting Site to:  
System Administration, Las Vegas  
4300 South Maryland Parkway, Board 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 Las Vegas System Administration Building, Board Room, at 4300 South Maryland Parkway, Las Vegas, 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; Business, Finance and Facilities; Audit, Compliance and Title IX; Health Sciences System; 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 Offices at 2601 Enterprise Road, Reno, Nevada, and 4300 South Maryland Parkway, Las Vegas, Nevada. A copy may be requested by calling Keri Nikolajewski at (702) 889-8426; 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 to participate in the meeting. Please call the Board Office at (775) 784-4958 in advance so that arrangements may be made.

*Land Acknowledgment*

*Before beginning, we take a moment to recognize that here in Nevada we stand on the land of the Wa She Shu – Washoe; Numu – Northern Paiute; Nuwe – Western Shoshone; and Nuwu – Southern Paiute. We take a moment to recognize and honor their stewardship that continues into today. With this recognition, we state an intention to rightfully include their voice and respect them as the 27 sovereign tribal nations of Nevada.*

**CALL TO ORDER – ROLL CALL**

**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. MINUTES FOR POSSIBLE ACTION**

The Committee will consider approval of the March 9, 2023, meeting minutes. ([Ref. BFF-2](#))

*ESTIMATED TIME: 5 mins.*

**3. THIRD QUARTER FISCAL YEAR 2022-2023 INFORMATION ONLY  
FISCAL EXCEPTIONS, SELF-SUPPORTING BUDGETS**

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

*ESTIMATED TIME: 5 mins.*

**4. THIRD QUARTER FISCAL YEAR 2022-2023 INFORMATION ONLY  
BUDGET TRANSFERS, STATE SUPPORTED  
OR SELF-SUPPORTING OPERATING BUDGETS**

The Third Quarter Fiscal Year 2022-2023 Report of Budget Transfers of State Supported or Self-Supporting Operating Budget Funds between Functions will be presented. ([Refs. BFF-4a and BFF-4b](#))

*ESTIMATED TIME: 5 mins.*

**5. NSHE LAS VEGAS SYSTEM ADMINISTRATION INFORMATION ONLY  
OFFICE PARKING LOT IMPROVEMENTS**

Chief Financial Officer Andrew Clinger will present an overview of the upcoming construction of parking lot improvements at the Las Vegas System Administration Office. ([Ref. BFF-5](#))

***FISCAL IMPACT:** NSHE's anticipated reimbursement cost for the improvements is \$350,000.00, which includes design fees, plan check fees, and NSHE's proportional fees for management and inspection.*

*ESTIMATED TIME: 5 mins.*

**6. RE-BUDGET APPROPRIATED FOR POSSIBLE ACTION  
INSTRUCTIONAL FUNDS IN THE  
UNR MED STATE BUDGET – UNR**

University of Nevada, Reno President Brian Sandoval will request approval under *Title 4, Chapter 9, Section 2.6* – Use of Instructional Funds – to re-budget and direct appropriated instructional funds in Budget Account 2982 – UNR School of Medicine – to fund an annual increase in the Interlocal Contract between UNR and the State of Nevada. Approval is also requested to authorize the University to request State of Nevada Board of Examiners and Interim Finance Committee of the Legislature approval, as necessary, to reflect the updated budget allocation. ([Ref. BFF-6](#))

**FISCAL IMPACT:** *UNR Med will receive at a minimum academic support which will allow it to participate in the Uplift program. However, the net effect of the federalized Uplift will be to provide beyond the current level of support received by UNR Med. The increased federal funding will lift the levels of academic support from Renown for numerous activities including, but not limited to, program growth, clinical teaching, clerkships, department chairs, and the needs of the Chief Academic Office.*

**ESTIMATED TIME:** 10 mins.

**7. COLLEGE OF BUSINESS BUILDING FOR POSSIBLE ACTION  
THIRD PARTY DEVELOPMENT PROJECT  
PHASE ONE – DEVELOPMENT AGREEMENT,  
GROUND LEASE, BUILDING SUBLEASE,  
ASSOCIATED DIRECT AGREEMENTS,  
LETTER OF REPRESENTATIONS, AND RELATED  
DISCLOSURES – RESOLUTION – UNR**

University of Nevada, Reno President Brian Sandoval will request approval of a Resolution approving and authorizing the Chancellor to execute the following documents related to this transaction:

1. the Development Agreement;
2. the Ground Lease;
3. the Sublease;
4. the Direct Agreements;
5. the Letter of Representations for Bond Purchase Agreement; and
6. authorizing the Chancellor and University President, or their designees, to execute such certificates of incumbency; factual statements and affirmations, and other ancillary documents required from NSHE in connection with the underlying bond financing.

