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, August 28, 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 August 28, 2014, at the Blasco Event Wing, UNLV Foundation Building, 4505 Maryland Parkway, Las Vegas, Nevada 89154.

Board Members
Chair Don Snyder
Vice Chair Paul Chakmak
Secretary/Treasurer Michael Wixom
Mr. Rick Arpin........................absent
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 12:02 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
Ed Uehling asked the Board why it would be so costly to re-route Swenson Street when a similar proposal in 1990 was estimated to cost significantly less. He then shared concerns regarding his property potentially being affected by the proposed stadium sites and said he did not trust UNLV and its method of making decisions.

Chris Lloyd, representing construction workers, commented on the economic benefit analysis presented at the July 23, 2014, Campus Improvement Authority Board (CIAB) meeting. He requested “good family-supporting” construction jobs be available if a stadium is built. Mr. Lloyd suggested the CIAB partner with the Southern Nevada Building Trades Council regarding working condition standards.

ITEM 2. MINUTES
Chair Snyder requested approval of the July 23, 2014, UNLV Campus Improvement Authority Board meeting minutes.

Member Chris Giunchigliani motioned, seconded by Member Dallas Haun, and it was carried by unanimous vote of the voting members present to approve the July 23, 2014, UNLV Campus Improvement Authority meeting minutes.
ITEM 3.

FOLLOW UP FROM PREVIOUS MEETINGS

Gerry Bomotti, UNLV Senior Vice President for Finance and Business, provided the estimated fiscal impact of a sales tax adjustment on a Clark County resident and on a visitor in response to a Board request from the July 23, 2014, CIAB meeting. Member Giunchigliani said the report was well done and asked that John Restrepo, of RCG Economics, be thanked for compiling the information.

Bill Rhoda, Principal of Conventions, Sports & Leisure International (CSL), and Dale Koger, Senior Vice President, Managing Director of Project Development at Legends, presented the cost estimate to allow for the future addition of a dome to the proposed stadium models. The information was provided in response to a Board request from the July 23, 2014, CIAB meeting. Mr. Koger stated that he consulted with representatives from Populous, Turner Construction, and Hunt Construction Group in regard to building a stadium that was “roof ready.” He discussed major considerations including increased foundations, super columns, provisional space for future mechanical and electrical equipment, and exterior structural members to later enclose the facility.

Member James Dean Leavitt thanked Chair Don Snyder for addressing the issue. He asked Mr. Koger approximately how long it would take to construct a dome over an existing stadium and how construction would affect the stadium’s usage. Mr. Koger suggested the roof construction be staged over two football off-seasons to avoid disruption to game schedules. Member James Dean Leavitt said he was highly supportive of the concept of a “dome ready” stadium. Member Chris Giunchigliani asked if the cost estimate included roof costs, to which Mr. Koger responded that the cost estimate is solely for the preparation to accommodate a roof. Member Cedric Crear said he felt the concept was “very intriguing” and should be considered. Mr. Koger indicated that he and his colleagues were not able to find an example of this type of approach of adding a dome onto an existing stadium at a future date. He added that he is confident the cost estimate is accurate and the fact that a roof has not been added on a stadium post-construction should not reflect on the industry’s ability to understand the concept or come up with the appropriate costs.

ITEM 4.

UPDATE ON SITE AND INFRASTRUCTURE ISSUES

Mr. Bomotti introduced the Kimley-Horn review of site issues and traffic studies which included discussion between UNLV Planning and Construction Services staff, Clark County personnel, and McCarran International Airport personnel. He said the data suggests that the UNLV estimate of $100 million dollars for site and infrastructure costs is reasonable. He highlighted what he felt would be potential purchases of right of ways and properties required for any of the three site options. He stated that any of the options will require working with the County on the land that they own located West of the campus, as well as working with them on traffic and transportation planning. Mr. Bomotti highlighted the costs associated with re-aligning Swenson Street, additional off-site traffic improvements, and replacement of parking.

Member Chris Giunchigliani, David Frommer, UNLV Executive Director of Planning and Construction, and Dr. Ken Ackeret, Kimley-Horn consultant, discussed roundabouts, underground tunnels, and pedestrian accessibility on an elevated roadway.

Mr. Bomotti then introduced correspondence from McCarran International Airport addressing airspace use, typical runway use, arrival and departure data, flight direction, airport daily and weekly operations, noise contours, and land use compatibility for noise purposes. Mr. Bomotti said that the noise range for either proposed stadium site could be 65 decibels on average. This is an average decibel reading and does not mean that there would not be some noise concern by some people for certain events, given the proximity to the airport. The current assumption is that an open-air stadium could be feasible on either site, according to Mr. Bomotti.
TRANSITION TO ITEM 5.
Chair Don Snyder said he wanted to preview the remainder of the agenda with some reflective comments. He referenced Assembly Bill (AB) 335 and outlined the tasks of the CIAB. He said UNLV has been "aggressive in pushing multiple major initiatives simultaneously in the past few months," including the proposed stadium project, the new building for the William F. Harrah College of Hotel Administration and the UNLV School of Medicine, all as part of the Tier One initiative.

