

Clark County Stadium Authority Board

CLARK COUNTY, NEVADA

DRAFT - ON AGENDA FOR APPROVAL
AT THE 9/14/17 BOARD 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

COMMISSION CHAMBERS
GOVERNMENT CENTER
LAS VEGAS, CLARK COUNTY, NEVADA
THURSDAY, AUGUST 17, 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 17th day of August, 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:
Lynn Marie Goya, County Clerk
Beth Koch, Deputy Clerk
Karen Dexter, Deputy Clerk

Dallas Haun, Jan Jones-Blackhurst, and J. Tito Tiberti were 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.

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 addressed by interested parties who spoke regarding various issues including jobs, Community Benefits Agreement, Raider players involvement in the community, and mitigation of risk between players.

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 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 Bill Hornbuckle, seconded by Member Ken Evans, and carried by unanimous vote of the members present that the agenda be approved.

ITEM NO. 4 Chairman/Committee Comments

DISCUSSION: Chairman Hill advised that progress has been made on the Community Benefits Agreement, and expressed appreciation to Senator Ford and the Raiders for their continued work in the matter; commented on the possibility of a completed plan being brought forth to the Board at the scheduled meeting in September; the negotiations with the University Nevada Las Vegas (UNLV) and the Raiders was proceeding well; and further advised that the Board of Regents will receive the report and schedule a meeting in October.

Chairman Hill closed Agenda Item No. 4.

ITEM NO. 5 Approval of Minutes of the Las Vegas Stadium Authority Board Meeting on July 13, 2017 (For possible action)

DISCUSSION: Member Ken Evans commented on the possibility of staff providing a monthly report regarding the ongoing status of the Community Benefits Plan.

It was moved by Member Tommy White, seconded by Member Ken Evans, and carried by unanimous vote of the members present that the minutes of the Regular Meeting held on July 13, 2017 be approved.

Chairman Hill closed Agenda Item No. 5.

ITEM NO. 6 Receive a Status Update from Staff on Administrative Items Relating to the Operation of the Stadium Authority

DISCUSSION: The Board received a report from a representative of Applied Analysis on the matter who commented on the personal seat licenses, non-relocation, and estoppel and recognition agreements; advised that the land use application was delayed based upon completion of the Federal Aviation Administration 7460 (FAA) process with a no hazard finding before proceeding with a public hearing; the matter is scheduled to be brought forth to the Clark County Commission on September 6th; County staff is moving forward in all other aspects of the development process; read a letter that was received from the Chancellor and President of the University Nevada Las Vegas (UNLV) regarding the joint use agreement; and further advised that the sales and marketing agreement, team use agreement, recognition agreement were all actively moving forward, and the purchase and sale agreement should be completed by the September meeting; and then an update was provided regarding the revenue report and vendor interest registration.

Member Ken Evans commented on the possibility of an e-mail or auto response being sent to the interested vendors that registered in the system.

Chairman Hill closed Agenda Item No. 6.

ITEM NO. 7 Consider and Ratify the Authorization for the Clark County Department of Finance to Submit the Stadium Authority's Quarterly Economic Survey Report to the State of Nevada Department of Taxation Pursuant to NRS 354.6015 and NAC 354.559. (For possible action)

DISCUSSION: The Board received a report from a representative of Applied Analysis on the matter, which included economic conditions and operations.

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

Chairman Hill closed Agenda Item No. 7.

ITEM NO. 8 Receive a Status Report from The Oakland Raiders on the NFL Stadium Project

DISCUSSION: The Board received a report from a representative of the Oakland Raiders on the matter, which included the bid process, surface structure, off-site parking, ingress and egress.

The Board received a report from a representative of ICON Venue Group on the matter, which included community engagement, outreach, project website, and workforce opportunity.

Member Bill Hornbuckle commented on a reporting process and structure being in place to monitor the plan.

Member Ken Evans advised that an effort is underway to get some of the smaller contractors involved with capacity building; expressed appreciation to the Latin Chamber of Commerce and the Nevada Contractors Association; and announced that the Urban Chamber of Commerce is working with National Association of Minority Contractors (NAMC).

Upon questioning by Chairman Steve Hill, a representative of the Oakland Raiders advised that a projection exercise is performed in order to determine the availability within all of the divisions of work that will be procured for the Stadium.

