The meeting of the Board members of the University of Nevada, Las Vegas (UNLV), Campus Improvement Authority was held on September 14, 2016, at the Las Vegas Convention Center, 3150 Paradise Road, Las Vegas, Nevada 89109.

Board Members

Regent Michael Wixom, Chair
Mr. Kirk D. Hendrick, Vice Chair
Mr. Rick Arpin
Regent Cedric Crear
Commissioner Chris Giunchigliani
Mr. Dallas E. Haun

Regent James Dean Leavitt
Mr. Sean McBurney
Mr. Bill Noonan
Regent Kevin J. Page
Ms. Kim Sinatra

absent
absent

CALL TO ORDER
Chair Michael Wixom called the meeting to order at 10:36 a.m.

ROLL CALL OF BOARD MEMBERS
A quorum of members was present at roll call, including Member Dallas Haun and Member Kim Sinatra via telephone.

ITEM 1. PUBLIC COMMENT
Ed Uehling commented on the diversification of the UNLV Campus Improvement Authority Board (CIAB) meetings and commended the CIAB on their past meetings. He also stated his concerns of the work with the Southern Nevada Infrastructure Tourism Committee (SNTIC).

ITEM 2. MINUTES FOR POSSIBLE ACTION
Chair Michael Wixom stated a revision to the August 3, 2016, minutes to say on page four in relation to Mr. Don Snyder, “Mr. Snyder said if the SNTIC were to move forward with the type of proposal that SNTIC Chairman Steve Hill suggested at the last SNTIC meeting, the likelihood would be that the CIAB would know early in 2017 if there would be a National Football League (NFL) team.” Member James Dean Leavitt motioned, seconded by Member Chris Giunchigliani, and it was carried by unanimous vote of the voting members present, including Members Dallas Haun and Kim Sinatra via telephone, to approve the modified minutes of the August 3, 2016, UNLV CIAB meeting.

ITEM 3. WORKSESSION TO DISCUSS FINAL CIAB REPORT FOR POSSIBLE ACTION
Chair Michael Wixom said he would like to review the CIAB Resolutions paragraph by paragraph with the objective to approve the Resolution prior to submitting it to the Governor prior to the September 30, 2016 deadline.
Rose Marie Reynolds, Deputy Assistant General, clarified with Chair Wixom the CIAB would be submitting their report to the Legislature, not the Governor.

Chair Wixom reviewed paragraph one with the CIAB for any changes and asked for any suggested comments or changes.

Member Chris Giunchigliani asked why paragraph one had the language of the limitation to one large event.

Chair Wixom responded the assumption had always been that the CIAB’s focus was on a single event arena.

Member Giunchigliani agreed with the original focus of the CIAB, but also suggested, due to the CIAB’s involvement with the SNTIC, the language be modified.

Chair Wixom agreed with the modification Member Giunchigliani suggested.

Member James Dean Leavitt suggested a change to the language of paragraph one.

Chair Wixom agreed with the change Member Leavitt had suggested.

Chair Wixom asked if there were any changes or modifications to be made to paragraph two of the Resolutions.

Vice Chair Kirk Hendrick suggested a minor typographical change to be made to paragraph two.

Chair Wixom agreed with the change Vice Chair Hendrick suggested.

Member Cedric Crear reiterated if the SNTIC, Legislature, and the Governor approved the Resolutions submitted to the Legislature, then the CIAB would still need to reengage.

Chair Wixom stated the overall objective of the CIAB was; to the extent the SNTIC did approve a stadium, the CIAB would stand down contingent upon the stadium proposal. He also stated that if the NFL did not come to Las Vegas and a stadium was not moved forward, the CIAB would reengage. Chair Wixom also asked Don Snyder, former Chair of the UNLV-CIAB, to identify himself for the record.

Mr. Snyder suggested a language modification to be made to paragraph two.

Chair Wixom agreed with the suggested modification. He also requested that if anyone in the audience had any suggested changes, comments, or questions to come forward and make their suggestions.

Member Rick Arpin inquired about the need for the CIAB if the SNTIC recommended the funding and approval of a stadium.

