

Clark County Stadium Authority Board

CLARK COUNTY, NEVADA

DRAFT - ON AGENDA FOR APPROVAL
AT THE 1/25/18 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, JANUARY 11, 2018

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 11th day of January, 2018 at the hour of 1:00 p.m. The meeting was called to order at the hour of 1:02 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
Lawrence Epstein
Ken Evans
Laura Fitzpatrick (Ex-Officio Member)
Dallas Haun
Jan Jones Blackhurst
Mike Newcomb
J. Tito Tiberti
Tommy White

Absent:

Bill Hornbuckle

Also present:

Mary-Anne Miller, Deputy District Attorney
Karen Dexter, Deputy Clerk
Cyndi Baroni, Deputy Clerk

Member Bill Hornbuckle entered the meeting during Item No. 7.

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 thanked the Board for including veterans; commented on the Community Benefits Agreement; how the African American community fits into the Plan; infrastructure; and mass transit.

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 Jan Jones Blackhurst, 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 congratulated the Raiders for the selection of a new coach; mentioned that legislation allowed 18 months for documentation to be complete which will be on April 17, 2018; advised there is a scheduled meeting on April 12 for finalization of the documentation; a potential meeting on March 1, if necessary; documents are expected to be approved as to form by the meeting on February 15; commented on documents that should be ready for the meeting on January 25; further advised of the documents that

will be discussed in the current meeting; stated that on January 25, the Board will need to review the development agreement between the Stadium Authority Board and the Raiders, which will include the Clark County development agreement as an appendix; and that the Board will also need to review the design of the stadium; review the construction contract; budget; and PSL Purchase and Sale Agreement.

Chairman Hill then commented on the documents that have been approved to form, including the lease; Community Benefits Plan; PSL Marketing and Sales Agreement; land dedication; permit and development agreement through Clark County; Senior and Subordinate Estoppel Agreements; and the seven findings required by the Board.

Chairman Hill closed Agenda Item No. 4.

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

FINAL ACTION: It was moved by Member Mike Newcomb, seconded by Member Ken Evans, and carried by unanimous vote of the members present that the minutes of the Regular Meeting held on December 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 presentation from a representative of Applied Analysis on the matter, including the status of the vendor interest registration form; revenue collections through October 2017; and preliminary estimates through November.

The Board was then advised of the progress concerning document completion which is approximately 70 to 80 percent; bond issuance; the City of Henderson approval of the land sale for the Raiders to construct a practice facility; the Clark County Stadium Development Agreement approved on January 3; on January 4 the Board of Regents introduced and reviewed the UNLV Joint Use Agreement which is tentatively scheduled for the Board of Regents' meeting on January 19 for a vote; and potential appointments for the Benefits Oversight Committee.

Chairman Hill closed Agenda Item No. 6.

ITEM NO. 7

Receive a Status Report from The Oakland Raiders on the NFL Stadium Project

DISCUSSION: Following introduction of the item, a representative of the Raiders provided a status report which included the space for the construction trailers being nearly complete; relocation of box culverts; the blasting process for excavation which will continue for approximately five weeks; gmp (guaranteed maximum price) at nearly 100% for documentation which will be followed by construction and estimation of costs associated; and the hiring of Coach Jon Gruden.

The Board was then advised of a member of the NFL executive team who visited the site; provided positive feedback concerning the progress; and is aware of the timelines. The Board was further advised the NFL has committee meetings the first and last week of March.

Chairman Hill closed Agenda Item No. 7.

ITEM NO. 8

Pursuant to the Requirements of Section 2.2 of the Community Benefits Plan, Approve the Selection of One Individual from the Following List to Serve as a Member and Chair of the Benefits Oversight Committee: Karen Cashman, Dawn Christensen, Joe Coe, Rose Davis, Miles Dickson, Donna DiMaggio, Andres Estrada, Ken Evans, Rebecca Fountain, Peter Guzman, Gerri Harris, Craig Knight, Anna Siefert, Sean Stewart, Sonny Vinuya, Archie Walden and William Wong (for possible action)

DISCUSSION: Following introduction of the item, the Board was advised the of individuals' names shown on the list are nominated by the Stadium Authority Board in addition to recommendations by local chambers.

It was moved by Member Tommy White that Sean Stewart be nominated due to extensive knowledge of contractors and representation with minority and small contractors. Member J. Tito Tiberti seconded the motion.

Member Dallas Haun commented on the person nominated by Member White; stated the opinion the role should be filled by an individual who can interface with many people from different areas to benefit the community; and that a member of the Stadium Authority Board would be better suited.

Member Ken Evans expressed an interest in filling the role; advised of efforts to represent various entities and groups as

well as ensuring diversity and inclusion regarding employment and business procurement for all phases of the project.

Following discussion concerning Sean Stewart having the opportunity to make a presentation, the item was tabled and no vote was taken.

Chairman Hill closed Agenda Item No. 8.