([Ref. BFF-7](#))

**FISCAL IMPACT:** *The cost of the Sublease presented in this agenda item will not exceed \$10,250,000 annually and will be paid from Capital Improvement Fees, Quasi-Endowment income from the UNR Foundation, and revenues generated from the separate hotel/conference center development. No State funds will be used for the construction or sublease payment.*

**ESTIMATED TIME:** 30 mins.

**8. REQUEST TO SUBMIT VACATION APPLICATION FOR LAND AND IMPROVEMENTS OWNED BY CLARK COUNTY – VACATE EAST HARMON AVENUE AND PUBLIC AND TRAFFIC FACILITY EASEMENTS – UNLV** **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to submit a request to Clark County to vacate ownership of the Vacation Area, bearing Clark County Assessor Parcel Numbers 162-22-299-001 and 162-22-299-016, and portions of Parcels 162-22-203-001, 162-22-601-001 and 162-22-701-003. UNLV President Whitfield further requests the Chancellor be authorized to finalize, approve, and execute a Vacation Application and any other ancillary agreements required to implement the vacation 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 Real Property Counsel) in order to implement the terms and conditions required to finalize vacation of the Property. ([Ref. BFF-8](#))

**FISCAL IMPACT:** *Estimated annual expense to maintain the Vacation Area is \$5,000, and the projected cost for major roadway improvements every two to five years is approximately \$40,000. Other administrative costs to complete the vacation are estimated to be \$6,000, which will be funded by real estate lease revenue reserves.*

**ESTIMATED TIME:** 10 mins.

**9. COMMUNICATIONS LICENSE AGREEMENT WITH NEXSTAR MEDIA INC., FOR USE OF A TELECOMMUNICATIONS FACILITY BY KUNV – UNLV** **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to enter into a ten year Communications License Agreement with Nexstar Media Inc. required to support KUNV broadcasting needs. UNLV President Whitfield further requests that the Chancellor be granted authority to execute the License and any ancillary documents needed to implement the terms of the License. All aforementioned agreements shall be reviewed and approved by NSHE Chief General Counsel (or, at the Chief General Counsel's request, NSHE Special Real Property Counsel) in order to implement the terms and conditions required to finalize the License Agreement. ([Ref. BFF-9](#))

**FISCAL IMPACT:** *The Agreement is for a ten year term at a total cost of \$602,873. License payments will be funded by KUNV.*

**ESTIMATED TIME:** 10 mins.

**10. REQUEST FOR AUTHORIZATION TO SELL REAL PROPERTY LOCATED AT SILVER SPRINGS, LYON COUNTY, NEVADA – UNLV** **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval to sell Parcel 1 and Parcel 2, bearing Lyon County Assessor Parcel Numbers 015-111-05 and 015-111-06. UNLV President Whitfield 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 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 Real Property Counsel) in order to implement the terms and conditions required to finalize sale of the Property. ([Ref. BFF-10](#))

***FISCAL IMPACT:** Proceeds from the sale of the Property could be invested in more strategic real estate opportunities or reallocated for investment in other capital projects in alignment with the campus master plan and Top Tier 2.0 goals.*

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

**11. LONG-TERM LEASE AGREEMENT WITH LEUMI B, LLC. ON BEHALF OF THE KIRK KERKORIAN SCHOOL OF MEDICINE AT UNLV FOR USE OF SPACE AT 2724 N. TENAYA WAY – UNLV** **FOR POSSIBLE ACTION**

University of Nevada, Las Vegas President Keith E. Whitfield will request approval of a long-term Lease Agreement with Leumi B, LLC on behalf of the Kirk Kerkorian School of Medicine at UNLV at 2724 N. Tenaya Way, Las Vegas, Nevada, bearing Clark County Assessor Parcel Number 138-15-710-011. UNLV President Whitfield further requests that the Chancellor be granted authority to execute the Lease Agreement, any amendments, and any other ancillary agreements required to implement the Lease Agreement. All aforementioned agreements shall be reviewed and approved by NSHE Chief General Counsel (or, at the Chief General Counsel’s request, NSHE Special Real Property Counsel) in order to implement the terms and conditions required to finalize the Lease Agreement. ([Ref. BFF-11](#))

***FISCAL IMPACT:** Under the terms of the Agreement, total costs for the 10-year Term equate to approximately \$7,384,762.47. Lease payments for the Premises will be funded by KSOM.*

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

**12. 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.*

**13. 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