



# BOARD OF DIRECTORS MEETING

THURSDAY, OCTOBER 17, 2024





## NOTICE OF PUBLIC MEETING AND AGENDA

**LAS VEGAS STADIUM AUTHORITY BOARD**  
**THURSDAY, OCTOBER 17, 2024**  
**3:00 P.M.**

**Las Vegas Convention Center – Board Room**  
**3150 Paradise Road**  
**Las Vegas, Nevada 89109**

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### STADIUM AUTHORITY BOARD:

**Steve Hill, Chair**

**Ike Lawrence Epstein, Vice Chair**

**Jan Jones Blackhurst, Secretary**

Rose McKinney-James

Mike Newcomb

J. Tito Tiberti

Diana Valles

Lawrence Weekly

Tommy White

Bob Yosaitis

Steve Zanella

Zach Conine, nonvoting, ex-officio Board Member

Ken Diaz, nonvoting, ex-officio Board Member

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THIS PUBLIC MEETING IS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

Las Vegas Convention and Visitors Authority (LVCVA) – 2<sup>nd</sup> Floor Administration Offices, South Hall  
3150 Paradise Road, Las Vegas, NV 89109

Stadium Authority Website: <http://www.lvstadiumauthority.com/meetings/>

Nevada Public Notice Website: <https://notice.nv.gov/>

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*THE BOARD OF DIRECTORS (BOARD) MAY:  
CONSIDER AGENDA ITEMS OUT OF ORDER;  
COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION; AND  
REMOVE OR DELAY DISCUSSION ON ANY AGENDA ITEM AT ANY TIME.*

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## AGENDA

### **OPENING CEREMONIES**

Call to Order

Roll Call

### **COMMENTS FROM THE FLOOR BY THE PUBLIC**

The first public comment period is limited to comments on items on the agenda. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak to the Board at this time, please step up to the podium and clearly state your name and spell your first and last name for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES IN LENGTH.

### **APPROVAL OF AGENDA AND MINUTES**

Approval of the Agenda.  
For possible action.

Approval of the Minutes from the August 15, 2024, Regular Meeting of the Board  
For possible action.

## **COMMENTS BY CHAIR, BOARD MEMBERS, AND STAFF**

The Chair, Board Members, and staff will provide comments or updates.

This is an informational item and does not require Board action.

## **STAFF REPORTS AND REQUESTED ACTIONS**

1. **Staff Report – Baseball Stadium Sports and Entertainment Improvement District Revenue Distribution Process**  
Stadium Authority staff will provide a presentation on the process of revenue distribution for the Sports and Entertainment District for the purpose of financing the Major League Baseball (MLB) baseball stadium project.  
  
This is an informational item and does not require Board action.
2. **Resolution to Create the Baseball Stadium Fund and the Baseball Stadium Tax Account**  
That the Board considers approving and adopting Resolution 2024-01 to create the Baseball Stadium Fund and the baseball stadium tax account.  
  
For possible action.
3. **Resolution to Create the Baseball Stadium Capital Projects Fund**  
That the Board considers approving and adopting Resolution 2024-02 to create the Baseball Stadium Capital Projects Fund.  
  
For possible action.
4. **Resolution to Create the Baseball Stadium Debt Service Fund**  
That the Board considers approving and adopting Resolution 2024-03 to create the Baseball Stadium Debt Service Fund.  
  
For possible action.
5. **Resolution to Rename the Stadium Authority Fund the Football Stadium Fund**  
That the Board considers approving and adopting Resolution 2024-04 to rename the existing Stadium Authority Fund as the Football Stadium Fund.  
  
For possible action.
6. **Resolution to Rename the Stadium Authority Capital Project Fund the Football Stadium Capital Projects Fund**  
That the Board considers approving and adopting Resolution 2024-05 to rename the Stadium Authority Capital Projects Fund as the Football Stadium Capital Projects Fund.  
  
For possible action.
7. **Resolution to Rename the Stadium Authority Debt Service Fund the Football Stadium Debt Service Fund**  
That the Board considers approving Resolution 2024-06 to rename the Stadium Authority Debt Service Fund as the Football Stadium Debt Service Fund.  
  
For possible action.
8. **Draft Lease Agreement with Athletics StadCo LLC**  
Stadium Authority staff and attorneys will present the current draft of the proposed lease agreement between the Clark County Stadium Authority and Athletics StadCo LLC (StadCo).  
  
This is an informational item and does not require Board action.

