

Clark County Stadium Authority Board

CLARK COUNTY, NEVADA

DRAFT - ON AGENDA FOR APPROVAL
AT THE 12/14/17 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, NOVEMBER 9, 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 9th day of November, 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
Jan Jones Blackhurst
Lawrence Epstein
Ken Evans
Laura Fitzpatrick (Ex-Officio Member)
Dallas Haun
Bill Hornbuckle
Mike Newcomb
Tito Tiberti
Tommy White

Absent: None

Also present:

Mary-Anne Miller, Deputy District Attorney
Lynn Marie Goya, County Clerk
Karen Dexter, Deputy Clerk
Keri Miller, Deputy Clerk

Member 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 Community Benefits Plan; honoring and respecting Veterans; the Local's eagerness to work; community development; Laborers Local 872; Historic West Las Vegas; Air Quality; employment; the Raiders' community involvement; and the support and strength in the community since 1st October 2017.

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

Chairman Hill closed Agenda Item No. 3.

ITEM NO. 4 Chairman/Committee Comments

DISCUSSION: Chairman Hill advised that progress has been made on the Community Benefits Agreement though more work has to be completed by February to allow the stadium project to move forward; announced an additional Stadium Board meeting has been scheduled for January 25, 2018; commented on the recent tax reform plan which had a provision that may cause Clark County stadium bonds to be taxable rather than exempt; and hypothesized regarding the

possible interest rate impact.

Chairman Hill closed Agenda Item No. 4.

ITEM NO. 5 Approval of Minutes of the Las Vegas Stadium Authority Board Meeting on September 14, 2017 (For possible action)

FINAL ACTION: It was moved by Member Bill Hornbuckle and carried by unanimous vote that the minutes of the Regular Meeting held on September 14, 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 who commented on the nearly complete land dedication agreement; the progress of the UNLV (University of Nevada, Las Vegas) joint use agreement; preliminary drafts of the transaction agreements were submitted; a new draft of the development agreement may be presented as early as next week; a total of 30 documents are in process; the budget is on track for the pre-bonding period; approximately 440 vendors are registered on the website and have been directed to Mortenson and McCarthy; the room tax collected 1.9% in August which is under budget projections, September looks satisfactory, and revenue is on track or slightly above projections for the year so far.

Chairman Hill closed agenda Item No. 6.

ITEM NO. 7 Consider and Authorize 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: Applied Analysis staff introduced the item and advised that, with the assistance of County Finance staff, the document is ready for approval and submittal to the State.

FINAL ACTION: It was moved by Member Dallas Haun, seconded by Member Bill Hornbuckle, 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 a report that the project team is on schedule moving towards 100% GMP (Good Manufacturing Practice) and will complete their goal during the first quarter of 2018; the groundbreaking will be on Monday, November 13, 2017; having successfully completed the first round, a bid will be placed with FIFA (Fédération Internationale de Football Association) to hold the World Cup 2026; and presentations are pending to host the NFL draft in 2019 or 2020 and to host the Superbowl in 2024 or 2025.

Chairman Hill closed Agenda Item No. 8.

ITEM NO. 9 Discussion and Possible Approval of a Professional Services Agreement in the Amount Not to Exceed \$50,000 with Grand Canyon Development Partners to Provide PreDevelopment Agreement General Construction and Development Advisory Services to the Stadium Authority (for possible action)

DISCUSSION: The Board received a brief update from a representative of Applied Analysis that 11 initial proposals were received; Member Tiberti sat in during the bid process; and reviewed the qualifications of the Grand Canyon Development Partners.

The Applied Analysis representative advised of a meeting with Grand Canyon Development Partners to discuss the services which may be provided including general construction and advisory services; assistance with clarifying and evaluating the development process; evaluating the development documents; examining the specifications for the stadium; and comparing this project to similar projects.

In response to Member Evans, a representative of Grand Canyon Development Partners reported that the company will provide any help necessary to further the Board's understanding of the development process, including attending meetings and answering questions.

FINAL ACTION: It was moved by Member Bill Hornbuckle, seconded by Member Ken Evans, and carried by unanimous vote that the recommendation be approved.

Chairman Hill closed Agenda Item No. 9.

- ITEM NO. 10 Discussion and Possible Approval of Enabling Work Agreement between the Stadium Authority and LV Stadium Events Company, LLC (for possible action)

DISCUSSION: A representative from Andrews Kurth Kenyon LLP & Brownstein Hyatt Farber Schreck LLP reported that the Enabling Work Agreement is essentially unchanged from the last meeting and will allow the early work, which includes clearing the land and utility preparation, to begin under SB1 (Senate Bill No. 1); and contains a requirement for periodic monthly construction status reports.

FINAL ACTION: It was moved by Member Mike Newcomb, seconded by Member Tito Tiberti, and carried by unanimous vote that the recommendation be approved.

Chairman Hill closed Agenda Item No. 10

- ITEM NO. 11 Receive a Presentation on the Raiders Community Benefits Plan as Required by Senate Bill 1 of the 2017 Special Session of the Nevada State Legislature, Section 29.5*

DISCUSSION: The Board was addressed by representatives from the Oakland Raiders regarding SB1 (Senate Bill No. 1) legislation, the project has three metric points while no other stadium has had more than two; and procurement has commenced so eight out of fifteen awards have been granted to minorities and women.

A representative from Applied Analysis reviewed the Community Benefits Plan; the focus is towards inclusion and the mechanism on which the effort will take place; a seven member oversight committee will be created to monitor and provide oversight and accountability for the project; the developer will target specific groups such as women, veterans, minorities, and small business owners to total 15% of the work force; outreach to the community will include a mentorship program for local subcontractors; a community access program will offer reduced cost tickets for groups like veterans and low income families; and the Raiders agreed to perform charitable and civic endeavors which will be reported on yearly.

Members Evans and Hornbuckle commented on various issues including the seven member board, the timing of the project, auditing, and informing the community of the eight out of fifteen awards to minorities.

In response to Member Haun, a representative from Mortenson and McCarthy advised that mentoring minorities and women is not a new job for the company; and the resource center and internship program were developed throughout the country to introduce youth to the industry and expose them to different occupations.

Discussion followed regarding the audit by a certified public accountant agreed to by the Stadium Authority Board and the Raiders; certification of small businesses is required to be from a recognizable agency; the Senate Bill requires small business to total 15%; the Raiders chose to include the three targets in comparison to most projects who endeavor to meet only one target; other stadium operators provided feedback on event days so the targets are believed to be achievable for event day activities; and only five to seven percent of total work hours would be outside of event days.

Member White expressed concern that this document is providing a delay in getting the workers started.

Member Tiberti expressed concern that the large amount of construction in the valley may lead to a shortage of talent to fulfil the jobs.

Chairman Hill closed Agenda Item No. 11.

ITEM NO. 12 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 the good faith effort to move this project forward; the percentage of minorities included in the Community Benefits Plan; and people are ready and waiting to work.

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. 13 Adjournment (For possible action)

FINAL ACTION: It was moved by Member Haun, and carried by unanimous vote that the meeting be adjourned.

The meeting was adjourned at the hour of 3:50 p.m.