Chair Wixom responded that the language in paragraph two addressed the concern of the objective of the CIAB.

Member Arpin then suggested a change in the language be made to paragraph two.

Mr. Snyder then responded that the expectation of the SNTIC language include and recommend a stadium and time frame. If the time frame recommended by the SNTIC elapses then there would be a funding recommendation for the campus stadium, at which the CIAB would be involved in the stadium process.
Member Arpin explained that there were three possible outcomes to the decision of the SNTIC. If the SNTIC approved a stadium through the Legislature and the NFL chose Las Vegas, then the NFL Board would be separate from the CIAB. He also mentioned another possible outcome be the Waterfall Provision, which stated that if the NFL did not come to Las Vegas and the SNTIC looked to build a smaller stadium that would be for the purpose of UNLV, the CIAB would be reengaged. And the third outcome he mentioned was if nothing happens with the NFL, the CIAB would still want be supportive of UNLV.

Chair Wixom responded to Member Arpin’s suggestions clarifying the standing of the CIAB.

Member Giunchigliani agreed with Member Arpin’s suggestions.

Vice Chair Hendrick stated he agreed with the language of paragraph two stating how minimal the cost to the taxpayers for funding has been.

Chair Wixom agreed with Vice Chair Hendrick.

Chair Wixom reviewed paragraph three of the Resolutions and suggested a minor grammatical change be made.

Member Kevin Page entered the meeting at 10:51 a.m.

Jamilah Brewington, Administrative Director UNLV-CIAB, suggested a minor grammatical change be made to paragraph three.

Vice Chair Hendrick suggested another minor grammatical change be made.

Member Crear inquired about the referencing of CIAB in the Resolutions.

Ms. Reynolds suggested the reference of CIAB be made consistently throughout the Resolutions.

Chair Wixom agreed with the inquiry Member Crear asked.

Member Arpin suggested the language of paragraph three be changed to give the CIAB more flexibility in the Resolutions.

Chair Wixom agreed with Member Arpin in changing the language in paragraph three.

Mr. Snyder suggested another change be made in paragraph three.

Member Leavitt inquired where the changes should be made.

Chair Wixom reviewed paragraph four of the Resolutions, and made minor grammatical changes.

Member Kim Sinatra inquired about the original report made by the CIAB.

Chair Wixom responded that the CIAB was not submitting any report to the Legislature other than what was submitted before and the only document the CIAB was sending to the Legislature was the revised Resolutions.

Member Sinatra stated it was not clearly stated in the material what would be submitted to the Legislature.
Chair Wixom suggested the CIAB resubmit the original report to the Legislature along with the revised Resolutions.

Member Leavitt suggested the CIAB clarify there were not any changes made to the report when submitting the Resolutions to the Legislature.

Vice Chair Hendrick and Member Giunchigliani made suggestions on rewording the language of the Resolutions.

Mr. Snyder agreed with the clarification suggestions, and also suggested the CIAB reference the CIAB submission along with the final Resolutions.

Chair Wixom reviewed paragraph five, and made a minor grammatical changes.

Member Giunchigliani and Member Leavitt made additional grammatical changes to the wording of paragraph five.

Member Crear expressed his concerns with the wording of paragraph five because there had not been any definite agreements or terms made at that time.

Member Wixom agreed with the concerns Member Crear expressed.

Vice Chair Hendrick suggested the CIAB be more specific in their wording of paragraph five.

Chair Wixom reviewed paragraph six and made minor grammatical changes.

Member Leavitt inquired about the objective of paragraph six.

Chair Wixom responded that the CIAB was responsible for the recommendations relative to a stadium on the UNLV campus.

Mr. Snyder noted paragraph six stated there had not been a final recommendation to the site location for the stadium, and if there was a decision made for the stadium to be within the jurisdiction of the CIAB.

Member Leavitt, Member Giunchigliani, and Chair Wixom suggested the wording of paragraph six be more specific in stating UNLV.

Chair Wixom and the CIAB reviewed paragraph seven and made minor grammatical changes.

