University of Nevada, Las Vegas
Campus Improvement Authority

University of Nevada, Las Vegas
4505 Maryland Parkway
Blasco Event Wing, UNLV Foundation Building
Las Vegas, NV 89154

Thursday, January 9, 2014
12:00 p.m.

The meeting of the Board members of the University of Nevada, Las Vegas (UNLV), Campus Improvement Authority was held on January 9, 2014, at the Blasco Event Wing, UNLV Foundation Building, 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
Chair Don Snyder
Vice Chair Paul Chakmak..............absent
Secretary/Treasurer Michael Wixom
Mr. Rick Arpin
Regent Cedric Crear
Commissioner Chris Giunchigliani

Mr. Dallas Haun
Mr. Kirk Hendrick
Regent James Dean Leavitt
Mr. Sean McBurney
Ms. Kim Sinatra..........via telephone

CALL TO ORDER
Chair Snyder called the meeting to order at 12:03 p.m.

ROLL CALL OF BOARD MEMBERS
Laurel Knox, Administrative Director for the UNLV Campus Improvement Authority Board (CIAB) called roll. Members acknowledged their presence, including Member Kim Sinatra via telephone. A quorum of the members was present at roll call.

ITEM 1. PUBLIC COMMENT
Leonard Hamilton, Project Director, Minority Business Development Agency asked the Board to consider implementing Assembly Bill 294 when constructing the proposed stadium to ensure local businesses' participation. Chair Snyder thanked Mr. Hamilton for his comments and stated that a summary of the legislation would be presented as item number seven of the agenda.

Gerry Bomotti, Sr. VP of Finance and Business, provided Mr. Hamilton with a document regarding AB 294 that was created by the Director of the Nevada Procurement Technical Assistance Program. Mr. Hamilton exited the meeting after he received the document.

ITEM 2. MINUTES
Request was made for approval of the December 12 and December 20, 2013, UNLV Campus Improvement Authority Board Meetings.

Member Rick Arpin motioned, seconded by Member Cedric Crear, and it was carried by unanimous vote of the voting members present, including Member Kim Sinatra via telephone to approve the December 12 and December 20, 2013, UNLV Campus Improvement Authority Meeting minutes.

FOR POSSIBLE ACTION
ITEM 3.  **STATUS UPDATE ON CONTRACT WITH CSL, INT’L**  INFORMATION ONLY
An update on the status of the contract between the Campus Improvement Authority Board and CSL, International was provided.

Chair Snyder reminded the Board of the Evaluation Committee’s approved recommendation to engage Convention Sports & Leisure International (CSL). He stated that he finalized the contract on behalf of the Authority and that both parties signed the contract by December 26, 2013. The contract would be submitted for approval to the Board of Examiners on January 14, 2014. Chair Snyder said he was pleased with the results and expressed appreciation for the effective role of state purchasing.

ITEM 4.  **MEMORANDUM OF UNDERSTANDING**  FOR POSSIBLE ACTION
The Memorandum of Understanding (MOU) between the CIAB and the Board of Regents of the Nevada System of Higher Education (NSHE), on behalf of the University of Nevada, Las Vegas, was reviewed. The letter to Chairman Snyder regarding University funding for CIAB expenses was reviewed. The letter was signed by President Neal Smatresk, Exec. VP and Provost, John White and Sr. VP of Finance and Business, Gerry Bomotti.

Member Giunchigliani entered the room at 12:12 p.m.

Chair Snyder introduced Jeff Menicucci, Deputy Attorney General for Purchasing who joined the meeting via telephone. Chair Snyder stated that Mr. Menicucci served as the CIAB’s representative to assist with the MOU approved by UNLV.

Secretary/Treasurer Wixom inquired about the timing of reimbursements of the CIAB expenses to UNLV from the slot tax funding. Gerry Bomotti, UNLV Senior Vice President for Finance and Business replied that the State Treasurer’s Office informed him that the expected date for the slot tax financing was September 2014. He then stated that UNLV understood the timeline and would use non-State funds to advance the costs of the CIAB. Secretary/Treasurer Wixom asked if it were possible to include the anticipated reimbursement date in the recital to memorialize the intent without binding the Treasurer’s Office. Elda Sidhu, General Counsel for UNLV, Mr. Bomotti, and Mr. Menicucci agreed that adding the language would be feasible.

Secretary/Treasurer Michael Wixom motioned, seconded by Member James Dean Leavitt, and it was carried by unanimous vote of the voting members present, including Member Kim Sinatra via telephone to approve the Memorandum of Understanding (MOU) between the Campus Improvement Authority and the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas, with the addition of the anticipated reimbursement date within calendar year 2014 added to the recitals.

ITEM 5.  **CONVENTION SPORTS & LEISURE INTERNATIONAL REPORT**  FOR POSSIBLE ACTION
William Rhoda, President of Convention Sports & Leisure International (CSL) provided a brief presentation about his company and their experience and provided a sense of the work plan and timeline.

Mr. Rhoda listed the National Football League, Major League Baseball, and collegiate stadiums in which CSL provided an advisory or consultant role. He stated that when approaching a feasibility study, the most important thing for his project team was to spend a considerable amount of time in the local market to understand what was unique, what types of events would like to be held there, and what competition existed in the marketplace. Mr. Rhoda discussed critical project issues to address and CSL’s scope of services. Chair Don Snyder commented
that the timeline presented by Mr. Rhoda was built into the agreement in terms of the deliverables.

