

## **Clark County Stadium Authority Board**

CLARK COUNTY, NEVADA

DRAFT - ON AGENDA FOR APPROVAL  
AT THE 8/17/17 MEETING

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, JULY 13, 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 13th day of July, 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 all of the members thereof:

Chairman and Members:  
Steve Hill  
Lawrence Epstein  
Ken Evans  
Laura Fitzpatrick (Ex-Officio Member)  
Bill Hornbuckle  
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

Members Dallas Haun and Jan Jones Blackhurst 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

DISCUSSION: The Board was addressed by interested parties who commented on the economy; unions; unemployment; suicides; loss of homes; opportunities for minorities; veterans; SB-1; employment for African Americans; small businesses; a voice for the Churches of Southern Nevada; Community Benefits Agreement; State law requiring employment within the community economic development; education; prison reform; ridding the community of poverty and unemployment; LGBTQ (lesbian, gay, bisexual, transgender, questioning); Latin Chamber of Commerce; Historical Black West Side Community; diversity contractors; signatory contractors; apprentice programs; law suits; community leaders; African Americans taking advantage of opportunities; equal opportunities; subcommittee to work with various groups; rapid transit; community growth and diversity; traffic studies; Project Labor Agreement; hiring locals which reduces crime rates; lack of parking; and large queuing.

Chairman Hill expressed appreciation to those who spoke during Public Comments.

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 Bill Hornbuckle, 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 stated that all documents in the process are in motion and moving forward; the Joint Use Agreement is between the Raiders and UNLV; the Community Benefit Agreement is also moving forward with the assistance of Senator Ford and the Raiders; thanked Clark County for working with permitting, in addition to addressing parking and transportation topics; and mentioned various agreements and documents still in the process.

ITEM NO. 5 Approval of Minutes of the Las Vegas Stadium Authority Board Meeting on June 8, 2017 (For possible action)

FINAL ACTION: It was moved by Member Ken Evans, seconded by Member Mike Newcomb, and carried by unanimous vote of the members present that the minutes of the Regular Meeting held on June 8, 2017 be approved.

Chairman Hill closed Agenda Item No. 5.

ITEM NO. 6 Receive a Progress Report from Staff on Administrative Items Relating to the Formation and Operation of the Stadium Authority

DISCUSSION: Following introduction of the item, a representative from Applied Analysis advised of the progress of specific documents, including the Lease Agreement; Stadium Development Agreement; Non-Relocation Agreement; PSL Agreement; and the Estoppel and Recognition Agreement; stated there are first drafts of all agreements; there is a preliminary draft of the Community Benefits Plan; the Joint Use Agreement is in discussions with the attorneys; the Financial and Transaction Agreement is approximately 70% complete; the County Development Agreement is on track; the Land Use Application is scheduled for August 16, 2017; the Land Transfer Agreements are in process; and that one of the seven findings the Board must determine is on the current agenda.

The Board then received an update concerning the vendor registration, including over 300 companies registered on the website [www.lvstadiumauthority.com](http://www.lvstadiumauthority.com), with more than 200 of those being small businesses; and mentioned Mortenson and McCarthy and a website for construction related matters, [www.mmcjvlv.com](http://www.mmcjvlv.com).

Upon questioning by Member Hornbuckle, the Board was

advised that a separate item on the agenda will address the Community Benefits Plan, including an enforcement and reporting component.

A representative from Applied Analysis gave an update of the monthly room tax revenue report, which is ahead of budgeted projections, followed by the Board being advised that the responses to Mr. Marnell are in the Board packet, some of which may be added to the Frequently Asked Questions.

ITEM NO. 7

Consider for Approval and Adoption of the Stadium Authority's Five-Year Capital Improvement Program for Fiscal Years 2018-2022, and Direct Staff to Request that Clark County Transmit the Approved Document to the State Department of Taxation on the Authority's Behalf, as Prescribed by Law (For possible action)

DISCUSSION: Following introduction of the item, a representative from Applied Analysis expressed appreciation to Clark County Finance; advised that the Capital Improvement Plan is required by all public entities; the Capital Outlay is required by the Nevada Department of Taxation; stated the documents included reflect the expected capital outlay of \$750 million; the estimates are intentionally general, including \$700 million in bonding, and \$50 million in PAGO (pay-as-you-go); commented on the summary of the project; and a revenue and expenditure schedule.