Member Giunchigliani inquired about addressing funding in the Resolutions.

Chair Wixom responded that funding had been addressed in their previous recommendation.

Member Giunchigliani suggested the language also include financing.

Member Arpin inquired about previous discussions regarding funding and clarified that the SNTIC had already designated how funding would work for a UNLV stadium. Member Arpin added that if the recommendations in the Waterfall Provisions were approved, then funding would already be established.

Mr. Snyder stated that the original legislation created had included funding. He also stated that when the final report was made, the CIAB concluded the funding recommendation was not relevant at that time. He agreed with Member Giunchigliani’s suggestion to incorporate funding in the language used for paragraph seven.
Member Giunchigliani noted the SNTIC potential would have to be refined in their final recommendations.

Chair Wixom noted the CIAB’s past discussions regarding funding.

Vice Chair Hendrick expressed his concern for the language of paragraph seven to be broadened to include feasibility studies.

Chair Wixom agreed to the suggestions made by Member Giunchigliani and Vice Chair Hendrick.

Vice Chair Hendrick inquired if the SNTIC or the CIAB would be making the decision for an open air stadium.

Chair Wixom responded that the determination would be made by the CIAB if the SNTIC did not approve a domed stadium.

Vice Chair Hendrick also suggested the CIAB clarify the determination in the language of paragraph seven.

Len Jessup, UNLV President, agreed with the suggestions made by Vice Chair Hendrick.

Member Leavitt inquired about the wording of paragraph seven with Vice Chair Hendrick’s suggested changes.

Vice Chair Hendrick inquired how the CIAB would overall refer to the stadium in the Resolutions.

Member Crear inquired if the specific details of the type of stadium needed to be addressed or if it could be used in general terms.

Chair Wixom stated that the language expressed thus far had been used in more general terms, and allowed the CIAB to have flexibility.

Member Leavitt asked Chair Wixom to reiterate the changes made to paragraph seven.

Chair Wixom and the Members of the CIAB reiterated the changes made to paragraph seven and made minor changes to express the language of paragraph seven to remain in general terms.

Member Giunchigliani inquired what exactly the NFL would be withdrawing from in paragraph seven.

Chair Wixom answered if the NFL did not proceed to locate to Las Vegas.

Member Giunchigliani asked if the SNTIC or CIAB would be recommending the determination of the structure of the stadium.

Chair Wixom responded that if the NFL did not proceed to locate to Las Vegas the determination of the structure of the stadium would be made by the CIAB, not the SNTIC.

Member Giunchigliani and Chair Wixom reiterated what the CIAB was suggesting in paragraph seven of the Resolutions.

Mr. Jessup clarified what Member Giunchigliani was stating.

Chair Wixom suggested additional changes be made to the language of paragraph seven.
Mr. Snyder suggested paragraph seven be worded to clarify the meaning of paragraph seven.

Member Leavitt inquired if the specific contractors needed to be added in detail.

Chair Wixom responded that the specific contractors did not need to be added in the language. He then reminded the Board that the entire Resolution would be read again in full with the revisions, and he would then ask for approval of the Resolution and it then be submitted by himself and Vice Chair Hendrick.

Ms. Brewington read revised paragraph seven to the CIAB.

Member Page inquired about the suggested changes regarding the feasibility and expressed his concerns with the language in paragraph seven.

Mr. Snyder suggested to draft the revisions made and revise the language used in paragraph seven.

Chair Wixom and the CIAB Members reviewed paragraph eight and made minor grammatical changes.

Member Crear suggested the language in paragraph seven be changed so that the CIAB would not be binding UNLV to play at the stadium.

Member Arpin clarified that the language was referring to non-football events as well and UNLV would suffer financial harm.

Chair Wixom agreed with the clarification Member Arpin had made. He then reiterated whether or not UNLV decided to play in the stadium built, UNLV could suffer from a financial loss because some of the non-football events held at Sam Boyd Stadium might potentially move to the new stadium.

Member Page suggested the language clarify non-football events.