9. **Draft Development Agreement with Athletics StadCo LLC**  
Stadium Authority staff and attorneys will present the current draft of the proposed development agreement between the Clark County Stadium Authority and Athletics StadCo LLC (StadCo).  
  
This is an informational item and does not require Board action.
10. **Draft Non-Relocation Agreement with the Athletics Investment Group LLC**  
Stadium Authority staff and attorneys will present the current draft of the proposed non-relocation agreement between the Clark County Stadium Authority and Athletics Investment Group LLC (TeamCo).  
  
This is an informational item and does not require Board action.
11. **Draft Deed for the Major League Baseball Stadium Project Land**  
Stadium Authority staff and attorneys will present the current draft deed for the required dedication of land for the Major League Baseball stadium project from Athletics StadCo LLC to the Stadium Authority.  
  
This is an informational item and does not require Board action.
12. **Approval of University of Nevada, Las Vegas (UNLV) Team Home Games for the 2025-2032 Seasons at Allegiant Stadium**  
That the Board considers approving the proposed UNLV Team Home Games schedule at Allegiant Stadium for the 2025 through 2032 football seasons.  
  
For possible action.
13. **Stadium Activity Report Third Quarter 2024**  
Las Vegas Stadium Events Company (StadCo) staff will provide a stadium activity report for the third quarter of calendar year 2024.  
  
This is an informational item and does not require Board action.

#### **COMMENTS FROM THE FLOOR BY THE PUBLIC**

This public comment period is for any matter that is within the jurisdiction of the Board. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak to the Board at this time, please step up to the podium and clearly state your name and spell your first and last name for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES IN LENGTH.

#### **ADJOURNMENT**

Persons are invited to submit written remarks for all matters, both on and off the agenda. Written remarks presented for inclusion in the Board's minutes must be flat, unfolded, on paper of standard quality, and 8½ by 11 inches in size. Written remarks shall not exceed five (5) pages in length. The LVSA will not accept for filing any submission that does not comply with this rule. On a case-by-case basis, the Board may permit the filing of noncomplying [sic] written remarks, documents, and related exhibits pursuant to NRS 241.035(1)(e).

To submit ideas to the LVSA, please visit <http://www.lvstadiumauthority.com/meetings/>

The Board's meeting rooms are accessible to persons with disabilities. If special arrangements are required, please contact the Customer Safety Department at: 702-892-7400, which is a 24-hour Dispatch Control Center, or contact Silvia Perez in the Board Office at: 702-892-2802 or [sperez@lvcva.com](mailto:sperez@lvcva.com)

Members of the Board may participate in this meeting via telephone conference call.

For information or questions regarding this agenda please contact:  
Silvia Perez, Executive Assistant to the Board  
3150 Paradise Road, Las Vegas, Nevada 89109  
702-892-2802 or [sperez@lvcva.com](mailto:sperez@lvcva.com)

Supporting materials for this meeting are available at 3150 Paradise Road, Las Vegas, NV 89109 or by contacting Silvia Perez at 702-892-2802 or [sperez@lvcva.com](mailto:sperez@lvcva.com)

**MINUTES**  
Stadium Authority Board Meeting  
August 15, 2024



**Las Vegas Stadium Authority Board Meeting  
August 15, 2024  
Minutes**

The Las Vegas Stadium Authority (LVSA) Board Meeting was held on August 15, 2024, at the Las Vegas Convention Center, 3150 Paradise Road, Las Vegas, Nevada 89109. This meeting was properly noticed and posted in compliance with the Nevada Open Meeting Law.

**Board of Directors (Board)**

*Present unless otherwise noted*

**Steve Hill, Chair**

**Lawrence Epstein, Vice Chair**..... *virtual*

Jan Jones Blackhurst..... *virtual*

Rose McKinney-James

Mike Newcomb

J. Tito Tiberti

Diana Valles..... *virtual*

Lawrence Weekly

Tommy White..... *absent*

Bob Yosaitis

Steve Zanella..... *virtual*

Zach Conine, ex-officio..... *absent*

Ken Diaz, ex-officio..... *virtual*

**OPENING CEREMONIES**

Chair Steve Hill called the meeting to order at 3:00 p.m.

Caroline Bateman, Board Counsel, acknowledged that all members of the Stadium Authority Board were present either in person or virtually, except for Members Diana Valles, Tommy White, and Zach Conine.

Member Valles joined the meeting virtually at 3:02 p.m.

**COMMENTS FROM THE FLOOR BY THE PUBLIC**

There were no comments from the floor by the public.