Chair Don Snyder said he is conscious of the fact that the stadium project would be "a heavy lift" for the University, the public and private sectors, Las Vegas, and the State of Nevada. He added that he is mindful of the needs of the LVCVA and its master plan, and acknowledged the importance of convention and meeting business to the regional economy. Chair Don Snyder recommended that the CIAB adjust the proposed stadium project timeline. He stated that he felt the stadium project is feasible and is the correct business strategy, but recognized that "it is not the right time to implement that strategy." He positioned the rest of the meeting to explore the recommendations that the CIAB deemed appropriate to submit to the legislature.

ITEM 5.
PRESENTATION BY CONVENTION, SPORTS & LEISURE
Bill Rhoda, Principal of Conventions, Sports & Leisure International (CSL), provided a PowerPoint presentation which detailed possible recommendations for the stadium project draft resolutions. The resolutions addressed the following: The need for a stadium, the need for public/private partnership, recommended stadium type and design, financing alternatives, collaboration with local entities, assessment of alternative sites, and the appropriate structure to implement CIAB recommendations. Mr. Rhoda and Chair Don Snyder determined that CSL would incorporate any suggested modifications and present a revised draft of the resolutions to the Board prior to the September 11th meeting.

Chair Don Snyder, Vice Chair Paul Chakmak, and Members Kirk Hendrick, Cedric Crear, and Chris Giunchigliani suggested alternative verbiage and edits to several of the draft resolutions. Member Kim Sinatra recommended that board feedback be incorporated into the drafts and revisions be brought back to the Board prior to further board action, to which Chair Don Snyder agreed.

Member Sean McBurney left the room at 1:09 p.m. and returned at 1:10 p.m.

Member Cedric Crear and Member Sean McBurney discussed if the final recommendation should be positioned to the climate of 2015 if the timeline is to be adjusted to 2017. Chair Don Snyder and Vice Chair Paul Chakmak responded by saying that legislative action would be required to extend and reengage the CIAB, and that the CIAB's successor would reevaluate the scope of work that's been completed. Various members requested using less definitive verbiage in the resolutions to allow for greater flexibility if the timeline is extended.

Secretary/Treasurer Michael Wixom said he felt it was wise to evaluate the stadium structure for a future roof, but cautioned pursuing that option "unless as a board there is a high likelihood to see the need to do a domed stadium in the future." He added that he would support the Chair's recommendation to adjust the timeline and said he felt it was "wise."

Member Chris Giunchigliani and Vice Chair Paul Chakmak commented on the viability of Sam Boyd Stadium if the stadium project timeline was adjusted.

Member Cedric Crear requested extending CSL's contract to correspond with the potential extension of the CIAB.

Member Kirk Hendrick said he is a proponent of a large stadium that would bring events to Las Vegas, but only when the timing is right. "I don't want to burden the legislature with a request they are going to deny. I don't want to burden the Governor, and I certainly don't want to burden the taxpayers."
Member James Dean Leavitt shared his enthusiasm for both the proposed stadium project and the UNLV School of Medicine. He commented that “If this is just a football stadium, I don’t support it.” He added if the intent is to build a stadium that benefits the community, than it should be done correctly, regardless of how long it takes.

Member Kim Sinatra thanked Chair Don Snyder for giving the CIAB great leadership for the idea and the wisdom to say when the idea is timely or not timely. Chair Don Snyder shared his thoughts regarding how long it took for the William S. Boyd School of Law and The Smith Center to come into existence.

Member Chris Giunchigliani and Mr. Bomotti discussed Thomas & Mack Center improvements scheduled for September 2014.

ITEM 6. **DRAFT RESOLUTIONS**  
**FOR POSSIBLE ACTION**  
Chair Snyder stated that item number six was addressed during the discussion of item number five. He said a draft revision of the recommendation will be finalized at the September 11, 2014, meeting.

ITEM 7. **FUTURE MEETINGS**  
**FOR POSSIBLE ACTION**  
Chair Snyder reminded the Board of the remaining meetings on September 11, 2014, and September 25, 2014.

ITEM 8. **PUBLIC COMMENT**  
Ed Uehling said he felt the neighborhood where he owns property, adjacent to one of the proposed stadium sites, is very supportive of the stadium project. He said the property owners have been in a “hiatus” for a year, affected by the decisions of the CIAB. He added that he felt the property owners’ concerns are not being taken into consideration by UNLV.

ITEM 9. **ADJOURNMENT**  
**FOR POSSIBLE ACTION**  
Chair Snyder adjourned the meeting at 1:59 p.m.
Respectfully submitted,

Laurel Knox  
Administrative Director  
UNLV Campus Improvement Authority

Date Approved: September 11, 2014  
Don Snyder  
Chair  
UNLV Campus Improvement Authority