Member Crear stated paragraph eight was stating all the events held at Sam Boyd Stadium could relocate to the new stadium and if an event were to relocate to the new stadium, UNLV would not be held harmless in terms of the loss in revenue.

Member Giunchigliani agreed the language could be stated differently.

Member Arpin inquired about the necessity to have paragraph eight in the Resolution.

Member Giunchigliani suggested UNLV be held harmless in loss of net revenue.

Member Arpin restated the reason why the CIAB should be reengaged is stated in the previous seven paragraphs in the Resolution.

Member Arpin stated the purpose of the CIAB was to decide if UNLV should build a new stadium on campus.

Chair Wixom asked Mr. Jessup to remind the CIAB how the discussed situation was being addressed.

Member Crear stated the Resolution should be representative of the CIAB’s work.
Member Giunchigliani added that there should be mention of UNLV’s financial losses in their Resolution.

Mr. Jessup stated the analysis of UNLV’s financial loss had been completed by CSL and was a part of the CIAB’s original report. He also agreed that if a new larger events center was built, the events would leave Sam Boyd Stadium. Mr. Jessup also stated there would be language drafted that would be considered at the next SNTIC meeting that would help UNLV and he encouraged the CIAB to somehow express in a way for UNLV to be held harmless in financial observations.

Chair Wixom reminded the CIAB that the objective of the meeting was to finalize the Resolution and submit it to the Legislature and SNTIC and agreed going forward to keep the financial issue in mind.

Member Arpin recommended a change in the language to mention the financial issue in paragraph eight.

Member Sinatra suggested the CIAB request the SNTIC include in its final recommendation to the Legislature and the Governor that UNLV be held harmless in respect to building a new stadium.

Chair Wixom suggested, in paragraph eight, the CIAB in its prior report determine there would be an adverse financial consequent to UNLV upon the construction of a large stadium events center outside of the jurisdiction of the CIAB.

Member Sinatra agreed paragraph eight did make an important point to present to the SNTIC.

Member Page inquired if the financial loss of UNLV would change over time.

Member Arpin agreed a more generic term describing UNLV’s financial loss would be more appropriate.

Chair Wixom agreed, and reiterated it would be important for UNLV to be held harmless in the discussed process.

Mr. Snyder presented to the CIAB his drafted version of paragraph seven.

Member Giunchigliani reminded Mr. Snyder to add feasibility of financing to paragraph seven.

Member Page expressed his concern with Mr. Snyder’s revision, because it only was relevant if the NFL stadium was not built, but if the stadium was built then it would not be feasible for UNLV to use the stadium.

Mr. Snyder responded that the purpose of paragraph seven was for the SNTIC to give the NFL a time line to relocate to Las Vegas, and if the NFL chose to not relocate to Las Vegas, then to recommend funding to be used for a UNLV stadium.

Member Page agreed, but expressed his concern that the CIAB was assuming the NFL would hold UNLV accountable for playing at the stadium.

Mr. Snyder stated he did not believe UNLV was committed to playing at the stadium and UNLV would ultimately make that determination.

Member Page asked if paragraph seven could be revised to mention UNLV would have to make the overall decision on if they would want to use the NFL stadium.
Mr. Snyder responded if the NFL did not proceed to Las Vegas, UNLV would have a funding source and obligation to determine if it would be financially feasible and proceed with building a stadium, but only with the authority of the CIAB as the oversight Board.

Member Arpin expressed his concerns with paragraph seven.

Chair Wixom said he thought the agreement and negotiation between UNLV and the NFL had already been mentioned in previous paragraphs.

Member Leavitt agreed the discussion had already been mentioned, but revised the paragraph to clarify.

Chair Wixom agreed with Member Leavitt and Member Page.

Member Leavitt also suggested the CIAB revise paragraph five to mention an agreement needed to be made between UNLV and the NFL to play in their stadium if it was built.

Ms. Brewington read the revised version of paragraph five to the CIAB.

Chair Wixom suggested an additional change be made to the language to paragraph five to address Member Page’s concerns. He reminded the CIAB that they would be making a final review before submitting their report.