**APPROVAL OF AGENDA AND MINUTES**

**APPROVAL OF  
THE AGENDA  
AND MINUTES**

**Member Jan Jones Blackhurst moved, seconded by Member Lawrence Weekly, and it was carried by unanimous vote of the voting members, to approve the August 15, 2024 Regular Meeting of the Board of Directors agenda and to approve the minutes of the July 18, 2024, Regular Meeting of the Board.**

**COMMENTS BY CHAIR AND BOARD MEMBERS**

Chair Hill acknowledged A's baseball team (A's) executive Sandy Dean in the audience and congratulated him on the team's recent success. He expressed excitement for the Las Vegas Raiders and the University of Nevada, Las Vegas (UNLV) football teams' upcoming seasons. Chair Hill informed the Board that the September 19, 2024, November 21, 2024, and December 19, 2024, meetings would be canceled, and that the October 17, 2024, meeting would be held as planned. He noted that Board meetings for December 5, 2024,

and December 12, 2024, are now scheduled but the December 12, 2024, meeting will only take place in the event that there are incomplete documents remaining subsequent to the December 5, 2024, Board meeting.

Chair Hill emphasized the importance of preserving the intersection of Las Vegas Boulevard and Tropicana Avenue (Intersection) as it relates to the end of the life of the proposed baseball stadium at that location. He noted the importance for the property to remain a contiguous section of land and return to the beneficial landowner at the end of life of the proposed baseball stadium, which would currently be Gaming & Leisure Properties, Inc. (GLPI). Chair Hill provided that the terms and conditions that will apply to the preservation of the Intersection would be included in the deed that is recorded when the land is transferred, and that deed would be presented to the Board.

Chair Hill detailed the anticipated contents of the deed including beneficial landowner responsibilities for purchase or demolition of the proposed stadium and explained the reconveyance process common to lands dedicated for public purposes. He outlined the process for the operation of the proposed stadium including execution of lease and development agreement documents, stadium construction, and the operation of the proposed stadium for baseball games and other events.

Chair Hill described the option for the A's to purchase the proposed stadium at fair market value at the end of each lease period, noting that conversations regarding reconveyance would cease upon the A's purchase of the proposed stadium. He commented on the likeliness of the need for a new stadium for the A's at the end of the useful and competitive life of the proposed stadium and outlined the Board's options should the A's move to a new stadium.

Chair Hill outlined the trigger concepts that would be included in the lease agreement and deed. He described the "team trigger" as when the A's cease playing at the proposed stadium. Chair Hill provided information on the Board's options to continue operating the stadium and become stadium operator, to hire a third-party to operate the stadium on its behalf, or to sell the stadium. He detailed that if the Board chooses to continue operating the proposed stadium either itself or via a third party, it must sell a minimum of 150,000 tickets each calendar year. He noted that failure to sell the minimum number of tickets annually would set off the "ticket trigger", causing a reconveyance or reversion of the stadium to the beneficial landowner, who then has the option to operate or demolish the stadium.

Chair Hill explained the difference between a reconveyance and reversion of the land, noting that a reconveyance would happen if the landowner was a government entity, and a reversion would occur if the landowner was a private party. He provided that in the unlikely event of a ticket trigger occurring in the first 30 years of the proposed stadium's operation, the beneficial landowner would be responsible for buying the land at fair market value. He added that the beneficial landowner would not have to pay for the land if the ticket trigger were to occur after the first 30 years.

Chair Hill discussed the beneficial landowner's option to purchase the proposed stadium and noted that the purchase would end the Stadium Authority's involvement. He added that the beneficial landowner has the right to not take the property back; and should that decision be made, the stadium landowner at the time would be the future owner and could do as they choose as it relates to the land.

This was an informational item and did not require Board action.

## **STAFF REPORTS AND REQUESTED ACTIONS**

- Fiscal Year 2025 University of Nevada, Las Vegas (UNLV) Compensation Payment**  
Stadium Authority Administrator Ed Finger outlined the requirement in Senate Bill 1 of the 2016 30th Special Session of the Nevada Legislature (SB1) for the Board's determination of a base fiscal year representative of the net income earned by UNLV from its operation of Sam Boyd Stadium. He stated that a third-party's analysis concluded that 2016 was a fair representative year, and \$5 million was a fair representative amount. Mr. Finger provided that UNLV's annual program income is compared against the \$5 million representative amount, and a request is presented to the Board for payment of the difference. He presented

a slide depicting the football waterfall order as related to the allocation of room tax revenue towards the payment of bonds, Stadium Authority administrative costs, stadium operational costs, debt reserves, and the UNLV payment. He noted that bond payments and administrative costs are paid from current revenue streams, while the other aforementioned items are paid out of prior revenue streams. Mr. Finger requested that the Board considers approving a payment of \$2,375,792.56 to UNLV as compensation for the loss of net income as a result of the closing of Sam Boyd Stadium.

