



Regent Derby asked about the length of UNR's presentation. President Lilley replied it would take fifteen minutes.

1. Information Only-Presentation on Proposed Sale - Representatives of the University of Nevada, Reno, presented a proposal for the sale of fifty-five (55) acres of real property located at Mill Street and McCarran Boulevard, Reno, Nevada. The presentation and/or the public comment on the proposal included information regarding other bids received on the property, the relationship of this property to regional flood control issues, the relationship of this property to the mission of the University or its constituent parts and all other matters that

August 5, 2005, UNR announced selection of Pacific W

Mr. Zurek clarified that Pacific West Homes, LLC is an existing Nevada LLC and offered to provide the members' identities at the September meeting. He reported the company had completed 20-25 home building projects in the area.

1. Information Only-Presentation on Proposed Sale – (Cont'd.)

Regent Howard observed that the information could be obtained from the Secretary of State's website and questioned the delay in providing the information. Mr. Zurek offered to make a telephone call immediately following adjournment of the meeting.

Mr. Roger Richards (on file in the Board office) . Mr. Lesperance stated that agriculture is very important in Humboldt County, the largest agriculture producing county in the state. Directly and indirectly, Humboldt County generates approximately \$250 million into Nevada's economy. The College of Agriculture and the Main Station Farm are very important to them. Historically, the Main Station Farm has been an integral part of the college, including the Mill Street property

maintains the following two points:

1. The Nevada Farm Bureau is not certain that the sale should be authorized. The research property under discussion could easily be important for use as meaningful, production oriented agricultural research. Because it is somewhat apart from the Main Station Research Farm, separated by McCarran Boulevard, the possibility exists for using the 55 acres as a control area or for experimental activities particularly in the area biodiversity genetic alteration. CABNR Dean David Thawley has asked Nevada agriculture representatives to develop a

unknown. Regent W

impacted by other events in the country. The Corps is funded on a project-by-project basis. She felt it was important for the community to be viewed as unified in this effort in order to receive federal funding.

Regent Sisolak clarified that Ms. Duerr favored selling the property to Washoe County. Ms. Duerr stated that the Truckee River Flood Project was cognizant of the agriculture community's needs and was considering a leaseback to the university farms since there will be a period of time before construction begins. She felt the 1,200 acres was also required for the flood project and could be used compatibly with agricultural use.

Mr. Jason Nessminger appeared by proxy for Mr. Ty Smith, Nevada Future Farmers of America Association. He related that the FFA Association strongly supports CABNR. The students feel that agriculture in their lives is important to preserve. Student participation at the Nevada Meats lab helps students prepare for meat identification competitions. He related the Nevada FFA is in strong support of CABNR and looks to the Board to be the future of agriculture. He stated that FFA high school and college students, FFA advisors, and research professors all utilize the land that provides for that future.

Regent Rosenberg established that Mr. Nessminger opposed the sale of the property.

Regent Sisolak asked why the land wasn't being used instead of leasing it to others. Mr. Nessminger replied that the FFA uses the land quite often, conducting range and soil competitions in the past. They also use Wolfpack Meats for their meat slabs. The local chapter also holds a veterinary science class twice a week at the Main Station Farm. There have also been several proposals for using the 55-acre parcel. The FFA chapter is

## 2. Information Only-Open Comment on Proposed Sale Requirements – (Cont'd.)

housed at the Main Station Farm, with proposals for conducting a high school animal science unit on the 55-acre parcel. Regent Sisolak established the FFA was currently using the larger parcel across the street and not the 55 acres.

Mr. Michael Compston, Executive Director, State of Nevada Dairy Commission, expressed support for continued use of the subject property for floodplain management, open space and agricultural research. This parcel and other property are more commonly known as the Main Station Farm, provide an experimental and research platform for CABNR, as well as an area within a natural floodplain of the Truckee River, Thomas Creek, and Steamboat Creek watersheds. The property is a valuable asset that should be retained and utilized to demonstrate the necessity of sustaining agriculture and open space along streams and other drainages in the state. The vegetation provides a natural filtration system for flood waters and allows the spread of large flows during peaks in flood events. Research and implementation of flood water management plans can be carried out in the area contained within this parcel and the remaining agricultural properties. The Truckee Meadows has been developed extensively with little regard to floodplains. He noted that agriculture provides between \$1 and \$1.5 billion dollars annually to the economy. The Main Station Farm provides a nearly unique and ideal opportunity to the university to demonstrate the urban agri-business interface. He felt the property could be used more efficiently by expanding its use as a hands-on field laboratory located near the main campus instead of a quick monetary gain. He asked that the Board consider the sale of the property carefully. If a decision to sell the property is made, the proceeds should go to the enhancement of the balance of the Main Station Farm and the support and development of efficient research and educational programs that focus primarily on production agriculture. He felt the property provided opportunity for interdisciplinary research that had not been fully realized.

