

Clark County Stadium Authority Board

CLARK COUNTY, NEVADA

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

**DRAFT – ON AGENDA FOR APPROVAL
AT THE 6/8/17 STADIUM AUTHORITY BOARD MEETING**

COMMISSION CHAMBERS
GOVERNMENT CENTER
LAS VEGAS, CLARK COUNTY, NEVADA
THURSDAY, MAY 11, 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 11th day of May, 2017 at the hour of 1:00 p.m. The meeting was called to order at the hour of 1:00 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
Mike Newcomb
J. Tito Tiberti
Tommy White

Absent:

Lawrence Epstein
Jan Jones Blackhurst

Also present:

Beth Koch, Deputy Clerk
Cyndi Baroni, Deputy Clerk

Lawrence Epstein joined the meeting via telephone during Public Comments.

Jan Jones Blackhurst joined the meeting via telephone during Item No. 5.

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

The Board was then addressed by interested parties who spoke regarding areas of concern, including hiring local architectural firms leading to jobs for contractors, engineers, consultants, interior designers, landscape architects, and subcontractors; SB 1 requirements regarding small businesses; timeline concerns; labor workforce; training; community outreach; mobilization; Community Benefits Agreement; apprenticeship and community projects concerning Laborer's Union Local 872; local employment opportunities; SB 1 currently not providing for inclusion of underutilized communities on the project; establishing language to include diverse businesses; a diversity issue with a board member; the historical black West Side community being overlooked; an amendment to the Community Benefits Plan concerning a development plan and a board that will be created; the community not being included in the plans; compliments expressed to a board member; and opportunities to reinvest in education, prison reform, economic development within the African American community, energy and water conservation, transportation, and safety.

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 Steve Hill, seconded by Member Tommy White, 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 expressed appreciation to the Raiders, Applied Analysis, and other parties involved in moving the process along; commented on the additional hours of work and dedication of Jeremy Aguero of Applied Analysis; and recommended bringing back an agenda item for a revision to the contract with Mr. Aguero for additional pay to fairly compensate for the efforts and work performed.

Chairman Hill then addressed acceleration of the discussions concerning the lease; stated the Raiders have requested to have a lease by May 22, 2017, which is the date of the next owner's meeting; expressed support in accelerating the lease and having a deadline; advised there are approximately twelve other agreements that need to be completed before the entire process can be documented; commented on other documents such as development agreements and the UNLV agreement; scheduling; and further advised of a potential meeting date on May 18, 2017 at 1:00 p.m.

Chairman Hill closed Agenda Item No. 4.

ITEM NO. 5 Approval of Minutes of the Las Vegas Stadium Authority Board Meeting on April 20, 2017 (For possible action)

FINAL ACTION: It was moved by Member Lawrence Epstein, seconded by Member Tommy White, and carried by unanimous vote of the members present that the minutes of the Regular Meeting held on April 20, 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 Las Vegas Stadium Authority

DISCUSSION: The Board received a progress report from a representative of Applied Analysis on the matter who reported on production of the documents; expressed appreciation to the Board, the Raiders, attorneys, and the County; advised there are 215 vendors currently registered on the website, 140 of which are small businesses; there is a live feed on the website to view meetings which will soon include prior meetings; and mentioned the number of views

during the meetings.

Member Ken Evans commented on the online vendor form; the importance of the Community Benefits Package; and the Procurement Mechanism System Process protocol in terms of achieving the senate bill participation rate.

Chairman Hill closed Agenda Item No. 6.

ITEM NO. 7 Receive a Presentation from Clark County on the High Impact Project Review and Approval Process

DISCUSSION: The Board received a presentation from the Director of Clark County Comprehensive Planning concerning the process of a High Impact Project (HIP), which included the history and purpose of the process; criteria; the review process; development agreements; the need for Comprehensive Planning to analyze impacts; HIP qualifications; impacts to infrastructure; pre-submittal conference; traffic impact study; RISE (Regional Infrastructure Services Evaluation) Reports; and timelines.

Upon questioning, staff advised that the County process should begin as soon as possible; commented on early grading and site work; and stated that an FAA (Federal Aviation Authority) determination letter is required before moving forward with the land use.

Discussion followed concerning parking; traffic; and the Regional Transportation Commission and NDOT (Nevada Department of Transportation) involvement. Staff advised that Southwest Gas, NV Energy, Nellis Air Force Base, local utilities and entities, and regional agencies are included in the process; only engineering is included in the pre-submittal portion of the process, unless the FAA has a specific height requirement; and stated that timeliness of the FAA is dependent upon the consultant.

Chairman Hill closed Agenda Item No. 7.

ITEM NO. 8 Receive a Report on the Preliminary Stadium Authority Timeline and Progress Milestones

DISCUSSION: The Board received a progress report from a representative of Applied Analysis who commented on the numerous requirements in SB 1; stated the term of the Board expires on October 17, 2017, but could be extended by the Board if necessary; referenced a timeline submitted to the Board; further commented on a document matrix; a draft of the

development agreement which is on schedule; a preliminary of the draft UNLV Joint Use Agreement before the lease agreement; the order of approval for required documents; and the importance of staying on track.

Upon questioning by Member Ken Evans, the Board was advised there is a timeline regarding a preliminary introduction and final approval of the Community Benefit Plan, which is required prior to finalization of the lease; the vendor registration list has been created; there is no timeline for reviewing the small business vendors who expressed interest because that portion of the process is up to the developer partners. Chairman Hill advised that after more discussions with Senator Ford an item will be brought back addressing moving forward with the matter of vendor participation.

Chairman Hill closed Agenda Item No. 8.

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

DISCUSSION: Following introduction of the item, the Board received a status report on the matter, which included the land transaction being completed; the lease being placed on the next agenda for the National Football League; and the project moving forward as scheduled.

Chairman Hill closed Agenda Item No. 9.

ITEM NO. 10 Receive a Progress Report from Staff on Stadium Lease Agreement Drafting Process

DISCUSSION: Following introduction of the item, the Board received an overview from a representative of Applied Analysis concerning 3 main components of discussion, including maintaining the asset; maximizing the asset; and the relationship between UNLV as a joint use occupant of the facility. The Board was advised the UNLV document is partially complete and will be discussed further at the owners' meeting. Discussion then followed concerning reserve funds, including \$2.5 million from Stadco; allowing discretion concerning accommodation of specific events; and the necessity for due diligence to avoid any potential future lawsuits.

The Board then received a progress report concerning the status of the lease, which included concerns regarding the authority representative; renewal rights; a utility easement preservation; no rent but pre-paid rent as a tax exempt entity; insurance article; team use agreement; UNLV sublease;

management budget and capital; Community Benefits Plan, including the details of the agreement, responsibility of administration, and oversight; activity reporting and maximizing utility; environmental issues; payment of taxes; alterations; lien protections; external audit provisions; termination and default provisions; no guarantee of lease; remedies concerning rights to terminate and lawsuit injunctions; assignment subletting, and mortgage protections; change of ownership; and gaming.

Chairman Hill closed Agenda Item No. 10.

ITEM NO. 11 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 discussions at the Special Session regarding the Community Benefits Agreement, a Project Labor Agreement, and the building trades industry; the apprenticeship program; outreach and training; marketing; hiring local, small businesses; other current projects; union guidelines; compliments to Jeremy Aquero of Applied Analysis; utilization of dbes (Disadvantaged Business Enterprise); treatment of the historical black West Side community; the Board being a good representative of the community; gambling and professional sports; and community involvement.

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. 12 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 3:29 p.m.