Member Mike Newcomb disclosed that he is employed by UNLV, where he serves as Executive Director of Thomas & Mack Center, Sam Boyd Stadium, and Cox Pavilion. He reiterated that Agenda Item 1 proposes compensation payment to UNLV pursuant to Section 34 of SB1 for the loss of net income as a result of the closing of Sam Boyd Stadium. He stated that the independence of judgment of a reasonable person in his situation may be materially affected regarding the proposed payment, as his employer will directly benefit from it, and he would therefore abstain from deliberating or voting on Agenda Item 1.

Fiscal Impact

Fiscal year 2025: \$2,375,792.56 - UNLV Contribution Fund (2966)

**Member Lawrence Weekly moved, seconded by Member Rose McKinney-James, and it was carried by unanimous vote of the voting members, with the exception of Member Newcomb who abstained, to approve a payment of \$2,375,792.56 to UNLV as compensation for the loss of net income as a result of the closing of Sam Boyd Stadium.**

2. **Approval of University of Nevada, Las Vegas (UNLV) Team Home Games for the 2024 Season at Allegiant Stadium**

Mr. Finger outlined the Las Vegas Stadium Events Company's (StadCo) lease agreement's requirements of a joint use agreement that involves the Board's approval of the scheduling of UNLV regular and post-season football games at Allegiant Stadium. He provided that the proposed regular season schedule was included in the meeting materials and noted that Staff would present future-year non-conference games at the October 2024 Board meeting. Mr. Finger requested that the Board considers approving the proposed UNLV Team Home Games schedule at Allegiant Stadium for the 2024 football season.

**Member Weekly moved, seconded by Member Newcomb, and it was carried by unanimous vote of the voting members, to approve the proposed UNLV Team Home Games schedule at Allegiant Stadium for the 2024 football season.**

3. **Stadium Annual Utilization Overview**

Chair Hill noted that Agenda Items 3 and 4 would be presented together to which Mr. Finger confirmed. Mr. Finger outlined requirements in the StadCo lease agreement for StadCo to provide a good faith effort and undertake commercially reasonable best practices to maximize the utility of Allegiant Stadium. He detailed quarterly reporting requirements for events, attendance, and Allegiant Stadium employment, as well as an annual overview of Allegiant Stadium utility maximization.

Adam Feldman, Raiders Vice President of Tickets and Sales Operations provided an annual Allegiant Stadium utilization overview for the 2023 calendar year including 34 publicly ticketed events and 121 private events totaling almost 100,000 visitors. Mr. Feldman provided that Allegiant Stadium Tours brought about 60,000 additional visitors to Allegiant Stadium. He commented on the NFL Super Bowl's demonstration of the capabilities of Allegiant Stadium and commented on events at Allegiant Stadium including international soccer matches, the recent announcement of Wrestlemania 41, and a recent Morgan Wallen concert. He noted that the Las Vegas Raiders recently held their first open practice at Allegiant Stadium with approximately 20,000 people in attendance.

This was an informational item and did not require Board action.



4. **Stadium Activity Report Second Quarter 2024**

Mr. Feldman provided a stadium activity report for the second quarter of calendar year 2024 including three publicly ticketed events, “good” private event access, and a couple of large corporate events that brought out-of-town visitors.

This was an informational item and did not require Board action

5. **LV Stadium Events Company Annual Audit Report**

Mr. Finger outlined the independent audit requirements contained in the StadCo lease and noted that the StadCo annual independent financial statement audit report had been distributed to the Board and posted to the Stadium Authority website.

Todd Refnes, Audit Partner at KPMG, LLP described KPMG, LLP’s services rendered to StadCo including conducting StadCo’s financial statement audit and the agreed-upon procedures that are performed in accordance with the underlying lease. Mr. Refnes reported that KPMG, LLP performed and completed its audit in accordance with professional standards in determination that StadCo’s financial statements materially complied with US GAAP and that an opinion was issued on those financial statements.

Mr. Refnes reported that agreed-upon procedures were carried out in accordance with the terms of the underlying lease, resulting in a clean report. Mr. Refnes summarized that the audit and agreed-upon procedures reports were both clean reports without exceptions.

