University of Nevada, Las Vegas
Campus Improvement Authority

Monday, October 7, 2013
12:00 p.m.

The meeting of the board members of the University of Nevada, Las Vegas (UNLV), Campus Improvement Authority was held on October 7, 2013, at the Thomas & Mack Center, 4505 Maryland Parkway, Las Vegas, Nevada 89154. This meeting had been properly noticed and posted in compliance with the Nevada Open Meeting Law.

Board Members

Mr. Paul Chakmak
Regent Cedric Crear
Commissioner Chris Giunchigliani
Mr. Dallas Haun
Mr. Kirk Hendrick
Regent James Dean Leavitt
Ms. Kim Sinatra
Mr. Donald Snyder
Regent Michael Wixom
Nominees:
Mr. Rick Arpin
Mr. Sean McBurney

CALL TO ORDER

Don Snyder called the meeting to order at 12:02 p.m. He introduced Rose Marie Reynolds, Deputy Attorney General. Mr. Snyder stated that the Attorney General's (AG)'s Office had agreed to represent the Authority.

ROLL CALL OF BOARD MEMBERS

All members were present at roll call, constituting a quorum.

ITEM 1. PUBLIC COMMENT

There were no comments from the floor by the public.

ITEM 2. APPOINTMENT OF ACTING CHAIR

For purposes of the initial meeting.

Member Dallas Haun motioned, seconded by Member Chris Giunchigliani, and it was carried by unanimous vote of the voting members present, to appoint Member Don Snyder as Acting Chair of the UNLV Campus Improvement Authority.

ITEM 3. AB 335 AND THE LEGISLATIVE MANDATE

Assembly Bill No. 335 (AB 335) created the University of Nevada, Las Vegas, Campus Improvement Authority.

The Board was informed that Speaker Kirkpatrick had been delayed and would join the meeting shortly. Acting Chair Don Snyder introduced John Swendseid, Member Sherman & Howard LLC, Bond Counsel, who joined the meeting via telephone. Mr. Swendseid summarized the legislative mandate as follows: to study the need for, feasibility of, and financing options of a mega event center, and other necessary infrastructure and supporting improvements in the Authority area. He further stated the Board is to submit a report of recommendation to the legislature for consideration on or before September 30, 2014.
Member Chris Giunchigliani asked if the board members, as public officers, would be required to submit a financial disclosure pursuant to NRS 281A. Acting Chair Snyder commented that the Nevada Open Meeting Law was the topic of agenda item number four, and that pertaining questions and follow-up would be appropriate at that time.

Member Giunchigliani inquired of the possibility that the Board would be charged with planning or designing improvements to the Thomas & Mack Center, according to AB 335. Mr. Swendseid replied that any improvements to the Thomas & Mack Center and the planning for a mega events center must be coordinated to complement, not duplicate or compete with each other.

ITEM 4. **PUBLIC BODY AND OPEN MEETING LAW**

Review of the Nevada State Open Meeting Law (NRS 241).

Acting Chair Snyder introduced Rose Marie Reynolds, Deputy Attorney General, who advised the Board on the following open meeting law points: constitution of a quorum, serial communication, agenda formation, public comment, and written notice requirements.

Ms. Reynolds confirmed that the quorum established for the Board is 8 members.

Member Kirk Hendrick posed a scenario of an open meeting starting with a quorum and members leaving the meeting, resulting in less than the legal minimum. Ms. Reynolds replied that in that scenario, the meeting must be adjourned for lack of a quorum, but must include the last portion of public comment before the quorum dissolves.

Acting Chair Snyder asked if Ms. Reynolds would address attendance at an open meeting by telephone. Ms. Reynolds replied that members could participate in telephonic meetings to obtain a quorum; sending a proxy would not be allowed.

Member Cedric Crear commented that e-mail correspondence constitutes public documentation which can be requested by the public. He suggested e-mail communication be sent to the Authority's Administrative Director, Laurel Knox, to distribute to the board members. Acting Chair Snyder introduced Laurel Knox and stated that clarification on distribution of e-mails and record keeping would be made after the meeting.

Acting Chair Snyder thanked the AG's Office and the Las Vegas Convention and Visitors Authority (LVCVA) staff for offering support and assistance to the UNLV Campus Improvement Authority.

ITEM 5. **APPOINTMENTS OF BOARD MEMBERS**

Two members must be appointed by the previously appointed nine members from nominations provided by the LVCVA. Each of these members must be employed in an executive position in the LVCVA by a business in the tourism, hotel and gaming industry. The nominees were:

Mr. Rick Arpin – Senior Vice President and Corporate Controller, MGM Resorts International
Mr. Sean McBurney – Vice President of Casino Marketing, Caesars Entertainment

Bios were provided.
Acting Chair Snyder corrected Mr. McBurney’s title to Vice President and Assistant General Manager of Bally’s, Paris, and Planet Hollywood.

