

BOARD OF REGENTS

BRIEFING PAPER

1. AGENDA ITEM TITLE: University of Nevada, Reno – Mathewson University Gateway Hotel Conference Center Update

MEETING DATE: March 6-7, 2025

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

In December 2021, the University of Nevada, Reno (hereafter referred to as "the University") presented a development concept for the Mathewson University Gateway District to the Board of Regents. This concept included two key projects: a College of Business Building and a Hotel Conference Center.

In June 2023, the Board of Regents approved the College of Business Building as the first academic structure prioritized for the Gateway District. Construction on this approximately 128,000-square-foot facility is underway and expected to be completed by Summer 2025, in time for the Fall semester. ([June 8, 2023 BFF-7](#))

Current Focus: Gateway Hotel Conference Center

The University has shifted its focus to the next phase of the Mathewson University Gateway development: the Gateway Hotel Conference Center. The University is drafting a proposed ground lease for the Board of Regent's approval while continuing extensive analysis, due diligence, and negotiations.

This project is intended to be developed through a joint partnership between Edgemoor Infrastructure and Real Estate and Tolles Development Company (hereafter referred to as "Edgemoor/TDC").

The proposed hotel will occupy approximately one acre within the Mathewson University Gateway District. (Exhibit 1) Most of the project will be financed through tax-exempt bonds, similar to the College of Business Building. Additionally, a loan through the Nevada Infrastructure Bank will cover a significant portion of the estimated project costs. Except for debt service, operating costs, and hotel management expenses, all other revenues the hotel generates will support the University.

To facilitate the financing, Edgemoor/TDC will arrange for the establishment of a new, dedicated special purpose 501(c)(3) entity (referred to hereafter as the "SPE"). The SPE will:

- Borrow the proceeds from the above sources to finance construction of the hotel;
- Lease the real property from the University upon which the hotel will be constructed;
- Contract with Edgemoor/TDC to develop the hotel;
- Own the hotel during the bond financed period; and
- Contract with a national hotel operator to operate and manage the hotel after construction.

Key Financial Highlights

- Tax-Exempt Bond Financing: Traditional commercial financing is not viable; however, efficient tax-exempt bond financing is available and enhances project feasibility.
- Nevada Infrastructure Bank Loan: Low-cost financing through this loan improves the project's cash flow.

- Revenue Source: Revenue generated by hotel operations will be the sole source for bond/loan repayment and operating costs.
- No Liability to NSHE: The Nevada System of Higher Education (NSHE) bears no liability for repayment of the bonds or loan.

Next Steps

The University anticipates bringing the final financing package to the Board of Regents for information and review at an upcoming meeting. At a future meeting, the University will also seek Board approval for a ground lease agreement and any other necessary contractual arrangements related to this project.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

University of Nevada, Reno President Brian Sandoval is presenting this update on the Mathewson University Gateway Hotel Conference Center as an informational item to familiarize the Board with project details. This item is anticipated to be brought forward as an action item for Board approval at a future meeting.

4. IMPETUS (WHY NOW?):

To familiarize the Board of Regents with the University's upcoming plans for expanding the Mathewson University Gateway District.

5. CHECK THE NSHE STRATEGIC PLAN GOAL THAT IS SUPPORTED BY THIS REQUEST:

- ☒ Access (Increase access to higher education)
- ☒ Success (Improve student success)
- ☐ Close Institutional Performance Gaps
- ☐ Workforce (Meet workforce needs in Nevada)
- ☐ Research (Increase solutions-focused research)
- ☐ Coordination, Accountability, and Transparency (Ensure system coordination, accountability, and transparency)
- ☐ Not Applicable to NSHE Strategic Plan Goals

6. INDICATE HOW THE PROPOSAL SUPPORTS THE SPECIFIC STRATEGIC PLAN GOAL

The proposed Hotel Conference Center will offer on-campus accommodations for sporting events, recruitment activities, Wolf Pack families, and other visitors. The facility will include a full-service restaurant and meeting rooms designed to support University programming and fundraising efforts. Proceeds generated by the hotel will directly benefit the University.

7. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

Information Only

8. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

Information Only

9. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:

Information Only

10. RECOMMENDATION FROM THE CHANCELLOR’S OFFICE:

11. COMPLIANCE WITH BOARD POLICY:

☐ Consistent With Current Board Policy: Title #_____ Chapter #_____ Section #_____

☐ Amends Current Board Policy: Title #_____ Chapter #_____ Section #_____

☐ Amends Current Procedures & Guidelines Manual: Chapter #_____ Section #_____

☐ Other:_____

☐ Fiscal Impact: Yes _____ No _____

Explain: _____

Exhibit 1



Consolidated Concept Design
Gateway Hotel
Reno, NV

Date:
08.09.2024

Prepared For:
Edgemoor-Tolles

AXIS Contact:
Cory Creath, Founding Principal
ccreath@axisarchitecture.com

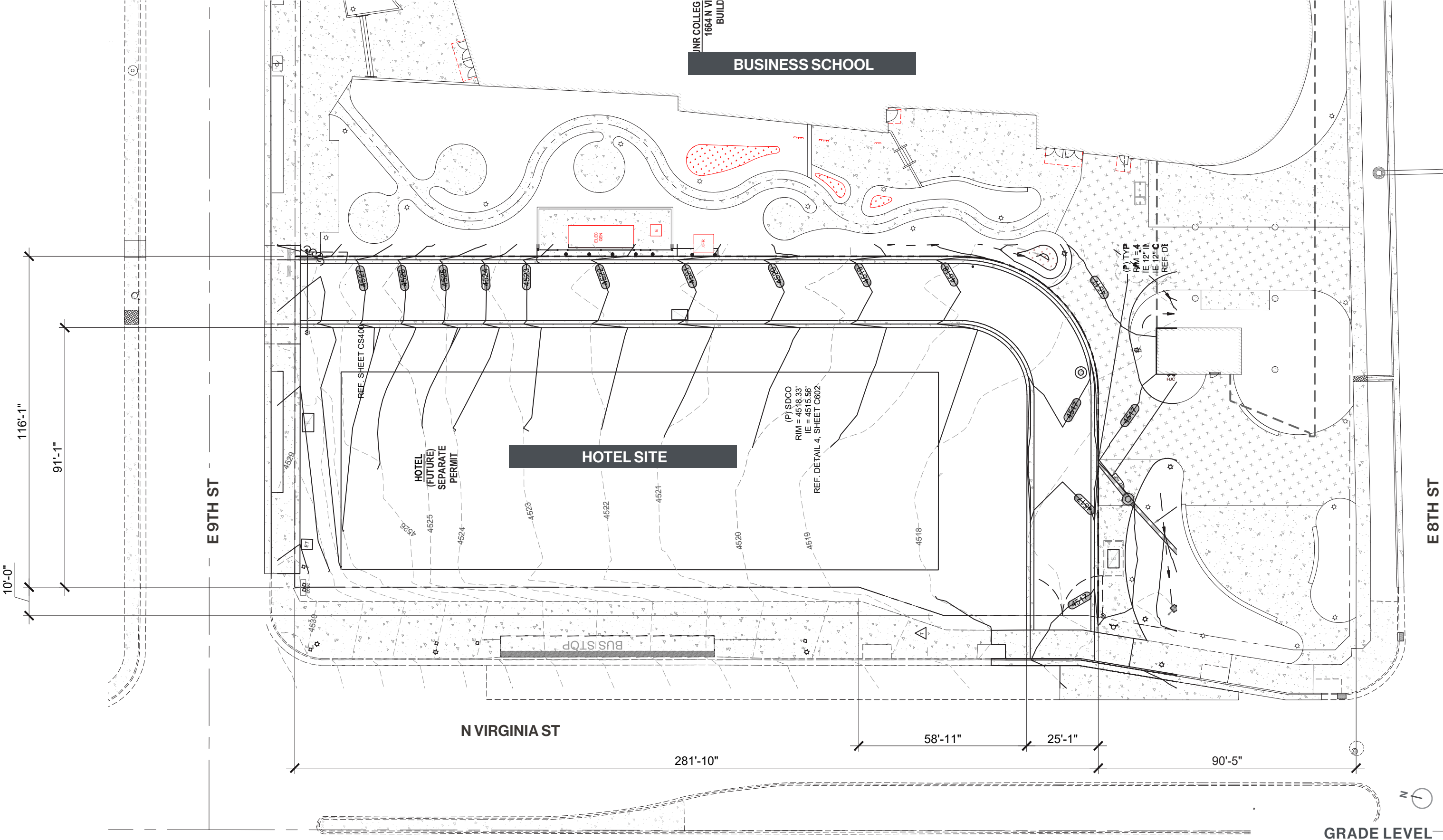








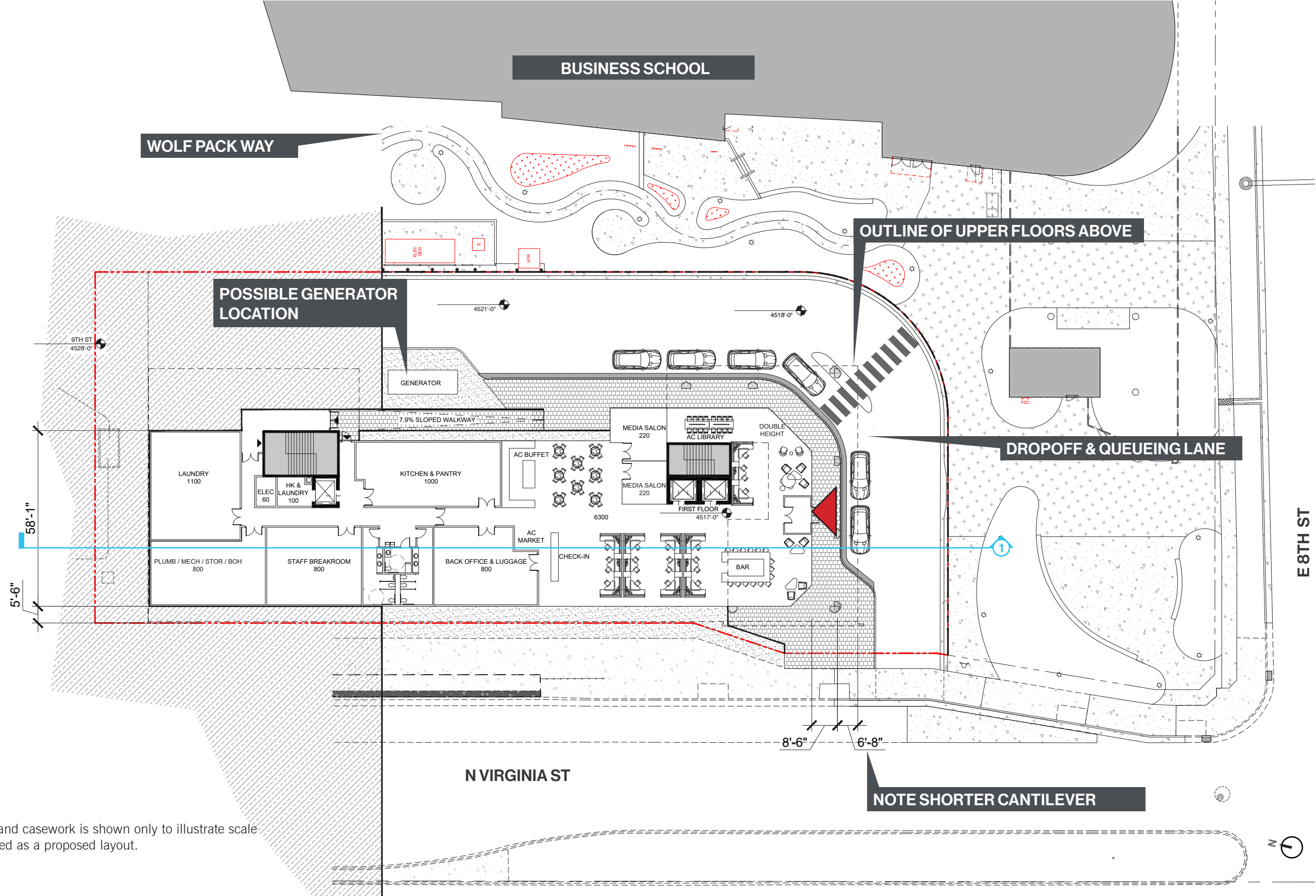
Site Plan - Existing / In Progress



Study L

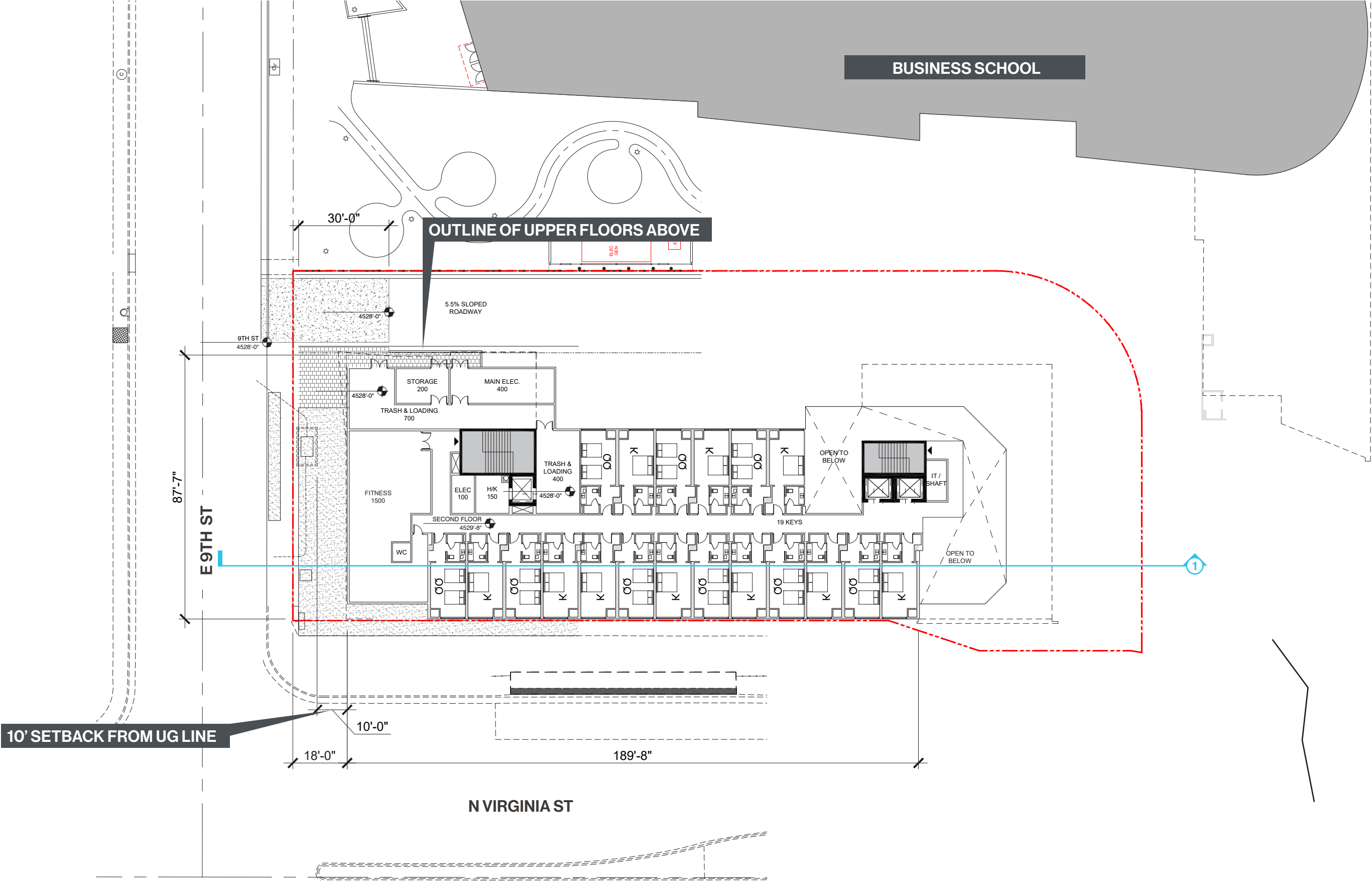
Developed following comments received July 31st.