The meeting recessed at 3:46 p.m. and reconvened at 3:54 p.m. with all members present except Regents Anthony, Schofield, and Wixom.

Mr. Sean Carrey, City Manager, City of Sparks, reported that the City of Sparks forms the northern boundary of this property. The 1997 flood caused \$300 million in property damage. Within that floodplain, 19,000 jobs are located. This is a critical public safety issue to all in the Truckee Meadows. The university has been a wonderful partner participating in the flood coalition. He requested Board support for remaining a solid partner as they move to property acquisition. Previous plans from the Army Corps of Engineers (not involving univ v%)



coalition was formed with stakeholders from environmental groups, universities, and downstream water users. ~~THESE REVISIONS TO THE PROPOSED WATER QUALITY STANDARDS AND MONITORING~~  
been engaged with the Army Corps of Engineers. He thanked Senators Harry Reid and John Ensign for their efforts in continuing to provide federal funding. Next year, another \$ 3.5 million in federal funds will come forward to advance this project.

Regent Wixom entered the meeting.

2. ~~MMMMM~~ Only-Open Comment on Proposed Sale Requirements – (Cont'd.)

Mr. Carrey said they need the university and Board of Regents to put the finishing touches on what must be an intersection of the university's needs and the community's public safety needs. He urged the Board to accept ~~Washington County's presentation and stipulate that this project will~~ Y K H W K H % R R X Q X Q L H Q R R H H (

Agriculture Experiment Station, and Dean Thawley. She agreed it would have been a good idea to provide a briefing of the three alternatives prior to this occurring, adding that it was one parcel of very many being considered for the flood project.

Mr. Dennis Ghiglieri, Community Flood Coalition, reported that a community coalition was developed to work on the flood project in 1999. Many public meetings were held and “Alternative Three” was developed in 2002. Part of the process involved people from the University. It has often been discussed that the Main Station Farm function would continue after the flood project was completed. They never envisioned the flood project would consume the Main Station Farm. It was also assumed that a payment of some kind would be made. The third alternative was agreed upon because of the flood benefits provided for everyone residing/working in the flood plain area. Since that time there have been unfortunate delays, possibly due to scale backs with the Army Corps of Engineers funding. He noted that the University’s parcels border the river, which makes them so important. It is also part of the flatter landscape where water naturally pools. Using these properties flood elevations can be lowered in other areas. Washoe County paid for extensive engineering studies conducted in this regard. The Main Station Farm is a very important part of the flood project. Mr. Ghiglieri said he would be uncomfortable to see a housing development adjacent to the most active part of the Farm.

Ms. Pauline Rusert, private citizen, asked whether the 55-acre parcel under consideration was included in the projected parcel for future growth projection of UNR. President Lilley replied that it was not. Vice Chancellor Klaich clarified that the 55 acres was not included in the 50-year master plan for expansion of the University.

Mr. Gene Gardella, private citizen, advocated for trying to find a solution that is a win for everyone. He noted the \$1.1 million difference in the price offered by Pacific West Homes, LLC and the \$12.1 million appraisal value. He felt that additional value should be included in the consideration mper

College of Agriculture. She observed there is currently no plant science department, and very little available in range science. She said that land was needed to experiment with the growth of native seed, and to improve landscaping efforts. She expressed concern for reducing College of Agriculture assets that could be used to train individuals to work in this field in the state. She clarified that her organization began as a result of the large fires encountered and the difficulty in getting native seed to Nevada. Regent Sisolak asked about her preference for selling the property. Ms. Isidoro-Mills replied that she preferred the property not be sold in order to provide ground for teaching students. She noted that fires occur in cycles and farmers cannot deal with the up and down cycles, and require continuous production. Regent Sisolak asked whether she opposed the sale of the property due to the flood control issue. Ms. Isidoro-Mills replied that certain plants help hold down the soil.

Regent Rosenberg observed that UNR was concluding a bid process and had accepted a bid. He asked whether an unsuccessful bidder could make a counteroffer that could be legally considered. Vice Chancellor Klaich replied that they could. Regent Rosenberg asked whether the Board could legally accept a bid that was lower than the successful bidder. Vice Chancellor Klaich replied that they could.

Regent Hill observed this was an opportunity for the Board to follow Regent Rosenberg's comments to arrive at a win-win compromise. He encouraged people to work in this direction.

## 2. Information Only-Open Comment on Proposed Sale Requirements – (Cont'd.)

Regent Alden stated that a good meeting had been conducted and thanked Board members for their thoughtful questions.