Clark County staff was directed to transmit the approved document to the State Department of Taxation on the Authority's Behalf.

FINAL ACTION: It was moved by Member Ken Evans, seconded by Member Tommy White, and carried by unanimous vote of the members present that the Stadium Authority's Five-Year Capital Improvement Program for Fiscal Years 2018-2022 be adopted.

Chairman Hill closed Agenda Item No. 7.

ITEM NO. 8

Consider for Approval the Proposed Amendment to the Applied Analysis Professional Services Agreement with the Stadium Authority, and Authorize the Chairman to Sign the Amendment (For possible action)

DISCUSSION: Following introduction of the item, Chairman Hill mentioned a previous discussion at a meeting concerning the hours of work and dedication of Jeremy Aguero and Applied Analysis' staff; advised that the original monthly cap

was \$25,000 per month; the actual cost is approximately two to four times the allowed amount; stated the Authority has a limit of \$1 million total that can be spent prior to issuance of bonds which will then increase to \$2 million per year; the amendment will extend the contract with Applied Analysis from 12 months to 15 months; the agreement will have a \$375,000 cap instead of a \$25,000 monthly cap; and that any remaining funds will be paid to Applied Analysis for work not already compensated.

FINAL ACTION: It was moved by Member Bill Hornbuckle, seconded by Member Dallas Haun, and carried by unanimous vote of the members present that the Amendment be approved.

Chairman Hill closed Agenda Item No. 8.

ITEM NO. 9 Receive a Status Report on the NFL Stadium Project

DISCUSSION: There being no objections, Item No. 9 was taken in conjunction with Item No. 10.

Following introduction of the items, the Board received a status report on the stadium project from a representative of the Raiders, including progress in design; construction feasibility; the deposit campaign; anticipated events; relocation of staff to Las Vegas; various local organizations the Raiders have joined; and training camp beginning in two weeks.

The Board then received a slide presentation from representatives of ICON Venue Group who commented on the Raiders having the ability to move successfully forward; various projects completed by ICON such as the T-Mobile Arena in Las Vegas, the arena for the Sacramento Kings, the Edmonton Ice Arena; approximately 14 current projects under construction; and the organization chart in relation to the hierarchy of the stakeholders and entities involved.

Upon questioning, the Board was advised there are weekly meetings with Clark County; the appropriate teams will be contacted to resolve any issues; and that concerning local firms, the intent is to add resources as required to develop aspects of the project.

Chairman Hill thanked ICON Venue Group for the presentation and closed Agenda Item Nos. 9 and 10.

ITEM NO. 10 Receive a Report from The Oakland Raiders on the Las Vegas Stadium Project Development Team

DISCUSSION: There being no objections, Item No. 10 was taken in conjunction with Item No. 9.

See Item No. 9 for discussion.

ITEM NO. 11

Consider for Approval a Finding that The Oakland Raiders Have Demonstrated to the Satisfaction of the Las Vegas Stadium Authority Board that They, Along with Their Development Team, are Able to Successfully Develop and Construct the Las Vegas Stadium Project, as Required by Section 29.1(c)(3) of Senate Bill 1 of the 30th Special Session of the Nevada State Legislature (For possible action)

DISCUSSION: Following introduction of the item, Member Hornbuckle questioned whether the Board has received background documentation for the members of the enterprises and entities. Chairman Hill advised the request could be included in the motion.

FINAL ACTION: It was moved by Member Bill Hornbuckle, seconded by Members Tommy White and Jan Jones Blackhurst, and carried by unanimous vote of the members present that the item be approved; and that the Board be provided backup information, including documentation and resumes of the Oakland Raiders or their development affiliate.