First Floor Plan

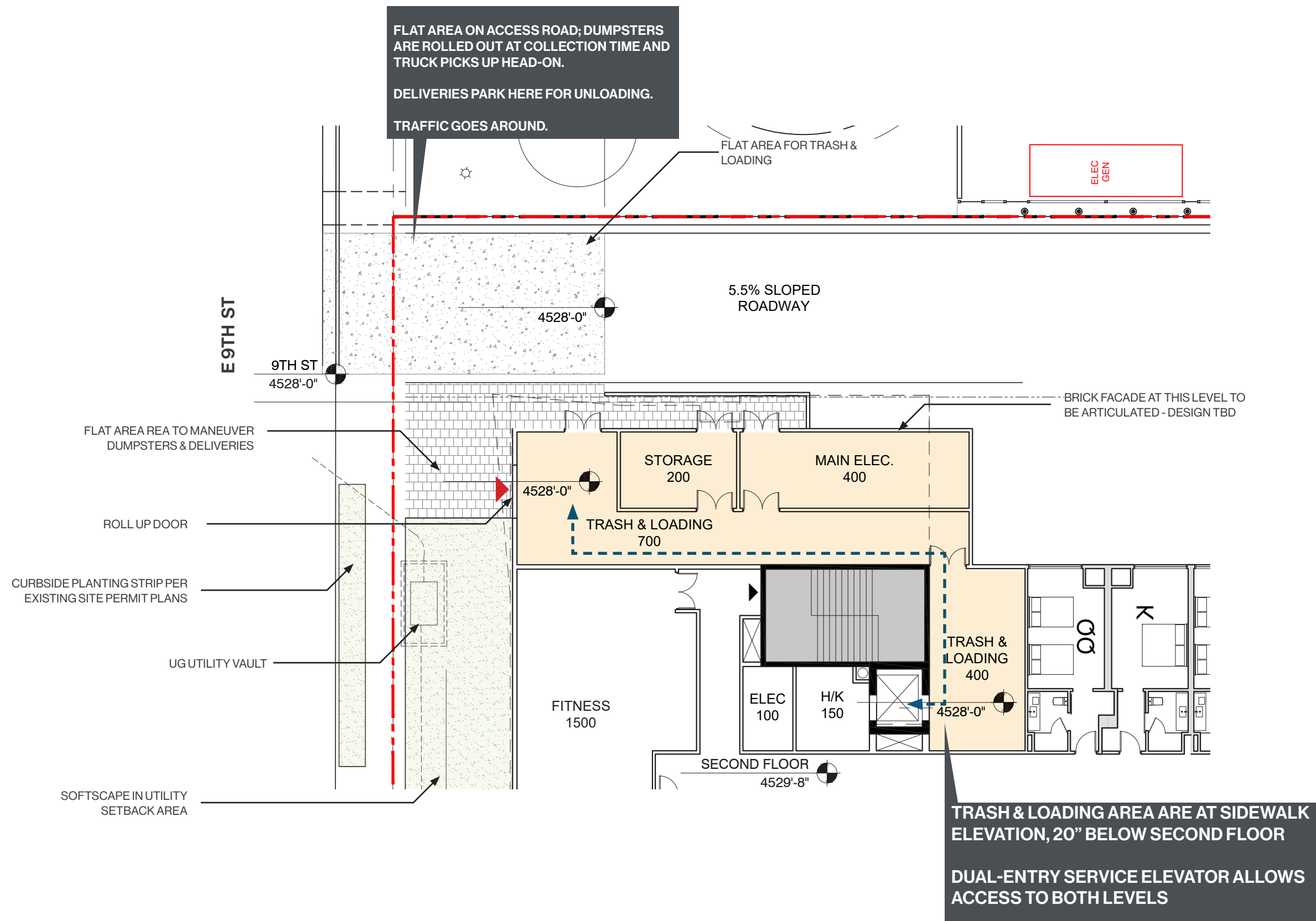


Please note that furniture and casework is shown only to illustrate scale and should not be construed as a proposed layout.