This was an informational item and did not require Board action

6. **Draft Lease Agreement with Athletics StadCo LLC**

Mr. Finger provided that the A’s Lease Agreement, Development Agreement, and Non-Relocation Agreement have an intended completion date of December 2024 and noted that those documents are posted for public viewing and feedback. He reminded the Board that the original Draft Lease Agreement (Lease) was presented to the Board in October 2023 and that this would be the second time it is being presented to the Board. Mr. Finger outlined the contents of the Lease including provisions of lease terms, permissible uses for the facility, requirements for the maintenance and repair of the facility, capital repairs and improvements, stadium revenues, operations, operating losses, stadium utilization and reporting, naming rights, stadium purchase options, rights and responsibilities of the parties, and defaults and remedies. Mr. Finger provided that the Lease had been distributed to the Board and posted to the Stadium Authority’s website.

Mr. Finger reminded the Board that Stadium Authority Counsel Mark Arnold provided a thorough walk-through of the Lease during its initial presentation to the Board in October 2023 and that Mr. Finger would focus on the items of iteration and those still under negotiation.

Mr. Finger provided that the Stadium Events Company had now been named Athletics StadCo LLC in the Preamble section of the Lease subsequent to its selection by the Board at a previous meeting. He added that TeamCo was now named Athletics Investment Group LLC in the Recitals section of the Lease.

Mr. Finger outlined the terms of the previous Lease draft as an original 30-year term, with four extension options of 15 years each, and a fifth option for nine years, totaling 99 years of potential lease. He provided that additional details were added relating to the conditions of the extensions. Mr. Finger explained that the current draft of the Lease allows StadCo to extend the lease if it is in compliance with the Authority Approval Conditions. He noted that the term Authority Approval Conditions is found in the Definitions portion of the Lease and provided that some of those conditions include compliance with the lease, no uncured events of default, meeting facility standards, and meeting the covenants of the Non-Relocation Agreement. Mr. Finger provided that the Lease allows StadCo to communicate its decision to

extend the lease no earlier than 36 months before the end of the current term, and no later than 18 months before the end of the current term. He outlined the process in the case that the Stadium Authority believes that the Authority Approval Conditions are not satisfied. Mr. Finger explained that the Stadium Authority would let StadCo know what conditions are unsatisfied and why, and that StadCo would then have a period of time to propose a plan and timeline of cure for the unapproved Authority Approval Conditions. He added that the parties must then negotiate in good faith to finalize an extension plan, and that if StadCo is performing in good faith, the length of the lease can be extended from month to month during that period of time. He further explained that if the plan of cure is executed, the term can be extended for the entire period, however, if StadCo does not satisfy the Authority Approval Conditions during the extension period, the term would end, and may end during the MLB regular or post-season. Mr. Finger stated that the Stadium Authority is required to make its determinations in good faith, with due diligence, and in a fair and commercially reasonable manner. He added that the process is subject to alternate dispute resolution processes, should there be any disputes between the parties.

Mr. Finger referenced Article 5 related to insurance matters. He provided that changes were made following discussions between the parties, their lawyers, and their insurance teams. Mr. Finger clarified that the edits don't change the insurance provisions from what was originally posted but do allow the A's to participate in the MLB-wide insurance program.

Mr. Finger referenced modifications to Section 6.5 related to the Community Suite. He explained that the section has been modified to refer to the previously approved Community Benefits Agreement for the description of the Community Suite rights of the Stadium Authority.

Mr. Finger referenced Article 7 related to management and budget, expenses, capital matters, and leasehold improvements. He noted that the construct for capital budgets and capital matters is substantially the same as it was for Allegiant Stadium. Mr. Finger described that one of the modifications to the section would allow the A's to request that significant projects be considered for rollover funding for more than one year, at the Board's discretion, in each of the two capital funds. He provided that provisions related to emergency repairs were also clarified.

Mr. Finger explained that the changes in Article 8 provide that the Stadium Authority cannot declare an event of lease default resulting from StadCo's failure to perform due to the Stadium Authority's denial of Additional Work requested by StadCo.

Mr. Finger referenced Article 9 and provided that StadCo represents that it has achieved all necessary MLB approvals concerning the execution of the Lease, and that the Lease terms are not inconsistent with MLB rules to their knowledge.

Mr. Finger reported that the language in Article 10 to describe liability and indemnification has been resolved and clarified.

