

Clark County Stadium Authority Board

CLARK COUNTY, NEVADA

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

DRAFT – ON AGENDA FOR APPROVAL AT THE
6/8/17 STADIUM AUTHORITY BOARD MEETING

COMMISSION CHAMBERS
GOVERNMENT CENTER
LAS VEGAS, CLARK COUNTY, NEVADA
THURSDAY, MAY 18, 2017

The Las Vegas Stadium Authority Board met in regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Thursday, the 18th day of May, 2017 at the hour of 1:00 p.m. The meeting was called to order at the hour of 1:01 p.m. by Chairman Hill and on roll call, the following members were present, constituting all of the members thereof:

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

Absent: None

Also present:
Mary-Anne Miller, Deputy District Attorney
Beth Koch, Deputy Clerk
Cyndi Baroni, Deputy Clerk

Member Bill Hornbuckle joined the meeting via teleconference.

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): Present

The Board was then addressed by interested parties who commented on the need for local jobs; small business opportunities for pre-development, construction, and ongoing operations; community benefit plan implementation effort; support of unions and Nevada and minority contractors; requirements of SB 1; oversight committee; diverse and inclusive procurement process; hiring of local contractors; contractor training; appreciation for Board members; community benefits agreement; a resolution used at other stadiums; the historical black West Side community not being included; discrimination; diversity; inclusion of African Americans; loss of a business and discontent with a union; and graphs and statistics from previous projects.

There being no other 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 Approval of Agenda with the Inclusion of Any Emergency Items and Deletion of Any Items (For possible action)

FINAL ACTION: It was moved by Member Tommy White, seconded by Member Ken Evans, and carried by unanimous vote of the members present that the agenda be approved.

Chairman Hill closed Agenda Item No. 3.

ITEM NO. 4 Chairman/Committee Comments

DISCUSSION: Chairman Hill expressed appreciation to all parties involved and advised that approval of the lease is contingent upon legal requirements; other agreements including the UNLV lease agreement and the community

benefits agreement; and work that includes development and permitting with Clark County.

Chairman Hill closed Agenda Item No. 4.

ITEM NO. 5

Review and Potentially Approve the Stadium Operating Lease Between the Clark County Stadium Authority and the Raiders Stadium Events Company ("StadCo"). Approval Conditioned Upon the Completion and Approval of All Las Vegas Stadium Project Documents and Completion of the Authority's Findings as Required Under Section 29(1) of Senate Bill 1 of the 30th Special Session of the Nevada State legislature. (For possible action)

DISCUSSION: Following introduction of the item, a representative from Applied Analysis referenced the redlined lease document; commented on maximization of the asset; preservation of the asset; and the UNLV lease.

A representative of Andrews Kurth Kenyon, LLP then advised the Board of changes made to lease as shown in the redlined document submitted, including Term Expiration Date; Renewal Rights; Utility Easements; Insurance; Use Provision; Compliance; Secondary Agreement with UNLV; Utilization of Data and Confidentiality; authority to do repairs; investment of public funds; performance of additional work; Contesting Mechanics' Liens; Lien Provisions; Indemnity Provision; typos; Condemnation Awards and Allocations; Compliance with Project Documents; Audit and Confidentiality; Naming Rights; Termination Rights; Non-Relocation Agreement; Surrender of Possession; Mortgagee Protection; Estoppel Certificate; Definitions; and Exhibit F, which added Gaming or Gambling as a prohibited use.

Upon questioning, the Board received clarification of Section 6.3, concerning compliance with all State and local laws, and any direct amendment; Sections 4.3 and 6.2 concerning rights and revenues not affecting the secondary agreement; and was advised that the Custodian is designated as the County Treasurer; if the Raiders default, all existing provisions stay in place; and Stadco is responsible in the event that additional funds are needed for maintenance and repairs.

A representative of the Raiders advised that an operating loss is the responsibility of Stadco and the team; and if the lease cannot be honored, there is a cure provision which allows for the NFL to honor the lease.

FINAL ACTION: It was moved by Member Tommy White,

seconded by Member Dallas Haun, and carried by unanimous vote of the members present that the Board approve the current form of the Stadium Operating Lease between the Clark County Stadium Authority Board and the Raiders' Stadium Events Company with final approval conditioned on the Authority making all findings required under Section 29.1 of the Southern Nevada Tourism Improvements Act and the Authority's approval of all project documents referenced in the Stadium Operating Lease.

Member Tommy White expressed appreciation to Local Union 872 and contractors for their support.

Chairman Hill closed Agenda Item No. 5.

ITEM NO. 6 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): Present

The Board was then addressed by interested parties who spoke concerning the selection of the general contractor; diversity; the gaming industry; gaming at the stadium; working together; and a community project. Appreciation was expressed to the Board and McCarthy, followed by comments concerning professional services and architects; previous projects and using minority contractors; and individual employment concerning other trades. A representative of a minority, small business that showcases the history of Las Vegas then expressed appreciation to a Board member and commented on bringing the Central America Olympic Games to the stadium.

There being no other 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. 7 Adjournment (For possible action)

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

The meeting was adjourned at the hour of 2:30 p.m.