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, June 19, 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 June 19, 2014, at the Blasco Event Wing, UNLV Foundation Building, 4505 Maryland Parkway, Las Vegas, Nevada 89154.

| Board Members                  | 
|--------------------------------|--------------------------------|
| Chair Don Snyder               | Mr. Dallas Haun                 |
| Vice Chair Paul Chakmak        | Mr. Kirk Hendrick               |
| Secretary/Treasurer Michael Wixom | Regent James Dean Leavitt        |
| Mr. Rick Arpin                 | Mr. Sean McBurney               |
| Regent Cedric Crear..............| absent                          |
| Commissioner Chris Giunchigliani | Ms. Kim Sinatra                 |

CALL TO ORDER
Chair Snyder called the meeting to order at 12:04 p.m.

ROLL CALL OF BOARD MEMBERS
Laurel Knox, Administrative Director, called the roll. Members acknowledged their presence. A quorum of the members was present at roll call.

ITEM 1. PUBLIC COMMENT
There were no comments from the floor by the public.

Chair Snyder made preliminary comments regarding the focus of the meeting and scope of work that must be completed in order to fulfill the legislative mandate. The "three big issues" to determine, according to Chair Snyder, are: if the project will proceed, what the project will be, and how the project will best be funded.

ITEM 2. MINUTES
Chair Snyder requested approval of the May 22, 2014, UNLV Campus Improvement Authority Board (CIAB) meeting minutes.

Member Chris Giunchigliani motioned, seconded by Secretary/Treasurer Michael Wixom, and it was carried by unanimous vote of the voting members present to approve the May 22, 2014, UNLV Campus Improvement Authority meeting minutes.

ITEM 3. BOARD OF REGENTS MEETING
Garry Bomotti, UNLV Senior Vice President for Finance and Business, discussed the CIAB presentation provided to the Board of Regents on June 6, 2014. The presentation included Federal Aviation Administration (FAA) and McCarran International Airport (McCarran) issues associated with the originally proposed on-campus stadium site and possible alternatives.

Mr. Bomotti said UNLV hired a consultant, attended local user committee meetings, and analyzed the original stadium site. Findings suggested that the re-location of sports fields closer
to the airport would not be feasible due to height restrictions that would impede sports field light
stanchions. Additionally, if the stadium were built on the original site, a major shift would likely
be required in McCarran’s operations that would most likely cause a negative economic impact
to the airport. UNLV determined that the proposed site is not “viable” at this time and is
analyzing alternatives, according to Mr. Bormotti. He said UNLV contracted Kimley-Horn and
Associates (Kimley-Horn) to research and report on the feasibility and cost estimates of
realigning traffic along Swenson Street to create sufficient space to build a stadium near
Thomas & Mack Center. Capital Airspace was consulted regarding FAA on McCarran issues
associated with the alternate site, and reported that in their opinion, no issues would exist with a
stadium being built there if it was below 200 feet in height, according to Mr. Bormotti.

Member Arpin asked if counsel would address the boundaries outlined by the CIAB legislation,
to which Rose Marie Reynolds, Deputy Attorney General, read AB335.24.5 aloud. Chair Snyder
indicated that he thought the bill authorized the CIAB to make legislative recommendations
potentially amending the existing boundaries to incorporate annexed property as alternative
stadium sites. Ms. Reynolds said she did not feel the CIAB could spend taxpayer funds on
studying alternate sites under the current legislation. Chair Snyder remarked that he felt site
issues should be UNLV’s prerogative to study and fund. Member Hendrick agreed with Ms.
Reynold’s interpretation of the bill, and identified a subsection of the bill that may be a “catch all”
for pursuing alternative sites outside of the designated boundaries.

Member Leavitt commented that discovering the original stadium site was not viable after three
years of study “was troubling.” Member Sinatra expressed that she felt it would be difficult to
draft a report that “means anything” out of context and said, “it’s worthless unless and until you
can put it into the context of a site.” Member McBurney inquired if UNLV was satisfied with the
new proposed stadium site, to which Mr. Bormotti replied that the University will work with
Kimley-Horn and the Board of Regents to make that determination. Vice Chair Chakmak
reminded the Board that time is short. He asked when Kimley-Horn will report their findings, to
which Mr. Bormotti replied they are currently working on the report but an exact time for
completion is not yet set. Mr. Bormotti indicated he would keep the CIAB updated on the work of
Kimley-Horn.

ITEM 4. PATH TO TIER ONE

Chair Snyder approached the podium and shared the “Path to Tier One” initiative he recently
introduced to better position UNLV in achieving its vision. “You can’t have a great community
without a great university connected to that community,” remarked Chair Snyder. He said UNLV
has an opportunity to add greater value to the region and to the State, and that a stadium and a
school of medicine are two ways it can further connect to the community. He referenced two
documents that were distributed to the Board; one entitled “Path to Tier One” and a campus
communication discussing the initiative.