ITEM NO. 9

Review and Discussion of the Development Agreement Between Clark County and LV Stadium Events Company, LLC for the LV Stadium Project as Approved by the Board of County Commissioners on January 3, 2018

DISCUSSION: Following introduction of the item, a representative of Applied Analysis advised of the Development Agreement which was required by Clark County during the land use approval on September 6, 2017; stated the agreement encompasses land use permits; infrastructure surrounding the stadium; and the stadium, which is different than the Stadium Authority Board agreement; and that the document is generally consistent with best practices.

The Board was then advised of major provisions in the agreement, including definitions; recital of premises, purpose and intent; development of the project; air quality conformity; decommission plan; public facilities; firefighting equipment and services; police department; emergency response access; public safety; security cameras; transportation and parking; coordination with Regional Transportation Commission; various studies; sidewalks; right-of-way; traffic signals; one year to review the pedestrian grade separation systems; design of escalators; easements; possible additional pedestrian bridges; Tropicana detention basin outfall structure and Water Reclamation facilities; financing; and transactions.

Following questioning by Member Bill Hornbuckle, the Board was advised preliminary transportation studies have been provided and that the County may require updates to the Master Transportation Plan.

The Director of Comprehensive Planning clarified that if there are changes in the land use such as additional structures or bars, the transportation study may need to be updated; commented on the parking study submitted; potential uses that may increase parking requirements; and further clarified concerns regarding documents included in the development agreement.

Chairman Hill closed Agenda Item No. 9.

ITEM NO. 10 Review and Discussion of the Las Vegas Stadium Personal Seat License Purchase and Sale Agreement

DISCUSSION: Following introduction of the item, a representative of Applied Analysis advised the Personal Seat License Purchase and Sale Agreement is not complete and requested the item be continued to the January 25, 2018 meeting.

Chairman Hill closed Agenda Item No. 10.

ITEM NO. 11 Review and Discussion of the UNLV Joint Use Agreement Introduced for Review and Comment by the Nevada System of Higher Education Board of Regents on January 4, 2018.

DISCUSSION: Following introduction of the item, a representative of Applied Analysis stated the Joint Use Agreement is scheduled for review and approval by the Board of Regents on January 19, 2018; advised the agreement is between UNLV and the Raiders' Operating Company (LV Stadium Events Company, LLC) which will be referenced as Stadco; stated the agreement must exist before the lease could be agreed on; further advised the Stadium Authority Board will act as an arbitrator per Section 39.29b in the event of a dispute as a result of scheduling, rent, or access to the facility; the agreement cannot be terminated without the consent of the Stadium Authority Board; and that approval will be subsequent to the approval by the Board of Regents.

The Board was then advised of sections in the document, including the purpose; a term of 30 years which coincides with the master lease agreement (extensions have been removed); access and use of the facility; design input; signage agreements; seating and ticketing; scheduling; rent and costs; revenue and expenses; parking; concessions; advertising; naming rights; partners; exclusives; merchandising; settlement; field and equipment; termination; dispute resolution; amendment of the agreement which can only be approved by the Stadium Authority Board; and future discussions relating to losses incurred as a result of the closing of Sam Boyd Stadium.

After a discussion concerning the potential sale of land for the Silverbowl and expectations of the Board, the representative from Applied Analysis stated the matter will be researched and information provided at the Board meeting on January 25.

Following questioning concerning the ticketing system and any additional fees, the Board was advised of a provision in Article 11 addressing UNLV using the Stadco ticketing system.

Chairman Hill commented on multiple priorities in the agreement; tourism; scheduling; agreements in other cities; and expressed appreciation to the Raiders.

Chairman Hill closed Agenda Item No. 11.

ITEM NO. 12 Status Update on Revisions to the Non-Relocation Agreement Between the Stadium Authority and the Raiders

DISCUSSION: Following introduction of the item, a representative of Applied Analysis provided an update to the non-relocation agreement, including targeted tax language; liquidated damages; and commented on circumstances that could trigger an exception to the agreement and definitions at the back of the agreement.

Upon questioning by Member Ken Evans, the Board was advised there are no concerns regarding federal actions.

Chairman Hill closed Agenda Item No. 12.

ITEM NO. 13 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 recommendations for the selection of Ken Evans for Item No. 8 on the agenda; a recommendation for the selection of Miles Dickson, Peter Guzman, Gerri Harris, Craig Knight, and Sean Stewart for members of the oversight committee; appointing an individual on the committee who understands commerce; barriers for minorities; training; Archie Walden (who also noted that his name is on the list and will serve in any capacity needed) recommended Sean Stewart for Item No. 8; a membership drive; and Donna DiMaggio (who is also listed in Item No. 8), introduced herself, advised of qualifications, and requested to be considered.

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. 14 Adjournment (For possible action)

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

Member Bill Hornbuckle expressed appreciation to the Raiders and Applied Analysis; and apologized to Member Evans for not seeing his name on the list for Item No. 8.

The meeting was adjourned at the hour of 2:48 p.m.