

Pathway Goal: Research, Scholarship, and Creative Activity

Action Item #
1-5

Report:
 Mid-Year: December 2016
 Year-End: April 2017

Action Item Description:

Develop UNLV Research Park for synergistic activities with UNLV Research.

Submitted By:

Name	Department
Zach Miles	Economic Development

Working Group Members:

Name	Department
Economic Development Staff	Office of Economic Development

Provide a written overview of the year-long process for your working group.

UNLV entered into a Master Developer agreement with Gardner Company in July 2017, a Utah based company with experience in Research Park construction (University of Utah), to advance the Harry Reid Research and Technology Park. Gardner has been working with the UNLV Research Foundation on identifying potential tenants. Additionally, Gardner has been working with the Bureau of Land Management on a potential land swap within the park. Currently there is a piece of land within the heart of the Research Park that is owned by a private entity. The swap would trade an almost identical piece of land toward the outside of the park for the land within the middle of the park. This will help to unify the park and create a cohesive park environment. Further, Gardner and the UNLV Research Foundation are drafting an application to the Economic Development Agency to acquire up to an additional \$3,000,000 from the FDA for infrastructure improvements, such as flood control, etc. Again, this will make the park even more attractive for potential tenants.

This is a multi-year action item. The master developer, Gardner, is a Salt Lake City based firm, and they have a 30 year option to lease and master develop the UNLV Harry Reid Research and Technology Park. Milestones have been set requiring Gardner to build out infrastructure including the remainder of Jim Rodgers Way and certain flood control. Additionally, before the end of the first 5 year period of the lease they must pull down 10 acres, 35 before the end of the 12th year, and 70 by the end of the 20th year. UNLV receives 7.5% of the land value for a period of 60 years from when the particular parcel is pulled down, and at the end of 60 years the buildings will revert to UNLV, subject to any extensions of lease time.

2016-17 Accomplishments

The developer (Gardner) is working on unifying the concept, including investigating options for a piece of property that is within the park but is not owned by UNLV. The concept involves building 5 story buildings that are appropriately 150,000 – 200,000 square feet. Initial EDA grant has been drafted and the UNLVRF is currently working to submit application materials.

Recommendations

Multi-year item – continue forward.

2017-18 Next steps

- **What should the goals / activities be for the subcommittee?**
- **Who should be responsible?**

Seek additional partners with leads on appropriate park tenants to present to Gardner. Additionally, work with UNLV in seeking funding to lease space for UNLV use, such as relocating the economic development office or translational research centers to make them more readily available to the community.

Please review the list below and “X” the appropriate box(es).

- Potential resources required
- Any reports generated by this working group
- Metrics to be used
- No additional reference material

Any additional information you wish to share.

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