Mr. Finger provided that details have been added to Article 11 as related to the A's purchase of the baseball stadium at the end of the initial lease term and any extension period. He provided that the baseball stadium could be purchased at appraised market value at the end of any lease period. He explained that if the Stadium Authority's appraiser and StadCo's appraiser's valuations were within 10% of each other, the two appraisals would be averaged. He further explained that if those two appraisals were not within 10% of each other, a third appraiser would be selected, and the purchase price would be the average of the third appraiser's valuation and the closest valuation of the other two. Mr. Finger noted that Article 11 defines appraiser qualifications and that language related to appraisal methodology is still being negotiated.

Mr. Finger discussed the addition of Section 14.8 – Covenant to Play Baseball, to the Lease. He explained that the added component would behave in some ways, as a Non-Relocation Agreement after the official Non-Relocation Agreement expires. He noted that Section 14.8 is still under negotiation and relates to the A's commitment to play regular season games in their home stadium but does not contain the damages included in the Non-Relocation Agreement after its expiration period, aside from lease default and failure to perform.

Mr. Finger provided that the language changes in Article 15 were intended to clarify the interactions of events of default, alternate dispute resolution, and terminable events of default. He explained that the Stadium Authority may default StadCo for events of default for items with a financial impact greater than \$1,000,000, for having a specified relocation default during the term of the Non-Relocation Agreement, for items that lead to the facility being unusable for defined periods of time, or for violating the Covenant to Play Baseball.

Mr. Finger stated that the parties have agreed to arbitration as the alternate dispute resolution in Article 19 of the Lease. He further stated that the most important elements of the Lease, including insurance indemnification, provisions of the Community Suite, maintenance of the baseball stadium to meet the facility standards, and the Covenant to Play Baseball, have been protected. Mr. Finger noted that various definitions were modified, added, or deleted to conform to the other agreement modifications and that various language clarifications were made throughout the document.

Chair Hill thanked Mr. Finger, Ms. Bateman, and Mr. Arnold for their efforts on the Lease and highlighted that there are some differences in concepts between the first 30 years of the proposed stadium, and the remaining years. He detailed that the use of public funds requires an A's commitment of at least 30 years and discussed changes in the Lease after the first 30 years as related to reconveyance and charges for the land.

Member Rose McKinney-James referenced Section 7.3 and asked if there would be a single concessionaire, or a general concessionaire with oversight over multiple concessionaires. Mr. Arnold clarified that Section 7.3 allows Stadco to engage a qualified concessionaire and does not limit it to hire one or many. He noted that most stadiums are managed by one concessionaire that oversees all concession operations.

This was an informational item and did not require Board action.

#### **COMMENTS FROM THE FLOOR BY THE PUBLIC**

There were no comments from the floor by the public.

#### **ADJOURNMENT**

Chair Hill adjourned the meeting at 3:40 p.m.

Respectfully submitted,

Date Approved: October 17, 2024

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Silvia Perez  
Executive Assistant to the LVCVA Board

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Steve Hill  
Chair



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 1
<b>TO:</b>	<b>BOARD OF DIRECTORS</b>
<b>SUBJECT:</b>	<b>STAFF REPORT – BASEBALL STADIUM SPORTS AND ENTERTAINMENT IMPROVEMENT DISTRICT REVENUE DISTRIBUTION PROCESS</b>

**RECOMMENDATION**

Stadium Authority staff will provide a presentation on the process of distributing revenue from the Sports and Entertainment Improvement District for the purpose of financing the Major League Baseball (MLB) stadium project.

This is an informational item and does not require Board action.

**FISCAL IMPACT**

None

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

Section 28 of the Southern Nevada Tourism Innovation Act (Senate Bill 1 of the 2023 35th Special Session of the Nevada Legislature, the “Act”) provides for the creation of the Sports and Entertainment Improvement District (SEID) to assist in the financing of a MLB stadium project (the “Project”). Section 29 of the Act provides for the pledge of certain taxes and fees generated within the SEID to be used to pay for the Project. Section 32 of the Act outlines the distribution order of SEID proceeds, also known as the waterfall calculation.

Stadium Authority staff will present a report on this process.



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 2
<b>TO:</b>	<b>BOARD OF DIRECTORS</b>
<b>SUBJECT:</b>	<b>RESOLUTION TO CREATE THE BASEBALL STADIUM FUND AND THE BASEBALL STADIUM TAX ACCOUNT</b>

**RECOMMENDATION**

That the Board of Directors considers approving and adopting Resolution 2024-01 to create the Baseball Stadium Fund and the baseball stadium tax account.

For possible action.

**FISCAL IMPACT**

There is no fiscal impact from this action.

