University of Nevada, Las Vegas
Campus Improvement Authority

University of Nevada, Las Vegas
Stan Fulton Building
4505 South Maryland Parkway
Las Vegas, NV 89154
Wednesday, August 3, 2016
1:00 p.m.

The meeting of the Board members of the University of Nevada, Las Vegas (UNLV), Campus Improvement Authority was held on August 3, 2016, at the University of Nevada, Las Vegas, 4505 South Maryland Parkway, Las Vegas, Nevada 89154.

Board Members

Regent Michael Wixom, Chair
Mr. Kirk D. Hendrick, Vice Chair
Regent James Dean Leavitt
Mr. Sean McBurney
Mr. Rick Arpin…via telephone
Mr. Bill Noonan…via telephone
Regent Cedric Crear
Regent Kevin J. Page…via telephone
Commissioner Chris Giunchigliani
Ms. Kim Sinatra……………………absent
Mr. Dallas E. Haun……………………via telephone

CALL TO ORDER
Chair Michael Wixom called the meeting to order at 1:02 p.m.

ROLL CALL OF BOARD MEMBERS
A quorum of members was present at roll call, including Member Rick Arpin, Member Dallas Haun, Member Bill Noonan, and Member Kevin Page via telephone.

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

ITEM 2. MINUTES
Member Chris Giunchigliani motioned, seconded by Member Cedric Crear, and it was carried by unanimous vote of the voting members present, including Members Dallas Haun, Sean McBurney, Kevin Page, and Rick Arpin via telephone, excluding Vice Chair Kirk Hendrick who abstained, due to his absence to approve the minutes of the April 13, 2016, UNLV Campus Improvement Authority Board (CIAB) meeting.

ITEM 3. PRESENTATION
Chair Michael Wixom explained the objective of the CIAB meeting. Member Wixom gave an update on the Southern Nevada Tourism Infrastructure Committee (SNTIC) activities and addressed specific issues which could impact the CIAB. He also stated the SNTIC had narrowed their site selection at which two sites would fall within the CIAB jurisdiction, and two sites would not. He explained the relevancy of the CIAB and the SNTIC based on the jurisdiction. He also noted the CIAB had a September 30, 2016, deadline for the Legislature in which could not be extended.
Chair Wixom asked Mr. Len Jessup, UNLV President, and Bill Rhoda, President of Conventions and Sports Leisure International, to present the Board with an update on the recent developments of the SNTIC.

Member Cedric Crear asked if there could be a possibility through the Legislature to extend the September 30, 2016, deadline for the CIAB report to be presented to the Governor.

Member Chris Giunchigliani stated because the deadline was set in statute, there would not be a possibility of an extension on the deadline. She mentioned the possibility of an addendum.

Rose Marie Reynolds, Deputy Attorney General, referenced Assembly Bill No. 335 (AB335) which confirms the September 30, 2016, deadline was set in statute by the Legislature.

Member Giunchigliani stated the SNTIC was also set by statute, and inquired about the language used for the extension of the SNTIC. Member Giunchigliani, Chair Wixom, and Ms. Reynolds discussed the possibility of receiving an amendment stating an extension for the CIAB.

Mr. Jessup reminded the Board, of the past extension received by the CIAB that may allow for an additional extension.

Chair Wixom asked Ms. Reynolds to investigate the possibility of an extension.

Ms. Reynolds said the AB335 (later replaced by the AB335) expires on September 30, 2016, and did not know of any way for an extension to occur, except by the Legislature has a whole.

Member James Dean Leavitt inquired about the possibility of the Governor’s Executive Order to be used for the SNTIC to ask for an extension, and asked Chair Wixom for the Attorney General’s Office (AG) to look into confirming if the SNTIC had received an Executive Order to receive their extension.

Mr. Len Jessup agreed the possibility of the SNTIC receiving an extension could be due to Executive Orders. Mr. Jessup also reminded the Board, in the past the CIAB has received an extension on CIAB activity, and said there may be a way to receive an extension, especially because the deadline coincided with the SNTIC meeting.

Chair Wixom asked the Counsel to investigate the possibility of an extension, and said he did not believe it would violate the Nevada Open Law if he reported back to the Committee in writing on the request made.

Mr. Jessup and Mr. Rhoda presented to the Board updates on the recent SNTIC meetings in regards to the four sites that the SNTIC had narrowed down for a possible stadium site.

Mr. Rhoda stated he was working with the Sands and Majestic Group to have the primary site and two possible back-up sites determined for the August 25, 2016, SNTIC meeting.

Member Giunchigliani inquired about the acreage of the Bali Hai GC owned by the Walters Group. Member Guinchigliani stated for the record, she never supported the zone changes made by the commission and had concerns with doing business while someone is under investigation for alleged issues.

Member Giunchigliani also said she had been doing research on Cashman Center as a possible site. She believes Cashman Center is a gem but there is a lack of public financing that doesn’t translate to into economic development. Mr. Rhoda discussed the potential acreage of developable land on the site. Member Giunchigliani inquired about the criteria for choosing a site for a stadium, to which Mr. Rhoda outlined design, public transportation, parking access to hotels
and amenities, Super Bowl compatible, configurations, security and other factors would affect site selection.