The Board then received a report on the design of the Stadium, which included a slide presentation; advised that the proposed site is positioned in order to take advantage of the ingress and egress aspects of the surrounding streets, exit ramps, and roadway system; further advised that some areas will be developed for Rideshare, drop-off and pick-up, transit bus and shuttle service pick-up; fans inside the Stadium will have a unique view of the Strip; the natural grass field will roll out of the building and into an outdoor area; the roof is highly transparent and has the characteristics of glass; the exterior of

the building will consist of heavily tinted glass and sleek black metal panels; the eastern portion of the building will feature a very large video mesh which will allow the indoor fans to have the ability to see through the video image; and the building will have several entrances along with a public terrace.

Members Bill Hornbuckle and Ken Evans commented on various issues concerning the plan, parking, and having a roll-in and roll-out field.

Following questioning by Chairman Steve Hill, a representative of the Oakland Raiders advised that the roof is repairable and replaceable.

Chairman Hill closed Agenda Item No. 8.

ITEM NO. 9

Receive a Presentation from The Oakland Raiders and Bank of America Regarding the Financing of the Stadium Project.

DISCUSSION: The Board received a report from a representative of Bank of America on the matter, which included a slide presentation, and discussion regarding revenue generation and support, construction timeline, public-private partnership, primary sources of funding, and financial overview of the proposed project.

In response to questioning by Chairman Hill, the representative of Bank of America commented on the Guaranteed Maximum Price Contract (GMP), change order, relocation fee, and investment grade level.

Following questioning by Members Ken Evans, and Bill Hornbuckle the representative of Bank of America advised that the league ownership makes the determination on how long the G-4 Funds are available and utilized, and a lease is in place for 2017 and 2018, but not 2019.

Chairman Hill closed Agenda Item No. 9.

ITEM NO. 10

Receive and Review a Draft Resolution Finding that The Oakland Raiders, or Their Development Affiliate, Have Demonstrated Adequate Financial Security for the Performance of the Financial Obligations of a Developer Partner for the Development and Construction of the National Football League Stadium Project as Required by Section

29.1(c)(4) of Senate Bill 1 of the 30th Special Session of the Nevada State Legislature

DISCUSSION: The Board received a report from a representative of Applied Analysis on the matter, which included discussion regarding a preliminary draft resolution which will be finalized and brought forth to the Board at a later date for approval.

Chairman Hill closed Agenda Item No. 10.

ITEM NO. 11 Receive a Progress Update on the Personal Seat License Agreement*

DISCUSSION: The Board received a report from a representative of Applied Analysis on the matter, which included the personal seat license marketing sales agreement.

Chairman Hill closed Agenda Item No. 11.

ITEM NO. 12 Receive a Progress Update on the Non-Relocation Agreement*

DISCUSSION: The Board received a report from a representative of Applied Analysis on the matter, which included maintaining the National Football League (NFL) franchise, NFL labor disputes, non-relocation term, relocation default and remedies, and liquidated damages.

Chairman Hill commented on the possibility of a provision being brought forth to the Board for discussion.

ITEM NO. 13 Receive a Progress Update on the Estoppel and Recognition Agreements by the Authority in Favor of Bank of America, N.A.*

DISCUSSION: The Board received a report from a representative of Applied Analysis on the matter, which included the lease agreement, deed of trust, and development agreement.

In response to questioning by Member Ken Evans, the representative of Applied Analysis commented on mechanics liens.

Chairman Hill closed Agenda Item No. 13.

ITEM NO. 14 Discussion of Developing a Scope of Work and Request for

Qualification or Proposal for the Retention of an Owner's Representative/Development Compliance Officer to Provide Recurring Professional Services to the Stadium Authority (For possible action)

DISCUSSION: Chairman Hill provided a brief update to the Board on the matter, and advised that any action taken should be postponed until the meeting in September.

The representative of Applied Analysis commented on the possibility of staff spending additional time to explore some of the options and present the findings to the Board.

Chairman Hill closed Agenda Item No. 14.

ITEM NO. 15 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

Patricia Martinelli-Price commented on veterans and disadvantaged families obtaining some of the Stadium jobs in our community.

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 public comments.

ITEM NO. 16 Adjournment (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 meeting be adjourned.

The meeting was adjourned at the hour of 4:15 p.m.