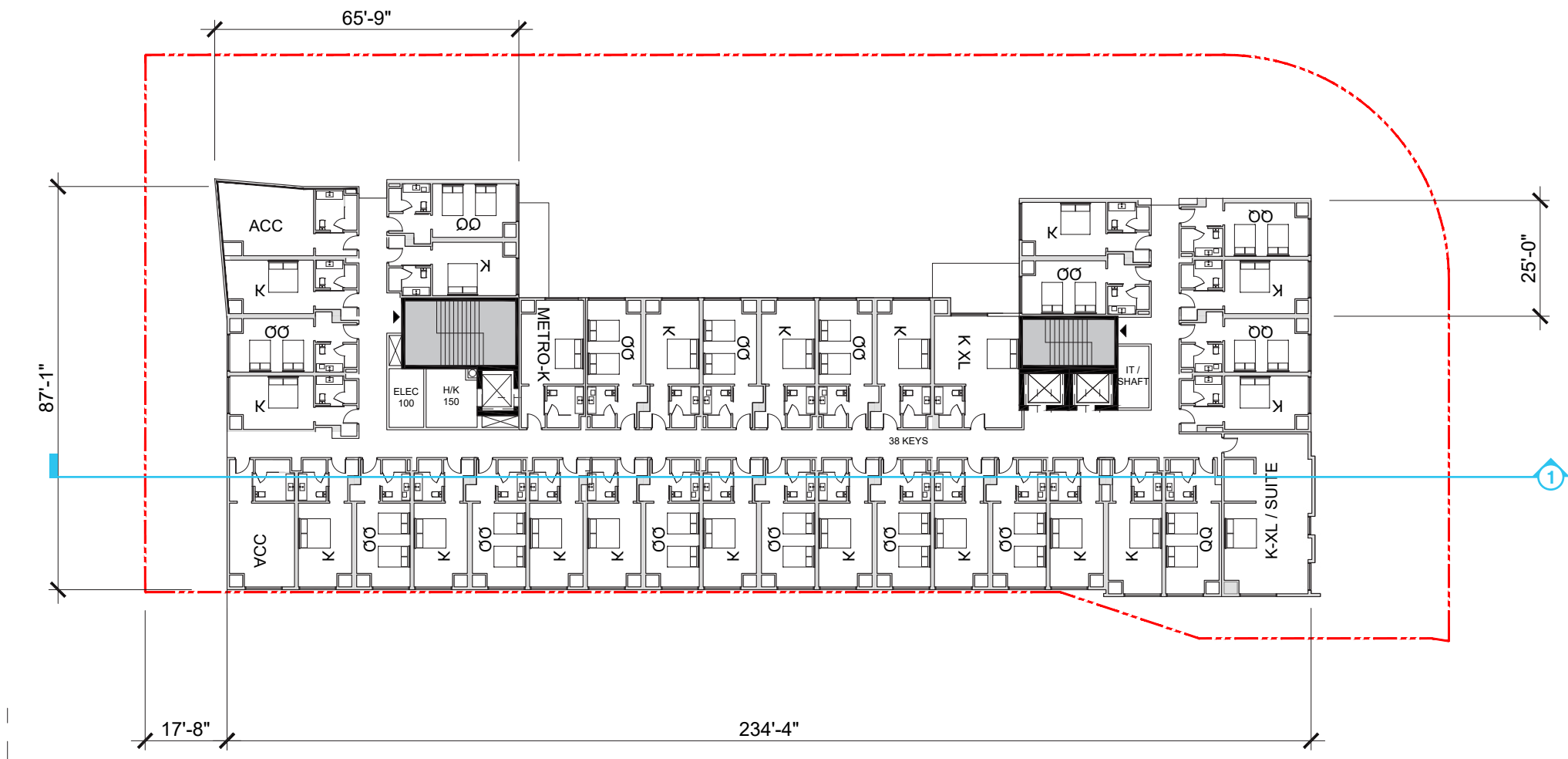
Second Floor Plan



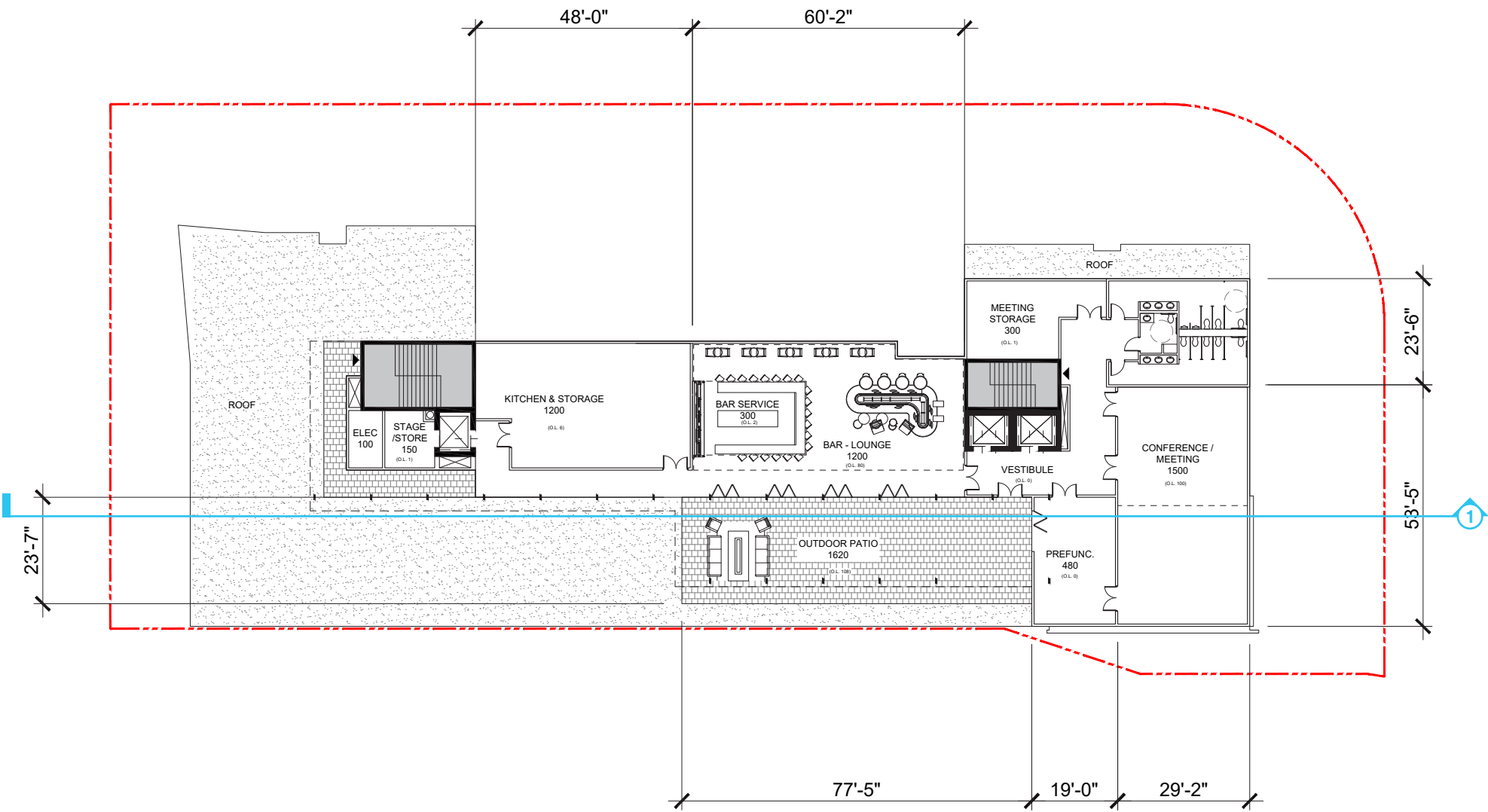
Second Floor Plan Detail



Typical Level Plan



Roof Level Plan

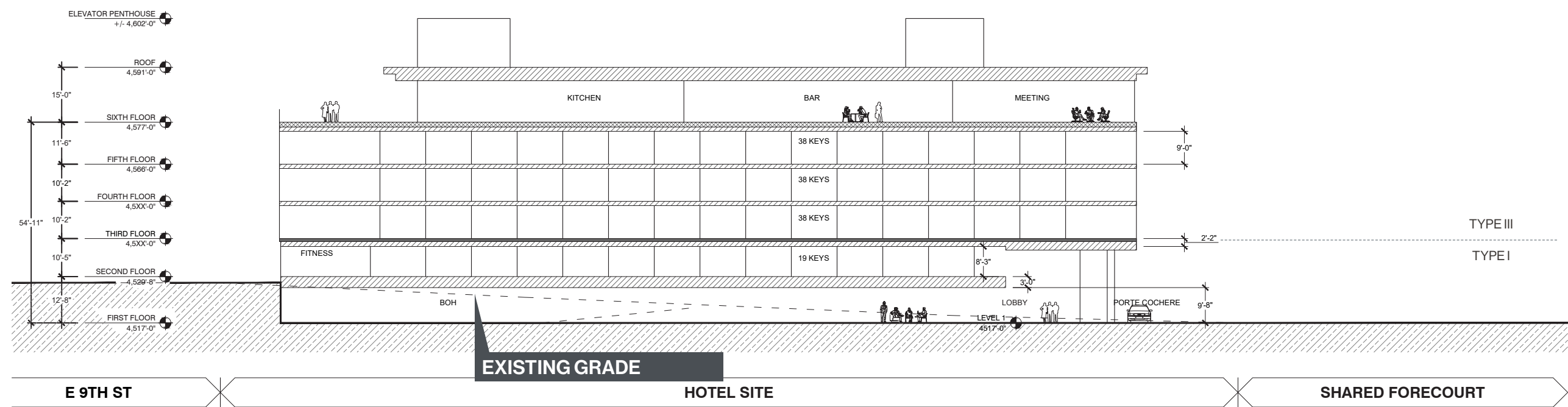


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Project Overview

CONCEPTUAL SECTION 1



PROJECT DATA SUMMARY

Study L

Floor	Guestrooms	Gross Square Footage	Key Space	Proposed	Prototype	Delta
6	0	9,000				
5	38	17,800				
4	38	17,800	Lobby + F&B	6300	7000	-700
3	38	17,800	Meeting Spaces	1900	1000	900
2	19	13,400	Fitness	1400	1000	400