Member Giunchigliani inquired about the competition between sites, for example, the newly developed T-Mobile Arena. Mr. Rhoda responded that the site would not be in competition with T-Mobile Arena because the attendance of the events and the types of events that would occur at the site would not be in conflict.

Member Giunchigliani asked Mr. Jessup and Mr. Rhoda to define “Game Day Experience”. Mr. Jessup defined “Game Day Experience” from a university point of view, outlining the events of day as an experience from ingress to regress, to include tailgating and creating an enjoyable experience with family and friends at the game.

Member Giunchigliani inquired if there had been discussion with SNTIC of public and private funding. She suggested the funding be privately funded (like the case with T-Mobile Arena) versus the need for public support. She also referenced the minutes of the SNTIC, May 26, 2016, meeting, and clarified that room tax is a public tax and is used in many ways in Southern Nevada.

Mr. Jessup responded a potential tax increment district, and public and private funding for the stadium had been discussed in detail with the SNTIC, and had been compared. Mr. Rhoda stated land acquisition, infrastructure, and parking costs and Tax Incremental Financing (TIF) potential to support the project are all being discussed for the site.

Member Leavitt clarified the site selection would be chosen by the developer, agreed upon by SNTIC and approved by the legislature; the CIAB would have input only if UNLV was selected as a site.

Member Crear asked if the larger mega event center was built off campus, had SNTIC discussed a collegiate open air stadium that would be ready on UNLV’s campus. He also shared his concerns that building an off campus stadium when UNLV already has Sam Boyd stadium may not make sense considering the cost associated with playing off campus and it may take away from the college experience.

Mr. Len Jessup responded the plan is to have a partnership where UNLV games would be played and UNLV would be allowed to capture ticket sales. Should this plan go forward, Chairman, Steve Hill, would put in place a fallback that a smaller venue, such as a collegiate open air stadium be built. He also stated the sites currently being considered would continue the game day experience, drive activity and add value, in his opinion.

Member Kirk Hendrick asked if there was a Plan B from SNTIC should the National Football League (NFL) decide not to build a stadium that would allow UNLV to build a smaller domed stadium. Mr. Jessup discussed the possibility of a Plan B being built into contingency.

Member Hendrick asked if there would be a rental charge for UNLV to use an off campus stadium and if the fee would go to UNLV or as an allocation. Mr. Jessup responded the fees would be determined very soon, but so far there had been a commitment that UNLV would be able to utilize the facility for home games and receive ticket revenue, but negotiations were still to be determined.

Mr. Rhoda said there had also been discussions to replace lost income to UNLV if a new stadium was built because Sam Boyd stadium would not be able to compete. Member Giunchigliani asked what the projected loss to UNLV would be. Mr. Jessup estimated a projected loss of $3 million.

Member Giunchigliani expressed her concerns about potential sites for a stadium, the original intent of the SNTIC, and potentially diverting tax dollars from the Las Vegas Convention and
Visitors Authority (LVCVA). Mr. Jessup addressed Member Giunchigliani’s concerns in regards to the LVCVA tax dollars, the SNTIC, and flight zone issues stating negotiations were in place and some resolutions would come as a result of the next SNTIC meeting.

ITEM 4. WORKSESSION AND DISCUSSION
Chair Michael Wixom advised the questions submitted to the SNTIC by the CIAB would be reviewed at a later date.

ITEM 5. WORKSESSION/ADDITIONAL BUSINESS
Chair Michael Wixom suggested the resolutions submitted to the Legislature by the CIAB in 2014 be reviewed by Mr. Rhoda and revised to be resubmitted to the Legislature.

Member James Dean Leavitt asked Chair Wixom if the Board had agreed to all Resolutions previously submitted. Chair Wixom responded that the CIAB Board members agreed and voted on each resolution submitted.

Member Cedric Crear suggested that the CIAB’s original intent of discussing a potential collegiate stadium be revisited.

Chair Wixom asked Don Snyder, former Chair of the UNLV-CIAB, to speak to the Board.

Mr. Snyder outlined the purpose of the CIAB and suggested the work of the CIAB be more focused on what happens legislatively in regards to the SNTIC recommendations.

Chair Wixom responded that any report submitted to the Legislature would be premature given they do not know yet what the SNTIC was going to do in regards to the stadium.

Member Chris Giunchigliani suggested the possibility of a special session.

Member Leavitt discussed how the NFL’s decision to bring a football team to Las Vegas could impact the work of the CIAB. Mr. Snyder responded that the decisions of both the SNTIC and the NFL would impact the relevancy of the work of the CIAB. Chair Wixom went on to suggest the potential of the CIAB’s discussions resuming after the 2017 Legislative Session. Member Crear asked how the SNTIC and NFL proposals would impact the potential of an open air stadium for UNLV, to which Chair Wixom explained that the CIAB would need to recognize the impact of a football team in Las Vegas in its report to the Legislature.