**Member Paul Chakmak motioned, seconded by Member Michael Wixom, and it was carried by unanimous vote of the voting members present, to appoint Mr. Rick Arpin and Mr. Sean McBurney as members of the UNLV Campus Improvement Authority.**

**ITEM 6. APPOINTMENT OF OFFICERS FOR POSSIBLE ACTION**

AB 335 required the Board to appoint:
- One of its members as Chair;
- One of its members as Vice Chair;
- A Secretary and a Treasurer, who may be members of the Board and may be one person.

The Board appointments began immediately and end on 9/30/15.

Acting Chair Snyder stated that the positions of Secretary and Treasurer would be combined into one, due to the lack of treasury function of the Authority, pursuant to the legislation.

**Member Kim Sinatra moved, seconded by Member Cedric Crear, and it was carried by unanimous vote of the voting members present, to appoint Member Don Snyder as Chairman of the UNLV Campus Improvement Authority.**

Chair Snyder thanked the board members for their vote of confidence. He also thanked UNLV President, Neal Smastresk, for the time needed to devote to the Authority.

**Member Michael Wixom motioned, seconded by Member Leavitt, and it was carried by unanimous vote of the voting members present, to appoint Member Paul Chakmak as Vice Chair of the UNLV Campus Improvement Authority.**

Chair Snyder stated that the election of Vice Chair Chakmak sends a strong message of the partnership between the University and the resort industry. Vice Chair Chakmak thanked the members for their support.

**Chair Snyder moved, seconded by Member Chris Giunchigliani, and it was carried by unanimous vote of the voting members present, to appoint Member Michael Wixom as Secretary/Treasurer of the UNLV Campus Improvement Authority.**

**ITEM 7. PROPOSED WORK PLAN FOR AUTHORITY’S BOARD FOR POSSIBLE ACTION**

AB 335, Section 24.5, specified the duties of the Board. There was a presentation of the proposed work plan to guide the Board in its efforts, in planning its meeting schedule, and in approving actions relating to the work plan.

Chair Snyder discussed the work plan in detail.

Member James Dean Leavitt suggested that the members discuss the reliability of the Hobbs and Rosentraub reports, submitted previously by the Development Advisory Board (DAB). He also suggested that future board meetings be setup in a round table format and that the frequency of meetings be based on need.

**Member Chris Giunchigliani inquired about the appropriate time to discuss UNLV Now backup**
documentation distributed to the Board. Chair Snyder responded at agenda item number ten.

Member Rick Arpin commented that he felt the work plan was the correct approach to take with the inclusion of time lines and certain activities occurring in parallel. He stated that in regards to project management, determining which step is dependent on the others, what external resources are needed, and establishing a reasonable amount of time to write the final report, is critical.

Chair Snyder suggested forming a working group to develop: the detailed timeline, necessity of external resources, economic impact projection, funding modeling, procurement processes, contractually obligated income, naming rights, overall feasibility and the final report.

Member Giunchigliani referred to a study from 2006 about building an arena in Southern Nevada and that it may be helpful to the Board.

**Member James Dean Leavitt moved, seconded by Member Dallas Haun, and it was carried by unanimous vote of the voting members present, to appoint and assign Member Rick Arpin, Vice Chair Paul Chakmak, Secretary/Treasurer Michael Wixom, and Chair Don Snyder to serve as the working group and provide recommendations for a detailed plan schedule, including budget and procurement elements.**

**ITEM 8. PROPOSED BOARD MEETING SCHEDULE FOR POSSIBLE ACTION**

In order to prepare and submit a final report to the Legislative Counsel Bureau by September 30, 2014, as required by AB 335, a rigorous meeting schedule is required. The Board discussed meeting frequency.

Chair Don Snyder announced the date of the next board meeting as October 31, 2013, and asked Ms. Laurel Knox to confirm board member attendance. He stated that Ms. Knox would request dates for future meetings, obtain a consensus of which day of the week works best, and inquire if two meetings a month was reasonable. Chair Snyder stated a proposed calendar would be discussed at the next board meeting.

**ITEM 9. ADMINISTRATIVE AND BUDGETARY SUPPORT INFORMATION ONLY**

Gerry Bomotti, UNLV Senior Vice President of Finance and Business, made a presentation on this subject which included the introduction of Ms. Laurel Knox as Administrative Director.

Mr. Bomotti commented that there was no appropriation associated with AB 335, but that the legislature allowed for up to $950,000 from slot tax revenue bonds to support the Authority Board and its operations. He stated that UNLV would expense and account for any expenses and seek reimbursement from the State in April or May of 2014. Mr. Bomotti explained that his role would be to assist the Authority with public procurements by preparing materials and working with the Authority’s attorney regarding contracts.

Member Hendrick asked Mr. Bomotti how long the University procurement process takes. Mr. Bomotti replied that templates were drafted for the Authority to assist in the various types of document preparation to expedite the procurement process. He stated the process would generally take thirty days, be submitted for evaluation, and then be brought to the Board for approval.
ITEM 10.  BACKGROUND INFORMATION AND HISTORICAL PERSPECTIVE   INFORMATION ONLY
University officials, community members and advisors were available for comments and questions related to the UNLV Now Project as it was progressing prior to the passing of AB 335.