1	0	13,000	Back of House	8400	6200	2200
	0	-	Rooftop Program (Exc Mtg)	2820	0	2820
Totals	133	88,800	GSF Per Key	668	506	162
			GSF Per Key (Exc. Roof)	600	506	94

Please note that all figures include covered, conditioned, indoor space.
Exterior unconditioned spaces, covered or uncovered, are excluded in the above tables.



Guestroom Matrix	Size		Count					Mix	
	Gross	Net	Floor					Subtotals	
			2	3	4	5	6		
Standard King / QQ	355	295	19	33	33	33	0	118	89%
Large / ACC King/QQ	399	330	0	2	2	2	0	6	5%
Metro King	434	372	0	1	1	1	0	3	2%
XL King / Suite	573	501	0	2	2	2	0	6	5%
Subtotals			19	38	38	38	0	133	100%

Concept Design

Developed following comments received July 31st.

View 1 - Southwest Corner



West Elevation



View 2A - 'Over the Shoulder' Northwest Corner



View 2B - 'Over the Shoulder' Northwest Corner



STUCCO (TYP.)

STUCCO (TYP.)

ADDITIONAL ARTICULATION TBD.

View 5 - From Business School



View 6 - Crosswalk



Thank You



SAN FRANCISCO
1000 Brannan St, Suite 404
San Francisco, CA 94103

LOS ANGELES
700 S Flower St, Suite 520
Los Angeles, CA 90017

SEATTLE
500 Union St Suite 500
Seattle, WA 98101