ITEM NO. 12

Receive a Progress Update on the Development of a Community Benefits Plan

DISCUSSION: Following introduction of the item, a representative of the Raiders commented on the Raiders' obligation and meeting the requirements of legislation; the selection of the contractor, Mortenson and McCarthy Joint Venture; the Community Benefits Plan being a priority; four inputs for the plan, including a document outlining community benefit components; a discussion referenced with Senator Ford concerning priorities and items of importance to constituents and the state in general; a dialogue with Mortenson and McCarthy concerning their experience on similar projects, including plans and reasonable expectations; and a review of other Community Benefit Plans of similar projects; and advised that a draft was recently communicated to the Stadium Authority Board which is currently under review.

A representative of Mortenson and McCarthy then provided an overview of the Community Benefits Plan, including SBE (Small Business Enterprise) participation, workforce diversity, community engagement, technical assistance, internships, and

a monitoring and tracking process to ensure commitments are met.

Following questioning by Member Evans, the Board was advised the project is anticipated to be completed in a design/build structure upon Mortenson and McCarthy taking responsibility for the Architect of Record; and advised of a development schedule that is not yet available in a public format. A representative from Applied Analysis then referenced the website [www.mmcjvlv.com](http://www.mmcjvlv.com); and stated there is a bid package schedule which may be helpful. Discussion followed concerning other websites available that provide project scheduling information.

Upon questioning by Member Hornbuckle concerning the requirement of the contractor, the Board was advised that there are provisions in the draft development agreement which address reporting and progress updating for all parties; commented on the oversight and enforcement of the committee; stated the agreements will require recurring performance measurement and reporting requirements; and that the various agreements will cover the phases of the project.

Lynn Littlejohn of Mortenson and McCarthy Joint Venture confirmed being the point of contact for developing and implementing the Community Benefit Plan for the pre-construction and construction phases of the project.

A representative of the Raiders advised there will be continuing dialogue with Senator Ford and members of the community, followed by Ms. Littlejohn describing a past event held in June that introduced the project to the public; addressed milestones; procurement; contract categories; community benefits; diversity and inclusion; Q&A (questions and answers); community engagement; and stated that outreach is ongoing.

The Board was advised that each entity involved in the project has been informed that an important component of engagement is compliance with the 15% minority requirement in legislation and the Community Benefit Plan. Discussion followed concerning goals, topics, and dialogue between attorneys.

Chairman Hill closed Agenda Item No. 12.

ITEM NO. 13 Receive a Progress Update on the UNLV Joint Use Agreement

DISCUSSION: Following introduction of the item, a representative of Applied Analysis advised that a preliminary draft has been received from the Raiders and is currently being reviewed by UNLV (University of Nevada Las Vegas); and that the attorneys are working on the document which will also need to be approved by the Board of Regents before final approval by the Stadium Authority Board.

Chairman Hill closed Agenda Item No. 13.

ITEM NO. 14

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 regarding areas of concern, including the open discussion by Mortenson and McCarthy Joint Venture and being over capacity; a 15% minority being a disrespect; small businesses; local business opportunities; difficulty in contacting the Architect of Record; small businesses not receiving information regarding professional services; access to capital; bond requirements; umbrella bonds; including businesses early in the process; employment for those with disabilities; Senator Ford discussions regarding the Community Benefits Agreement; notification of community project meetings; homelessness in Las Vegas; Dogcatcher's Youth Foundation; the need for on the job training; misinformation regarding road projects which are done locally through on the job training; a misleading flyer representing jobs that were not available; local apprenticeships with on the job training; local hiring and HUD Section 3, Community Benefits, and Project Labor Agreement; goals for economic development; educating college students in advance; information falsely distributed affecting unions; Latin Chamber of Commerce building capacity through a diversity initiative and apprenticeship; Nevada Contractors' Association helping small businesses; and the project being successful through local contractors.

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. 15

Adjournment (For possible action)



**FINAL ACTION:** It was moved 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 4:06 p.m.