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

The Southern Nevada Tourism Innovation Act (Senate Bill 1 of the 2023 35th Special Session of the Nevada Legislature, the "Act") provides for the establishment in Clark County of a Sports and Entertainment District ("SEID") for the financing of a Major League Baseball stadium project. Section 19 of the Act requires the Board of Directors to create a baseball stadium tax account. The baseball stadium tax account will be housed within the Baseball Stadium Fund.

The Baseball Stadium Fund will account for the revenues generated by the SEID and the expenditures and transfers necessary for the design, entitlement, acquisition, construction, improvement, repair, demolition, reconstruction, equipping, financing, promotion, leasing, subleasing, management, operation, and maintenance of the Stadium Authority's Major League Baseball stadium project.

A future agenda item will establish this fund's fiscal year 2025 budget.

**CLARK COUNTY STADIUM AUTHORITY RESOLUTION NO. 2024-01**

**RESOLUTION TO CREATE THE BASEBALL STADIUM FUND**

**WHEREAS**, Senate Bill 1 (SB 1), known as the Southern Nevada Tourism Innovation Act, was approved by the 35th Special Session of the Nevada Legislature and signed by the Governor on June 15, 2023, requiring under certain circumstances the establishment in Clark County of an SEID for the financing of a Major League Baseball stadium project; and

**WHEREAS**, Section 19 of SB1 requires the Clark County Stadium Authority (Authority) Board of Directors to create a baseball stadium tax account; and

**WHEREAS**, Section 21 of SB1 allows the Authority to apply for and accept any gift, donation, bequest, grant, or other source of money to finance or develop the Major League Baseball Stadium project; and

**WHEREAS**, Section 28 of SB1 requires that, after paying any amounts needed to pay any principal, interest, or other costs due in connection with any bonds issued to finance or refinance the Major League Baseball stadium project and to establish a reserve fund to secure the payment of such bonds, the County Treasurer shall transfer the amounts pledged under SB 1 to the Authority. The Authority must deposit such proceeds into the baseball stadium tax account created under section 19 of SB1.

**WHEREAS**, Section 29 of SB1 requires that the Board of County Commissioners pledge the proceeds of the various fees and taxes, including sales and use taxes, personal property taxes, payroll excise taxes, insurance premium taxes, commerce taxes, live entertainment taxes, liquor taxes, passenger transportation taxes, and business license fees as SEID revenues.

**WHEREAS**, Section 32 of SB1 requires that, upon receiving notification that the Authority has taken certain actions relating to the relocation of a Major League Baseball team, the Board of County Commissioners of Clark County must create an SEID, the general location of which is the southeast corner of Las Vegas Boulevard and Tropicana Avenue in Clark County, to assist in the financing of a Major League Baseball stadium project; and

**WHEREAS**, Section 32 of SB1 further requires the Authority to use the remaining funds in the baseball stadium tax account to construct, equip, operate, and maintain the MLB stadium project; establish a bond reserve fund and pay for other debt-related obligations; and pay for the

administration of the Authority to carry out its responsibilities under SB1.

**WHEREAS**, Section 34 of SB1 requires the Board of County Commissioners of Clark County to issue general obligation bonds of the County upon the request of the Board of Directors of the Authority after meeting defined requirements, to be distributed to the Authority and used for allowed purposes related to the Major League Baseball stadium project; and

**WHEREAS**, Nevada Revised Statutes 354.612 and Nevada Administrative Code 354.241 require that local government entities adopt a resolution establishing the various funds of the local government and setting forth the purpose of the fund, the resources used to establish the fund, the source or sources to replenish the fund, the method for controlling expenses and establishing revenues of the fund and the process to determine whether the balance, reserve or retained earnings of the fund are reasonable and necessary to carry out the purpose of the fund.

**NOW THEREFORE**, be it resolved, by the Board of Directors of Clark County Stadium Authority, as follows:

1. A new fund called the Baseball Stadium Fund shall be created as a Special Revenue Fund, effective November 1, 2024. The baseball stadium tax account will be in this fund.
2. The primary purpose of the fund will be to receive and account for the revenues derived from the SEID to finance the design, entitlement, acquisition, construction, improvement, repair, demolition, reconstruction, equipping, financing, promotion, leasing, subleasing, management, operation, and maintenance of a Major League Baseball stadium project.
3. The fund's primary source of revenue will be SEID proceeds.
4. The short-term and long-term plan for expenditures and transfers from the fund will be toward the acquisition, construction, lease, improvement, equipping, operation, and maintenance of a Major League Baseball stadium project.
5. The residual funding at the end of each fiscal year will roll over to the next budget year for the uses above.
6. The fund will be monitored and reviewed periodically, including during the annual budget process, to ensure that the activities of the fund are reasonable and necessary to carry out the purpose of the fund, that the balances of the fund are reasonable and necessary, and that revenues and expenses are controlled.
7. The fund will account for its sources and uses in conformance with Generally Accepted

Governmental Accounting Principles, Nevada Revised Statutes, Nevada Administrative Codes, and the Regulations of the Nevada Tax Commission.