Member Giunchigliani said she felt the presentation was “very helpful” and commented on the
economic development and research portion of the initiative.

Member Leavitt referenced an article from the Calgary Herald regarding a substantial donation
from the Province of Alberta to the University of Calgary for medical research. Chair Snyder
said Alberta’s financial commitment was triggered by private donations and serves as an
example of how to leverage both the stadium and school of medicine for something greater.

ITEM 5. PRESENTATION

Bill Rhoda, President, Conventions, Sports & Leisure (CSL), International, gave a PowerPoint
presentation entitled “Projected Financial Operations, Economic Impacts and Funding Options.”
He commented that CSL does not have all of the “final answers” and will continue to refine the
financial models. He highlighted the work CSL accomplished over the past six months. He
projected that UNLV, would “probably be more successful with the domed versus the open air”
stadium, but that there could be a combination of both.
John Restrepo, Principal, RCG Economics, stated that his company was assigned to work with CSL and Guy Hobbs, Managing Director, Hobbs Ong & Associates, on the funding model for the proposed stadium and to conduct the economic and fiscal impact study. Mr. Restrepo discussed the direct spending, indirect spending, and induced spending associated with the stadium project. He said that RCG was “very conservative” in its assumptions, utilizing its 30 years of experience studying regional economics.

Mr. Restrepo compared RCG’s economic impact study to a previous study conducted by Dr. Mark Rosentraub. Member Arpin asked if the economic impact numbers seemed reasonable, to which Mr. Restrepo replied that he was comfortable with multipliers below 2.0, and felt the analysis was reasonable, although hypothetical. Secretary/Treasurer Wixom asked if the multipliers were based on historical or extrapolated data, to which Mr. Restrepo responded that the data was Clark County-specific. Member Sinatra asked if there were real-life examples to measure against, to which Mr. Restrepo said that many variables exist and there are no guarantees. Mr. Rhoda reiterated that Las Vegas is unique in regard to visitation and visitor spending. He said the numbers presented “are draft and they will change.”

Mr. Rhoda remarked that with what he has heard from the CIAB Board, there are two stadium options on the table - one domed, and the other open air with a sophisticated shading system. Chair Snyder asked Board members to weigh in on the two options mentioned. Secretary/Treasurer Wixom remarked that he felt it was premature to make a decision without further cost analysis. Vice Chair Chakmak commented that he was hesitant to completely dismiss the open air stadium without a shading system.

Public and private funding sources were then discussed by Mr. Rhoda and various members of the Board. Mr. Rhoda commented that in regard to room/hotel tax, “it makes absolutely no sense for this group to go down the path that would compete” with the Las Vegas Convention and Visitors Authority (LVCA) plans for the proposed Las Vegas Global Business District (LVGBD). Member Leavitt asked Board members representing the resort industry to express how they feel about excluding hotel tax from the funding option list, suggesting there be a “proportionate share that the resort industry kicks in as it relates to the benefits they will receive” from a stadium. Vice Chair Chakmak, Member Arpin, Secretary/Treasurer Wixom, Member McBurney, and Chair Snyder commented on being sensitive to the needs of the LVCA by not tapping into the hotel tax. Mr. Hobbs said that given the size of the stadium project and the annual revenue required, several of the public funding sources are not robust enough to generate adequate funding. Mr. Hobbs also said that the exportability of the tax is a large consideration going forward.

Member Sinatra and Member Arpin commented on determining a reasonable scale of stadium project and clearly defining what is to be accomplished. Member McBurney added, “We don’t know the number we are solving for yet. It makes it very challenging to talk about funding options when we don’t know what the funding need is.”

Chair Snyder suggested taking a break at 2:20 p.m. Member Kim Sinatra left the meeting at 2:20 p.m. and did not return. The meeting reconvened at 2:25 p.m.

ITEM 6. **FUTURE MEETINGS**
Chair Snyder mentioned the upcoming CIAB meetings, specifically the date change from July 24, 2014, to July 23, 2014. Member Hendrick questioned if the remaining meetings would be enough to complete the work yet to do. Chair Snyder said that much could be done before the next meeting, to which Member Hendrick volunteered his time to be on a subcommittee, if necessary.

ITEM 8. **PUBLIC COMMENT**
Ed Uehling commented on how he felt public officials create ideas and “beat the public over the head” to collect taxes to fund the projects. He suggested integrating UNLV students into work
study programs within the resort industry, auctioning taxicab medallions, and taxing marijuana and prostitution as potential revenue generators for the proposed stadium project.

ITEM 9. **ADJOURNMENT**
Chair Snyder adjourned the meeting at 2:40 p.m.

FOR POSSIBLE ACTION

Respectfully submitted,

Laurel Knox
Administrative Director
UNLV Campus Improvement Authority

Date Approved: July 23, 2014

Donald D. Snyder
Chair
UNLV Campus Improvement Authority