

## **Clark County Stadium Authority Board**

CLARK COUNTY, NEVADA

DRAFT - ON 3/9/17 AGENDA FOR APPROVAL

STEVE HILL  
Chairman  
LAWRENCE EPSTEIN  
Vice Chair  
KEN EVANS  
LAURA FITZPATRICK  
Ex-Officio  
DALLAS HAUN  
BILL HORNBuckle  
JAN JONES BLACKHURST  
MIKE NEWCOMB  
J. TITO TIBERTI  
TOMMY WHITE

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COMMISSION CHAMBERS  
GOVERNMENT CENTER  
LAS VEGAS, CLARK COUNTY, NEVADA  
THURSDAY, JANUARY 26, 2017

LAS VEGAS VALLEY WATER DISTRICT  
MEAD ROOM  
1001 SOUTH VALLEY VIEW BOULEVARD  
LAS VEGAS, NV 89153

The Clark County Stadium Authority Board met in regular session in the Mead Room at the Las Vegas Valley Water District, 1001 South Valley View Boulevard, Las Vegas, Nevada, on Thursday, the 26th day of January, 2017 at the hour of 1:00 p.m. The meeting was called to order at the hour of 1:03 p.m. by Chairman Hill and, on roll call, the following members were present, constituting a quorum of the members thereof:

### CALL TO ORDER

Chairman and Members :  
Steve Hill  
Lawrence Epstein  
Ken Evans  
Laura Fitzpatrick (Ex-Officio Member)  
Bill Hornbuckle  
Jan Jones Blackhurst  
Mike Newcomb  
J. Tito Tiberti

Absent:  
Dallas Haun  
Tommy White

Also present:

Mary-Ann Miller, Deputy District Attorney

B. Koch, Deputy Clerk

C. Baroni, Deputy Clerk

Member Ken Evans was present via telephone.

ITEM NO. 1 Call to Order, Roll Call and Establish Quorum

DISCUSSION: At this time, Chairman Hill called the roll and confirmed that a quorum was present.

Chairman Hill closed Agenda Item No. 1.

ITEM NO. 2 Public Comment

At this time, Chairman Hill asked if there were any persons present in the audience wishing to be heard on any items on the agenda as posted.

SPEAKER(S): None

There being no persons present in the audience wishing to be heard on any items listed on the agenda as posted, Chairman Hill closed the public comments.

ITEM NO. 3 Chairman/Committee Comments

DISCUSSION: Chairman Hill advised that questions were raised regarding the Board's compliance with the Open Meeting Law during the process of naming additional Board members and stated that Legal Counsel advised the process was in compliance; commented on following the letter of the Open Meeting Law and the Board's compliance; apologized to the Board members for implementing a process that raised questions; and stated that those situations will not happen in the future.

The Board was advised of an initial draft of a Stadium Use Agreement received from the Raiders which is available immediately for Board members and will be posted online upon completion of today's Stadium meeting. Chairman Hill stated that the Board will review the agreement at the next meeting on February 9, take questions and comments, and direction will be given regarding entering into negotiations with the Raiders and their partners.

Chairman Hill expressed appreciation for the Raiders'

commitment to Las Vegas; stated that the Raiders have filed the official application for relocation to Las Vegas; then commented on the previous meeting and asked that February 23 and March 23 be set aside for potential additional meeting dates, depending upon action necessary to facilitate the Raiders' application process.

Chairman Hill closed Agenda Item No. 3.

ITEM NO. 4

Pursuant to Section 24, Subsection 2(a) of SB 1 of the 2016 Special Session of the Nevada Legislature, elect a Vice Chair of the Las Vegas Stadium Authority Board of Directors. (For possible action)

DISCUSSION: Chairman Hill advised of the subject matter; stated that a Vice Chair needs to be elected to the Las Vegas Stadium Authority Board of Directors; and summarized the duties, which include chairing the meeting when the Chairman is absent, approving payments, writing and signing checks, and similar responsibilities.

Chairman Hill provided a brief update to the Board regarding the process of selecting nominees and opened the floor to the Board for nominations and motions.