Mr. Snyder said if the SNTIC were to move forward with the type of proposal, that SNTIC Chairman Wixom, Steve Hill suggested at the last SNTIC meeting, the likelihood would be that the CIAB would know in early 2017 if there would be a NFL team in Las Vegas and that this could define a lesser amount of funding for a collegiate stadium.

Chair Wixom said if the CIAB were to go in the direction of a collegiate stadium, then the Board would not need to go back over their resolutions nor the report submitted to the Legislature in 2014. Chair Wixom suggested the discussion of a collegiate stadium be placed on hold and then revisited if, in agreement with the Legislature, the SNTIC suggests a collegiate open air stadium.

Member Crear inquired about the direction of the CIAB if the SNTIC chooses a site that is not on the UNLV campus and the Oakland Raiders do or do not come to Las Vegas.

Chair Wixom responded if there is a decision made by the SNTIC and the Oakland Raiders do come to Las Vegas, then the decision for CIAB would be if UNLV should play at the stadium. If there is not a stadium built for the Oakland Raiders, then the CIAB would ask Legislature to revisit creating an open air stadium for UNLV.
Member Sean McBurney agreed that it would be better to understand what the potential partnership with the Oakland Raiders and the NFL could be while acknowledging the relatively short timeline.

Member Giunchigliani recommended the Board take Resolution A, modified to include an extension, to the SNTIC. She also suggested the inclusion of Resolution D, previously recommended by the CIAB.

Member Kirk Hendrick agreed with Member Giunchigliani

Chair Wixom agreed with Members Giunchigliani and Member Hendrick.

Member Crear reiterated there is not a climate for providing financing for two stadiums in Southern Nevada, whether it is a stadium for UNLV or a large stadium.

Chair Wixom restated that the CIAB would submit to the SNTIC what the Board had previously accomplished and, as part of the submission, the CIAB would explain to the Legislature that if the SNTIC decided on a stadium that is not on the UNLV campus, then the CIAB would respectfully request that the stadium accommodate UNLV in the use of that stadium. Chair Wixom added that if the SNTIC decided against a dome stadium or agreed on a stadium that would be located on a site that would be in the jurisdiction of UNLV, that the legislature empower the CIAB to continue their work and go to a granular level based on previous work and the work of the SNTIC.

Member Leavitt questioned the language used in Resolution D section 9.0, 10.0, and 11.0. and wanted to make sure the board didn’t act prematurely by placing limitations on future outcomes.

Chair Wixom stated he believed the language used in Resolution D didn’t limit their actions at all.

Member Giunchigliani agreed she first referenced Resolution D because of the language that specifically states “at this time.”

Mr. Snyder recommended extending the life of the CIAB by two years.

Chair Wixom suggested that staff prepare a supplemental resolution for the Committee’s consideration outlining the following:

1. The life of the CIAB be extended for two years, subject to:
2. The CIAB submit their work to SNTIC.
3. In the event that SNTIC decided on a dome stadium outside of UNLV jurisdictional area, that UNLV play in the dome stadium, subject to an agreement acceptable to all parties.
4. If the SNTIC decided on an on campus location, the CIAB be reengaged to address that particular location.
5. If the NFL did not choose Las Vegas, the CIAB suggest an open air stadium.

Mr. Snyder suggested adding language to Chair Wixom’s third point that stated that UNLV could utilize the stadium free of charge.

Member Giunchigliani said she felt nothing would be decided until there was a special session by the SNTIC and until the NFL made a decision.

Member Leavitt asked for clarification on the CIAB term date, to which Ms. Reynolds stated that the Board term would expire on September 30, 2017.

Chair Wixom asked staff to draft a resolution for consideration at the next CIAB meeting.
Member Hendrick requested that UNLV continues to work on traffic studies.

Member Leavitt clarified with Mr. Jessup that the CIAB was waiting until after the next SNTIC meeting to submit any recommendation.

Member Giunchigliani asked Jeffrey Jacquart, Airport Program Administrator for the Clark County Department of Aviation, to speak to the Board regarding the air traffic studies on potential stadium.

Mr. Jacquart stated that an application can be submitted at any time to the Federal Aviation Administration (FAA) to determine potential hazards of a site.

Mr. Jessup stated that UNLV had already submitted the application on the 42-acre site, and had not received a response back.

Member Leavitt stated that the Thomas and Mack site may be more feasible.

Mr. Snyder suggested a memo be drafted to coincide with the resolutions submitted to the SNTIC.

ITEM 6. **FUTURE MEETINGS**

The next UNLV-CIAB meeting was scheduled for Wednesday, August 31, 2016.

ITEM 7. **PUBLIC COMMENT**

Ed Uehling suggested light rail transportation be brought forth to the SNTIC.

ITEM 8. **ADJOURNMENT**

Chair Michael Wixom adjourned the meeting at 2:22 p.m.