The meeting of the Board members of the University of Nevada, Las Vegas (UNLV), Campus Improvement Authority was held on February 27, 2014, at the Blasco Event Wing, UNLV Foundation Building, 4505 Maryland Parkway, Las Vegas, Nevada 89154. This meeting was properly noticed and posted in compliance with the Nevada Open Meeting Law.

**Board Members**

Chair Don Snyder  
Vice Chair Paul Chakmak  
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

**CALL TO ORDER**

Chair Snyder called the meeting to order at 12:08 p.m.

**ROLL CALL OF BOARD MEMBERS**

Rose Marie Reynolds, Deputy Attorney General of the Nevada State Attorney General’s Office, called roll. Members acknowledged their presence, including Members Rick Arpin and Kim Sinatra via telephone. A quorum of the members was present at roll call.

Chair Snyder commented that he was pleased and proud to be chosen as the acting president of UNLV. He added that the contract to engage Convention Sports and Leisure International (CSL) had been approved by the Board of Examiners on January 14, 2014.

**ITEM 1. PUBLIC COMMENT**

There were no comments from the floor by the public.

Member Cedric Crear entered the meeting at 12:11 p.m.

**ITEM 2. MINUTES FOR POSSIBLE ACTION**

Request was made for approval of the January 9, 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, including Members Rick Arpin and Kim Sinatra via telephone, to approve the January 9, 2014, UNLV Campus Improvement Authority meeting minutes.
ITEM 3. **CLS EXPENSES** FOR POSSIBLE ACTION

Provide Chair Snyder with the authority to review and approve invoices submitted by Convention Sports and Leisure International.

**Proposed Motion for Consideration:** The Campus Improvement Authority Board has entered into a contract with Convention Sports and Leisure International regarding consulting services to determine the feasibility and financing alternatives for a large stadium project to be reported to the Nevada Legislature in 2014. Therefore be it resolved that Chairman Don Snyder has the authority to review and approve invoices submitted by Convention Sports and Leisure International consistent with the contract with the Campus Improvement Authority Board.

Member Giunchigliani asked if CSL will provide documentation for receipts. Chair Snyder replied that CSL will provide documentation for approved expenses which will be reported to the Board regularly. Member Crear suggested that verbiage be added to the proposed motion requiring expenses exceeding a particular threshold to be brought back to the Board. Chair Snyder responded that was inherent in the motion's language “consistent with the contract.”

Member Chris Giunchigliani moved, seconded by Secretary Michael Wixom, and it was carried by unanimous vote of the voting members present, including Members Rick Arpin and Kim Sinatra via telephone, to resolve that Chairman Don Snyder has the authority to review and approve invoices submitted by Convention Sports and Leisure International consistent with the contract with the Campus Improvement Authority Board.

ITEM 4. **LEGAL COUNSEL** FOR POSSIBLE ACTION

Discussion of Nevada State Attorney General’s (AG’s) possible engagement of Greenberg Traurig as outside counsel to provide limited representation to the UNLV CIAB.

Chair Snyder requested that Ms. Reynolds provide a status update to which she replied that the AG’s Office is in the process of negotiating contract terms regarding representation. Chair Snyder stated there was no contract to submit to the Board at that time. Secretary/Treasurer Wixom inquired what budgeted line item would be used to pay for legal services. Gerry Bomotti, UNLV Sr. Vice President for Finance and Business, replied that UNLV had advanced funds for CIAB expenses and expected to be reimbursed for the majority by the State’s slot tax financing. Chair Snyder suggested that the CIAB budget be brought to the Board at the March 27, 2014, meeting. Member Sinatra inquired how counsel is chosen for tasks. Chair Snyder stated that Greenberg Traurig approached the CIAB to offer its intellectual property (IP) expertise. Member Hendrick asked about the process to request legal advice, to which Ms. Reynolds replied that was an issue to work out. Vice Chair Chakmak inquired if there were any IP issues to deal with, to which Chair Snyder responded that previous work product had been questioned and the AG’s Office advised him that IP expertise does not reside within its office. Chair Snyder went on to say that the engagement with Greenberg Traurig would be minimal and only if IP issues arose.

ITEM 5. **PRESENTATION** INFORMATION ONLY

William Rhoda, Senior Principal of CSL, presented a detailed status and market analysis to the Board entitled “Review of Needs, Local Market Analysis, and Economic Impact Analysis.” Chairman Snyder commented that Mr. Rhoda will present a similar presentation to the Nevada System of Higher Education (NSHE) Board of Regents following each CIAB presentation.

Mr. Rhoda reviewed the project timeline deliverable schedule. He detailed further research CSL intends to perform and current Las Vegas venue data. He then presented funding, seating, and event summaries for numerous NFL and university stadiums, including estimated construction costs of the stadiums if built in Las Vegas today.
Several members of the Board commented on the following: the definition of “fan experience,” game attendance if UNLV Football was in the PAC-12 Conference, the uniqueness of the Las Vegas market, how Las Vegas event attendance is primarily generated out-of-market, if all current events held at Sam Boyd Stadium would “translate” to a proposed stadium on campus, and creative ways to fund the proposed stadium such as the New Market Tax Credit.

Chair Snyder called for a break at 1:29 p.m. The meeting resumed at 1:46 p.m.

Chair Snyder and Member Crear stated they felt it would be beneficial for the Board to visit several of the stadiums discussed in Mr. Rhoda's presentation. Mr. Rhoda suggested that stadiums located within reasonable proximity to each other in the Dallas area could be arranged by CSL.

Mr. Rhoda then presented a review of a study by Dr. Mark Rosentraub entitled “Economic Value and Importance of a Stadium With Seating for 55,000 or More Spectators for Nevada, Clark County, the Las Vegas Region’s Resorts, and UNLV.” John Restrepo, Principal, RCG Economics, stated that Mr. Rhoda asked RCG to conduct a high-level overview of the Rosentraub report. Mr. Restrepo said that RCG did not find any “fatal flaws” in the report and from a hypothetical economic impact standpoint, the multipliers used were reasonable. He added that the 10-15 proposed events are supported by certain factors but would require a substantial amount of additional research. Mr. Restrepo commented that he felt the report’s purpose was to set boundaries on what was generally feasible and that Dr. Rosentraub was “careful not to overestimate” his data.

Mr. Rhoda ended his presentation by listing CSL’s next steps including: developing assumptions, creating a funding model, and compiling recommendations for overall feasibility of a stadium.

Chair Snyder commented that he felt it was important for the CIAB to collaborate and cooperate with the Las Vegas Convention and Visitors Authority’s master plan.

ITEM 6. **FUTURE MEETINGS**
Reminder of upcoming meetings and request for content input from Authority Board.

Chair Snyder stated that the next meeting was scheduled for March 27, 2014.

Member Leavitt said he will forward the CIAB meeting calendar to Chair Page of the UNLV Search Committee to ensure there would be no meeting conflicts between the two entities.

ITEM 7. **PUBLIC COMMENT**
There were no comments from the floor by the public.

ITEM 8. **ADJOURNMENT**
Chair Snyder adjourned the meeting at 2:34 p.m.