

## **Clark County Stadium Authority Board**

CLARK COUNTY, NEVADA

DRAFT - ON AGENDA FOR APPROVAL  
AT THE 1/11/18 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

---

UNIVERSITY OF NEVADA LAS VEGAS  
LAS VEGAS, CLARK COUNTY, NEVADA  
THURSDAY, DECEMBER 14, 2017

The Las Vegas Stadium Authority Board met in regular session in full conformity with law and bylaws of said Board at the University of Nevada, Las Vegas, Clark County, Nevada on Thursday, the 14th day of December, 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:

**Chairman and Members:**

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

**Absent:**

Lawrence Epstein

**Also present:**

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 how state, local entities, and the Raiders can benefit; expectations; partnering with the Las Vegas Ward 5 Chamber of Commerce; electrical company qualifications; SB1 requirement in reference to a four year criteria; appreciation for outreach and apprenticeship programs; and inclusion of local small businesses.

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 commented on a successful groundbreaking ceremony for the stadium; stated that four scheduled meetings remain; two of which are in January, the 11th and 25th; and thanked all parties, including the Board, for staying on schedule.

Chairman Hill closed Agenda Item No. 4.

ITEM NO. 5 Approval of Minutes of the Las Vegas Stadium Authority Board Meeting on November 9, 2017 (For possible action)

**FINAL ACTION:** It was moved by Member Tommy White, seconded by Member J. Tito Tiberti, and carried by unanimous vote of the members present that the minutes of the Regular Meeting held on November 9, 2017 be approved.

Chairman Hill closed Agenda Item No. 5.

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

**DISCUSSION:** A representative from Applied Analysis provided an update on the matter, including a review of a punch list of project documents; confirmed progress is on schedule for the February goal; commented on document preparation and development; website vendor registration; revenue collection; room tax summary; revenue generated; visitor volume; and working with Grand Canyon Development Partners.

Chairman Hill closed Agenda Item No. 6.

**ITEM NO. 7** Receive a Status Report from The Oakland Raiders on the NFL Stadium Project

**DISCUSSION:** A representative from the Oakland Raiders thanked Commissioner Sisolak for his participation and assistance; commented on the groundbreaking ceremony; the project being on schedule; and the location of a future Super Bowl game which could be determined by May.

Chairman Hill closed Agenda Item No. 7.

**ITEM NO. 8** Receive a Progress Update on the Land Dedication Agreement

**DISCUSSION:** The Board received an update from a representative from Brownstein Hyatt Farber Schreck including the Land Dedication Agreement which transfers the land from the Stadium Company to the Authority who will then lease the land back to the Stadium Company; Article 2 of SB1; transfer of property; no purchase price; title insurance; closing; escrow; representations and warranties; boilerplate and definitions; diligence; environmental report; and confirmation of the project being on schedule.

Chairman Hill closed Agenda Item No. 8.

**ITEM NO. 9** Receive a Progress Update on the UNLV Joint Use Agreement

**DISCUSSION:** A representative from Applied Analysis expressed appreciation to the Raiders, the Board, and Commissioner Sisolak; and advised the document is expected to be ready for review the first week in January and final approval later in January.

Chairman Hill expressed appreciation for the efforts in moving the document forward.

Chairman Hill closed Agenda Item No. 9.

**ITEM NO. 10** Receive a Progress Update on the Community Benefits Plan

**DISCUSSION:** Chairman Hill advised of significant progress on the Community Benefits Plan; expressed appreciation to Senator Ford; commented on the Plan conforming with the law and intent of Legislature; steps taken by the Raiders to demonstrate commitment such as working with local entities and community groups; inclusion of diversity during construction and ongoing operations; a community workforce program; an employment program; small business inclusion; vendor registration; bid packages; partnerships; accelerated payment processes; a retention plan; reporting; and further advised of the role of the Oversight Committee.

A representative from Applied Analysis stated the opinion that the Community Benefits Plan creates opportunities; facilitates inclusion as required by SB1; allows for future success; and advised of the redlines, updates, clarifications, and additions to the document.

Member Evans thanked Commissioner Sisolak, Chairman Hill, Marc Badain, Jeremy Aguero, Applied Analysis, and Dan Ventrelle; expressed confidence in having a document that addresses employment, businesses, and development; acknowledged Lynn Littlejohn for efforts relating to the current process, identifying vendors including minorities and women-owned; and commented on the relationship between the Stadium Authority Board and the Benefit Oversight Committee.

Chairman Hill stated the Chairman for the Benefit Oversight Committee will be selected at the next meeting; requested nominations; and advised of the selection process for other members of the Committee.

Chairman Hill closed Agenda Item No. 10.

**ITEM NO. 11** Receive a Progress Update on the Raiders Non-Relocation Agreement

DISCUSSION: Following introduction of the item, a representative from Andrews Kurth Kenyon advised of the purpose of the Non-Relocation Agreement; stipulations in the agreement; penalties for non-compliance; and open issues including the prohibition on the team for negotiating to relocate and the resulting liquidated damages. Discussion was then held regarding targeted tax language and remedies.

Upon questioning, the Board was advised the targeted tax language is not uncommon in agreements for other cities; the current tax bill would not impact the agreement, depending on grandfathers and waivers; and that there has been a request to provide information for federal legislators to take into consideration.

Member Evans expressed positive comments, stating the damages are fair to all parties involved and also protect the interest of the public.

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 areas of concern, including the Board asking the right questions as related to the community; jobs going to those in need such as veterans and homeless; having the right to speak in both public comments sections of a meeting; minorities; Community Benefit Plan; SB1; a Historical Black West Side Community and North Las Vegas Plan; percentage of minorities included; fair and equal treatment; participation on the construction side as well as professional services; and appreciation to specific Board Members.

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. 13 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 2:17 p.m.