Member Hornbuckle nominated Member Lawrence Epstein as Vice Chair, followed by a request that Member Epstein disclose any potential conflicts with the parent of IMG. Member Epstein thanked the Board and stated that he is unaware of any conflicts concerning IMG as they are a diversified entertainment business that is approximately 50% representing movie stars, directors, writers, etcetera, and the other 50% is involved in owning properties such as UFC, pro bull riding, Miss Universe, etcetera; and further stated that they do represent colleges with licensing deals and properties in the sports base such as Wimbledon and PGA golf; and that IMG has connectivity to the sports base but not in a way that will be competitive or create any conflicts that will impact his ability to serve as Vice Chair.

FINAL ACTION: It was moved by Member Bill Hornbuckle, seconded by Member Jan Jones Blackhurst, and carried by unanimous vote of the members present that the election of Member Lawrence Epstein as Vice Chair be approved.

Chairman Hill closed Agenda Item No. 6.

ITEM NO. 5

Approve and authorize the Chairman to sign a professional

services agreement with Andrews Kurth/Brownstein Hyatt Farber Schreck. (For possible action)

DISCUSSION: Chairman Hill expressed appreciation to the firms that submitted responses and for their interest in representing the Board; and commented on the selection process.

The Board received an overview of the selection process from a representative of Applied Analysis who stated that the process included a Request for Qualification; approximately 30 responses were received and narrowed down to ten finalists who were asked questions relative to a Request for Proposal indicating cost, structure, and major steps; the questions were reviewed, three firms were selected to provide oral presentations to the Stadium Authority Board; and that the three finalists were interviewed and a final agreement has been negotiated for the Board's consideration.

The representative from Applied Analysis further stated that the candidate selected is Andrews Kurth Kenyon along with Brownstein Hyatt Farber Schreck; the firms' proposal is included in the binders and agenda packet; and that the original Scope of Services was provided to the District Attorney's Office who prepared an addendum to the Letter Agreement for Legal Services which provides the specific scope, addresses conflicts of interest, sets the maximum amount for fees at \$450,000 including all costs for the preparation of a Memorandum of Understanding, Development Agreement, and Lease Agreement; and that costs are capped at \$500 unless approved by prior written authorization by the Authority.

The representative from Applied Analysis commented that the recommended candidate has extensive experience in representing government entities similar to those that will appear before the Stadium Authority during this process; the firm has completed tasks on time and in budget; the partnership between Andrews Kurth and the Brownstein firm reflects extensive experience in working on similar projects at a local basis; and stated that the proposal and addendum have been presented for approval.

FINAL ACTION: It was moved by Member Jan Jones Blackhurst, seconded by Member Bill Hornbuckle, and carried by unanimous vote of the members present that the recommendation (including the contract and amendment) be approved.

Chairman Hill closed Agenda Item No. 5.

ITEM NO. 6 Receive a report on the status of the NFL stadium project.

DISCUSSION: The Board received a status update from representatives of the Las Vegas Raiders who commented on five presentations, the last few being very productive; stated that a relocation application has been filed; and that the vote on the relocation is scheduled for the League meeting on March 26, 27, and 28 (with consideration given to the current market, the destination market, and benefits of the Las Vegas market and various structures put in place).

The representative advised that the Raiders have submitted a draft Stadium Use Agreement between the Authority and the team which will outline the relationship for the next 30 years; and that the Raiders' Legal Counsel will work with the Authority Legal Counsel to begin interaction and work towards finalizing the document and building the stadium.

Following questioning by Member Hill, the Board was advised that progress needs to be described and identified to present to the League, such as the formal document that will serve as the Stadium Use Agreement, to demonstrate to the League that the process is moving forward; there are no specific deadlines; the Raiders are to receive the first request list back from the League sometime next week; and that when the application is reviewed and questions answered, the Commissioner will issue a report.

The Board was advised that the site focus has been Russell Road and that there is an option on that piece of land and that there has been communication with multiple architects, construction firms, and project managers.

Upon Member Evans questioning a Legislation issue regarding a 15% participation rate for small businesses, the Board was informed that the Raiders will adhere to Legislation.

Chairman Hill closed Agenda Item No. 6.

ITEM NO. 7 Public Comment

At this time, Chairman Hill asked if there were any persons present in the audience wishing to be heard on any items not listed on the posted agenda.

SPEAKER(S): None

ITEM NO. 8      Adjournment (For possible action)

FINAL ACTION: It was moved by Member Jan Jones Blackhurst, seconded by Member Lawrence Epstein, and carried by unanimous vote of the members present that the meeting be adjourned.

The meeting was adjourned at the hour of 1:30 p.m.