Member Haun left the room at 12:53 p.m. and returned at 12:55 p.m.

Chair Snyder asked what CSL would do regarding media analysis, to which Mr. Rhoda responded that CSL would take a look at media market attributes such as population, area income, and size of the corporate market to compare with other markets.

Member Giunchigliani asked Mr. Rhoda what he meant when he said that Las Vegas was unique. Mr. Rhoda stated that Las Vegas had 40 million visitors that come for entertainment in addition to the unique composition of workforce and corporate base. He said CSL would come to the CIAB with a recommendation of what made the most sense for the community and if it were viable from a funding perspective. Member Giunchigliani mentioned several other entities proposing arenas and asked Mr. Rhoda to take that into consideration. She inquired if CSL would consider the revenue generated from Sam Boyd Stadium and asked for clarification on the “community facilities district” referred to in his presentation. Mr. Rhoda replied that it was an assessment in Arizona and that CSL would show how facilities around the country were financed. Member Giunchigliani commented that she would like to connect a School of Medicine, focused on sports medicine, into the scheme of how to generate revenue in the financial structure.

Member Haun left the room at 1:05 p.m. and returned at 1:07 p.m.

Several Board members inquired about the following: The crowding-out effect, a “Plan B,” what the final report would consist of, the future of Sam Boyd Stadium, if Mr. Rhoda was aware of the stadium project’s history, how the community would be surveyed, and project issues to be addressed. Mr. Rhoda assured the Board that CSL would address the crowding-out effect in its analysis and that multiple scenarios would be brought to the CIAB in April for discussion. He stated that the final report due in September would contain one final selection and one financing strategy based on market and financial due diligence. Mr. Bomotti replied that he would expect the University to engage in dialogue with the County and other community partners to determine the best future use for Sam Boyd Stadium, if a new stadium was built. Mr. Rhoda informed the Board that he had discussed the history of the stadium project with Chair Snyder and that future meetings were scheduled. He said that potential stakeholders for the venue, the corporate base, and past ticket buyers would be surveyed. Chair Snyder stated that the University, not CSL, would address the site feasibility issues in relation to the Federal Aviation Administration and airport regulations.

**ITEM 8. FUTURE MEETINGS**

**FOR POSSIBLE ACTION**

Reminder of upcoming meetings and request for content input from Authority Board.

Item number eight was moved to follow item number five. Chair Snyder stated that due to the hiring of a project manager, the CIAB meeting schedule should be reconsidered. He suggested keeping the following meeting dates on the calendar: February 13, February 27, March 27, April 24, May 22, June 26, July 24, and August 28. He suggested removing the following meeting dates from the calendar: January 23, March 13, April 10, May 8, June 12, July 10, August 14, and September 11. He also suggested that we leave the February 13 meeting on the schedule for now but that we may not need that meeting if things go as planned. A decision will be made as far in advance of the February 13 meeting as possible. Chair Snyder said the calendar would be formalized after the meeting. Member Arpin suggested that a small ad hoc working group be formed to work with CSL to ensure the final report met the form and substance that the legislature required.
Member Chris Giunchiqlani motioned, seconded by Secretary/Treasurer Michael Wixom, to accept the recommendation by Chair Don Snyder to revise the CIAB meeting schedule as detailed with the flexibility to modify as needed.

ITEM 6. CURRENT EVENTS AT SAM BOYD STADIUM
A list of events that have been held at Sam Boyd Stadium since 2010 was provided.

Michael Newcomb, Executive Director of Thomas & Mack Center, Sam Boyd Stadium, and Cox Pavilion addressed the Board regarding past and future events including rugby, football, monster truck, motocross, concerts, and soccer. Mr. Newcomb discussed the benefits and disadvantages of hosting events at Sam Boyd Stadium. He stated that an on-campus stadium to market would be “unbelievable for everyone.”

ITEM 7. AB 294 PROVISIONS RELATING TO ECONOMIC DEVELOPMENT
Information regarding the purchasing requirements of the State for local emerging small businesses and its impact on the stadium project was presented.

Chair Snyder presented and discussed the back-up documentation entitled “Local Emerging Small Business Program” authored by Lyndee Cichon, Director of the Nevada Procurement Technical Assistance Center/Procurement Outreach Program (PTAC/POP).

ITEM 9. PUBLIC COMMENT
Ed Uehling commented that he felt the CIAB was composed of representation from the four economic engines of Southern Nevada - the Strip, McCarran International Airport, UNLV, and the Las Vegas Convention and Visitors Authority (LVCVA). He suggested the Board consider constructing a stadium on LVCVA property. He inquired about the student housing and university village components of the stadium project.

Jack Schofield, NSHE Regent thanked the Board members for being a part of the CIAB. He encouraged the Board in its efforts and said that he felt Las Vegas was lacking due to the absence of a stadium on campus near the Strip. He offered his assistance to the CIAB and commended Chair Snyder on his leadership.

ITEM 10. ADJOURNMENT
Chair Snyder adjourned the meeting at 1:39 p.m.

Respectfully submitted,

Laurel Knox
Administrative Director
UNLV Campus Improvement Authority

Date Approved: 2/27/14

Donald D. Snyder
Chair
UNLV Campus Improvement Authority