University of Nevada, Las Vegas
Campus Improvement Authority

Las Vegas Convention Center
Board Room
3150 Paradise Road
Las Vegas, NV 89109
Wednesday, April 13, 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 April 13, 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.......................... absent
Mr. Rick Arpin
Regent Cedric Crear
Commissioner Chris Giunchigliani
Mr. Dallas E. Haun.................................via telephone

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

CALL TO ORDER
Chair Michael Wixom called the meeting to order at 1:01 p.m.

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

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

ITEM 2.
MINUTES

Chair Michael Wixom 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 Kim Sinatra via telephone, to approve the minutes of the February 23, 2016, UNLV Campus Improvement Authority Board (CIAB) meeting.

Member Chris Giunchigliani entered the meeting at 1:03 p.m.

ITEM 3.
PRESENTATION

Chair Wixom stated that in consultation with Steve Hill, Chairman of the Southern Nevada Tourism Infrastructure Committee (SNTIC), it was decided that a list of the materials presented to the SNTIC would be reviewed by the CIAB to discuss in preparation for the next SNTIC meeting on April 28. He acknowledged that the SNTIC had been very cooperative and agreed to accept questions prepared by the CIAB to be discussed at the next SNTIC meeting. In this way, both the CIAB and SNTIC committee roles operate in tandem without overlap, and work corporately as the SNTIC prepares their report due in July followed by the CIAB report due in September.
Gerry Bomotti, UNLV Senior Vice President for Finance and Business, introduced Ben Doyle, President and owner of Capitol Airspace. Mr. Doyle delivered a PowerPoint presentation highlighting the intricacies of airspace in relation to the 42 acre parcel of land recently purchased by UNLV along Tropicana Boulevard and in specific, the FAA form 7460-1 which was recently submitted to identify maximum heights on the 42 acres that would not represent an obstruction.

Member Cedric Crear asked Mr. Doyle about building height specific to the flight zone, to which Mr. Doyle clarified the height regulations.

Member Chris Giunchigliani requested clarification on instrument procedures at McCarran International Airport (McCarran), to which Mr. Doyle explained the new instrument procedures is being requested by Southwest Airlines and it likely relates to the angle for landings.

Member Giunchigliani asked if UNLV was able to apply to the Federal Aviation Administration (FAA form 7460-1) prior to the purchase of the 42 acre parcel of land and Mr Bomotti clarified that the land “owner” must approve the submission. Mr. Doyle added that there is no limitation on applications submitted on a federal level.

Member Giunchigliani advised the Board of Regents to be sensitive to the amount of money spent on the purchase to ensure its utilization be for the purpose originally anticipated. She went on to inquire about the depth of cooperation between UNLV and McCarran and stated that those conversations would have been useful prior to the purchase of the property. Mr. Bomotti added that Capitol Airspace verified a stadium could be built on the property prior to the purchase. He stated that UNLV had met with McCarran and explained that UNLV was confident that the property would be utilized properly, whether for a stadium or alternatively.

Member Giunchigliani inquired about the changes in the new legislation bill for the CIAB (A.B. 451), to which Mr. Bomotti outlined the specific changes of the bill that allowed consideration of sites within 1.5 miles of the UNLV main campus.

Member James Dean Leavitt asked Mr. Doyle his recommendation for the suitability of a stadium on the 42 acre parcel of land. Mr. Doyle answered that with cooperation from McCarran he anticipated that there would not be any issues.

Member Rick Arpin commented that he supported the Board of Regents in the purchase of the land, whether it is for a stadium or other university projects. Mr. Arpin also asked about building height restrictions, to which Mr. Doyle outlined the height restrictions specific to the 42 acres.

Member Bill Noonan asked Mr. Doyle if he was familiar with other destinations where a stadium was located in the same proximity to an airport as the 42 acres is to McCarran. Mr. Doyle outlined stadiums around the country that are somewhat comparable to the 42 acres in regards to proximity to a major airport. Mr. Noonan also inquired about noise issues of a stadium to the flight path, to which were outlined later in the presentation.

Member Giunchigliani asked about issues with take-off and landing capacity of the airport and the impacts of lighting. Mr. Doyle outlined airspace measurements in terms of departures and he explained the restrictions that would be implemented on the use of special lights. Mr. Bomotti added that with any project being completed on the 42 acres, there would be a number of additional reviews that would need to be considered. Member Giunchigliani emphasized that the FAA may take additional potential risks into consideration when reviewing an application and that these issues need to be discussed prior. Mr. Doyle detailed the FAA application process.
Chair Michael Wixom inquired about special events that could require additional FAA approval, to which Mr. Doyle outlined the requirement for notification of specific events. Chair Wixom asked Mr. Bomotti if special events were taken into consideration in previous discussions by the CIAB to which Mr. Bomotti clarified that the feasibility study focused on “events that were within the envelope of the facility itself.” Mr. Bomotti also stated that the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) form 7460-1 was filed based on the heights of development and not specific to the type of building. Chair Wixom asked about the FAA approval process and limitations to aircraft landing and takeoff. Mr. Doyle explained that there will be additional approvals needed once a design had been developed and that airport operations would not be impacted if the heights outlined in his analysis were not exceeded.

Member Leavitt clarified that a domed stadium must still be under the heights discussed, to which Mr. Doyle said that the design of the structure is irrelevant as long as it does not exceed the height restrictions.