Chair Snyder introduced the background information provided by the former Development Advisory Board (DAB) and several of its members- Mark Fine, John Midby, and Ted Quirk. He then acknowledged Richard Browne and Michael Cantor who composed the final due diligence report; Pat Christenson, President of Las Vegas Events; and Kevin Page, Chairman, of the Board of Regents for the Nevada System of Higher Education.

Mr. Neal Smastresk, President of UNLV, addressed the Board, commenting that the University was committed to a full partnership with the community. He mentioned the opening of the Thomas & Mack Center thirty years ago, and compared its transformational impact on the region with the possibility of a new stadium on campus. President Smastresk stated that a new facility would enhance campus life, help elevate UNLV to a top-tier institution and support the region's economy. He then acknowledged Assemblywoman Marilyn Kirkpatrick and her leadership in the creation of AB 335.

Assemblywoman Marilyn Kirkpatrick stated the importance of community representation on the Board, noting the board composition of resort industry executives, the LVCVA, public officials, and the University. She advised the Board to take into consideration what would be best for current students at UNLV, and what would draw international students to Southern Nevada. Assemblywoman Kirkpatrick stated that she ensured one Bill Draft Request (BDR) for potential legislation and requested updates on the Board's progress.

John Swendseid ended his telephone call with the Board at 1:25 p.m. Assemblywoman Marilyn Kirkpatrick left the meeting at 1:28 p.m.

Member Giunchigliani commented on several subjects: the terminology of “mega event center,” the future of Sam Boyd Stadium, potential events at a new facility, the role of the State Public Works Board in this project, what year the Rosentraub study began (2011), transportation discussion with the Regional Transportation Commission of Southern Nevada (RTC), and upgrades to the Thomas & Mack Center. President Smastresk stated that the improvements to be done at the Thomas & Mack Center were ADA primarily upgrades and mechanical improvements.

Gerry Bomotti replied that Sam Boyd Stadium was gifted to the University from Clark County, the land originating from the Bureau of Land Management (BLM) with restrictions on use for recreation for public purpose. Chair Snyder commented that discussion had taken place with the Boyd Family and if a new stadium were to be built on the UNLV Campus, the Boyd namesake would be memorialized at the new facility.

Vice Chair Chakmak commented that midweek occupancy in the destination should be the focus of a new venue. He inquired about UNLV's agreement with IMG College (IMG), a collegiate sports marketing company, who manages the contractually obligated income for the Thomas & Mack Center. Mr. Bomotti responded that IMG had a ten-year contract with UNLV, with four years remaining.

Member James Dean Leavitt commented on the location of the proposed site for the new facility and suggested the Board discuss Majestic Realty and their role in the Exclusive Negotiations Agreement (ENA) with the University.
Member Arpin inquired if the proposed facility site required re-evaluation, to which President Smastresk stated the University wanted the stadium on the campus and there were relevant boundary conditions that needed to be considered. Mr. Mark Fine, Chairman of the DAB, offered that he felt the proposed location was the most ideal, but other options could be considered. He commented that the DAB volunteers to continue to be a part of the discussion and has extensive experience in this process. Member Arpin suggested that an expert address the Board as to where the new facility location constraints may be.

Secretary/Treasurer Wixom stated that the University was rich in real property. He commented that he felt if properly financed and structured, the project could leverage the University to become a Tier One Research Institution as well as an economic driver for students.

Member Crear stated that he felt a facility would revolutionize the UNLV Football Program.

ITEM 11. FUTURE AGENDA ITEMS FOR POSSIBLE ACTION
Chair Snyder listed the possible topics of discussion for the next UNLV Campus Improvement Authority meeting as follows: gathering a panel of experts to expand on the discussion; formalize the one-year meeting schedule; hear the recommendation from the working group including the work plan, timeline, possible resources needed, procurement process, and budget implications; conversation regarding the ENA and Majestic Reality; and the master plan.

ITEM 12. PUBLIC COMMENT
Ted Quirk, member of the DAB, commented on the tremendous body of work that the DAB submitted to the Campus Improvement Authority. He stated the design was meant to be iconic for the region and cost-cutting measures of the “bells and whistles” would lead to mediocrity, which he felt was unacceptable for Las Vegas. Mr. Quirk encouraged the Board to take the baton and run with it, not heading back to the starting blocks.

John O’Reilly, member of the DAB, thanked the Board for taking the charge set before them seriously. He commented that it was time to accommodate events that cannot be accommodated at the present time. He stated he was there at the beginning of the project and offered his assistance until the end.

John Midby, member of the DAB, commented that a lot of time had been spent analyzing the income of this project and that cash flow numbers in the backup materials were very conservative. He further stated that there was no professional sports team to take cash flow away from the government agencies that financed the project. The cost differences between a facility with the “bells and whistles” and without, was a small percentage of the overall project.

ITEM 13. ADJOURNMENT FOR POSSIBLE ACTION
Chair Snyder adjourned the meeting at 2:14 p.m.
Chair
UNLV Campus Improvement Authority