Vice Chair Hendrick inquired whether a clause needed to be made that stated the Board of Regents and UNLV be involved in all financial discussions regarding allocation of revenue from any large events center.

Chair Wixom responded he did not believe that would be in the authority of the CIAB.

Member Arpin suggested the CIAB request that the SNTIC recommend one of the CIAB Members to be appointed by UNLV to make that authority.

Vice Chair Hendrick, Member Giunchigliani, and Chair Wixom discussed Vice Chair Hendrick’s inquiry.

Chair Wixom reminded the CIAB the objective of the meeting held.

Vice Chair Hendrick read his revised changes of paragraph eight to the CIAB.

Member Leavitt suggested additional language be added.

Chair Wixom, Vice Chair Hendrick, Member Giunchigliani, and Member Leavitt made suggested changes to paragraph five.

Chair Wixom said he had been working on resolved language with Vice Chair Hendrick and asked for any suggested changes from the CIAB as a final conclusion.

Member Giunchigliani asked if the language used in paragraph eight was to be revised to prior discussions.

Chair Wixom agreed to Member Giunchigliani’s suggestions.

Mr. Snyder restated that the suggestion Member Giunchigliani stated had already been included in paragraph three as a therefore.
Ms. Brewington asked for clarification on where to add the revised change.

Chair Wixom entertained a motion to approve the Resolutions to be submitted to the Legislature.

Member Leavitt requested a physical copy of the revised Resolutions.

Member Giunchigliani suggested the possibility of doing an amended approval for the Resolution for the CIAB to give authority to the Chair and Vice Chair to make any other revisions or clarifications prior to submission.

Chair Wixom requested the CIAB give authority to the Chair and Vice Chair to submit a cover letter when the Resolution was sent to the Legislature consistent with the substance of the Resolution. He then stated to the CIAB he would entertain a motion as amended and presented giving the Chair and Vice Chair the authority to make any final technical corrections to the Resolution to submit the Resolution as directed in the Resolution to the SNTIC, the Governor, and the Legislature, with an appropriate cover letter.

Mr. Snyder suggested a minor change be made to Chair Wixom’s motion.

Vice Chair Hendrick asked Ms. Reynolds if she agreed the motion had enough specificity.

Ms. Reynolds agreed.

Member James Dean Leavitt motioned, seconded by Member Chris Giunchigliani, and it was carried by unanimous vote of the voting members present, including Members Dallas Haun and Kim Sinatra via telephone, to approve the Resolution as presented and amended giving the Chair and Vice Chair the authority to make any final technical corrections to the Resolution to submit the Resolution as directed in the Resolution to the SNTIC, the Governor, and the Legislature with an appropriate cover letter.

ITEM 4. UPDATE ON STATUS OF SNTIC DISCUSSION AND PROCESS INFORMATION ONLY

Mr. Len Jessup stated the SNTIC planned to finalize its work on September 15, 2016. Chair Michael Wixom stated he would be present at the SNTIC to submit the CIAB’s Resolution.

Mr. Jessup also expressed his appreciation to the CIAB.

Chair Wixom expressed his appreciation to the CIAB as well, and noted the importance of the CIAB.

ITEM 5. FUTURE MEETINGS FOR POSSIBLE ACTION

Chair Wixom stated that the September 14, 2016, CIAB meeting would be the last meeting until further notice from the Legislature.

ITEM 6. PUBLIC COMMENT FOR POSSIBLE ACTION

Member Leavitt commended Chair Wixom and Vice Chair Hendrick for their lead on the Board.

Ed Uehling acknowledged and commended the CIAB, and the work of Mr. Snyder.

Chair Michael Wixom expressed his appreciation to Mr. Snyder.

ITEM 7. ADJOURNMENT FOR POSSIBLE ACTION

Chair Michael Wixom adjourned the meeting at 11:52 a.m.
Respectfully submitted,

Jamilah Brewington
Administrative Director
UNLV Campus Improvement Authority

Date Approved: September, 2016

Michael Wixom
Chair
UNLV Campus Improvement Authority