Member Giunchigliani asked if the FAA would approve applications that are “contingent upon,” to which Mr. Doyle explained that the FAA does not consider “contingent” options.

David Frommer, UNLV Executive Director of Planning and Construction, delivered a presentation on the criteria of noise development in the Airport Environments Overlay District.

Member Giunchigliani inquired about noise regulations. Mr. Frommer explained that the noise development was not dependent on height.

Member Noonan asked about zone restrictions on the 42 acres, to which Mr. Frommer answered that there are guidelines that must be followed in each specific zone.

Chair Wixom emphasized the importance of noise obstruction when considering a stadium and said that he did not believe noise had been discussed in the CIAB’s previous feasibility studies. Mr. Bomotti recognized that noise was not focused on specifically but some of the economic models for open air stadiums considered noise and climate relative to their feasibility.

Member Giunchigliani asked if rerouting of flights could impact the FAA approval, to which Mr. Doyle answered that the FAA considers all aspects of operations.

Chris Jones, Chief Marketing Officer for the Clark County Department of Aviation, addressed the Board of his concerns in relation to Mr. Doyle’s presentation. He stated that the process needs additional review by the FAA and Clark County and that concerns are not limited to height restrictions. Chair Wixom highlighted the need to answer multiple questions, including traffic, lighting, and general safety issues. Mr. Jones went on to acknowledge the runway protection zone near the 42 acre property. He emphasized that there are multiple factors that need to be considered that are unique to McCarran and Las Vegas. He also underlined that airspace capacity at McCarran is invaluable and it is imperative that any project being considered does not limit airspace capacity in any way.

Member Crear thanked Mr. Jones for raising such issues. He asked if it would be appropriate for an analysis from McCarran be included in the final report from the CIAB, to which Mr. Jones agreed that it would.

Member James Dean Leavitt left the meeting at 2:12 p.m.

**ITEM 4.**

**WORKSESSION AND DISCUSSION**

Mr. Bomotti outlined materials that were presented to the SNTIC at past committee meetings. Len Jessup, UNLV President, commented on the purpose of the discussions with the SNTIC.
Chair Michael Wixom commended Mr. Jessup on his presentation to the SNTIC.

Member Chris Giunchigliani commented on the potential diversion of room tax dollars from Las Vegas Convention and Visitors Authority and urged members of the Board to consider alternative options of funding. She went on to say that it is important to recognize the needs of UNLV, but not at the cost of another public entity. She suggested that the feasibility study be reevaluated to consider the outcome of the SNTIC. Also, Member Giunchigliani commended MGM Resorts International on the T-Mobile Arena and said that the Board needed to be cognizant of the number of events the destination can support.

Member Cedric Crear said that the Board should consider alternative methods of funding if requested by the SNTIC. Mr. Jessup explained that the SNTIC had only been presented with one proposal and could potentially suggest that other funding options be considered. Chair Wixom inquired if the SNTIC were considering other forms of funding. Mr. Arpin said that he believed the SNTIC is considering alternative options.

**ITEM 5. WORKSESSION/ADDITIONAL BUSINESS FOR POSSIBLE ACTION**
Chair Michael Wixom requested the Board identify any questions to be discussed in future meetings in order to provide a detailed analysis to the SNTIC.

Member Bill Noonan said that he agreed it would be useful for the Director of the Clark County Aviation Department to submit any questions or concerns.

Member Rick Arpin requested that the potential challenge of hosting more events be considered from an economic impact perspective displacement. He also recognized that hosting events required funds that may not necessarily be available and that funding for the promotion of events needed to be considered. Member Arpin emphasized the importance of focusing on what is best for the community and not simply for one specific entity.

Member Chris Giunchigliani reiterated traffic issues, the market residential component, and other potential use of the 42 acre parcel of land.

Chair Wixom listed the following issues that he wished to be addressed in future meetings: financing, traffic, event planning, noise issues, timing of the use of facility and the needs of the industry, communication with the industry in event planning, and the multiuse factor of a stadium.

Chair Wixom commended former chairman Don Snyder on the 2014 report, stating it was very helpful and addressed all key issues. Chair Wixom proposed that the board should adopt the format used in the report as a template for all future CIAB board discussions. The template would be circulated to all board members well in advance of any board discussions and used as a basis for informing what the board does. There were no objections from the board.

Member Noonan and Member Giunchigliani acknowledged the need to review any potential transportation safety issues from the UNLV main campus to the 42 acre property.

**ITEM 6. FUTURE MEETINGS FOR POSSIBLE ACTION**
Chair Michael Wixom discussed a potential timeline for future meetings. Don Snyder, Former CIAB Chair, encouraged the CIAB to maintain flexibility when planning future meetings. He also congratulated MGM Resorts International on the opening of the T-Mobile Arena.

**ITEM 7. PUBLIC COMMENT FOR POSSIBLE ACTION**
There were no comments from the floor by the public.
ITEM 8.  
ADJOURNMENT  
Chair Michael Wixom adjourned the meeting at 2:47 p.m.

FOR POSSIBLE ACTION

Respectfully submitted,

Jamilah Brewington  
Administrative Director  
UNLV Campus Improvement Authority

Date Approved  
August 3, 2016

Michael Wixom  
Chair  
UNLV Campus Improvement Authority