PASSED, ADOPTED AND APPROVED this 17<sup>th</sup> day of October 2024, by the following vote:

Clark County Stadium Authority

Those Voting Aye: \_\_\_\_\_

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Those Voting Nay: \_\_\_\_\_

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Those Abstaining: \_\_\_\_\_

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Those Absent: \_\_\_\_\_

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By \_\_\_\_\_  
Steve Hill, Chairman

Attest and approved to form:

\_\_\_\_\_  
Caroline Bateman, General Counsel





**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 3
<b>TO:</b>	<b>BOARD OF DIRECTORS</b>
<b>SUBJECT:</b>	<b>RESOLUTION TO CREATE THE BASEBALL STADIUM CAPITAL PROJECTS FUND</b>

**RECOMMENDATION**

That the Board of Directors considers approving and adopting Resolution 2024-02 to create the Baseball Stadium Capital Projects Fund.

For possible action.

**FISCAL IMPACT**

There is no fiscal impact from this action.

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

The Southern Nevada Tourism Innovation Act (Senate Bill 1 of the 2023 35th Special Session of the Nevada Legislature, the "Act") provides for the establishment in Clark County of a Sports and Entertainment Improvement District ("SEID") for the financing of a Major League Baseball stadium project. Section 19 of the Act requires the Board of Directors to create a baseball stadium capital projects fund.

The Baseball Stadium Capital Projects Fund will account for capital expenditures necessary for the design, entitlement, acquisition, construction, improvement, repair, demolition, reconstruction, equipping, and maintenance of the Stadium Authority's Major League Baseball stadium.

A future agenda item will establish this fund's fiscal year 2025 budget.

**CLARK COUNTY STADIUM AUTHORITY RESOLUTION NO. 2024-02**

**RESOLUTION TO CREATE THE BASEBALL STADIUM CAPITAL PROJECTS FUND**

**WHEREAS**, Senate Bill 1 (SB 1), known as the Southern Nevada Tourism Innovation Act, was approved by the 35th Special Session of the Nevada Legislature and signed by the Governor on June 15, 2023, requiring under certain circumstances the establishment in Clark County of an SEID for the financing of a Major League Baseball stadium project; and

**WHEREAS**, Section 19 of SB1 requires the Clark County Stadium Authority (Authority) Board of Directors to create a baseball stadium capital projects fund; and

**WHEREAS**, Section 21 of SB1 allows the Authority to apply for and accept any gift, donation, bequest, grant, or other source of money to finance or develop the Major League Baseball Stadium project; and

**WHEREAS**, Section 28 of SB1 requires that, after paying any amounts needed to pay any principal, interest, or other costs due in connection with any bonds issued to finance or refinance the Major League Baseball stadium project and to establish a reserve fund to secure the payment of such bonds, the County Treasurer shall transfer the amounts pledged under SB 1 to the Authority. The Authority must deposit such proceeds into the baseball stadium tax account created under section 19 of SB1.

**WHEREAS**, Section 29 of SB1 requires that the Board of County Commissioners pledge the proceeds of the various fees and taxes, including sales and use taxes, personal property taxes, payroll excise taxes, insurance premium taxes, commerce taxes, live entertainment taxes, liquor taxes, passenger transportation taxes, and business license fees as SEID revenues.

**WHEREAS**, Section 32 of SB1 requires that, upon receiving notification that the Authority has taken certain actions relating to the relocation of a Major League Baseball team, the Board of County Commissioners of Clark County must create an SEID, the general location of which is the southeast corner of Las Vegas Boulevard and Tropicana Avenue in Clark County, to assist in the financing of a Major League Baseball stadium project; and

**WHEREAS**, Section 32 of SB1 further requires the Authority to use the remaining funds in the baseball stadium tax account to construct, equip, operate, and maintain the MLB stadium project; establish a bond reserve fund and pay for other debt-related obligations; and pay for the

administration of the Authority to carry out its responsibilities under SB1.

**WHEREAS**, Section 34 of SB1 requires the Board of County Commissioners of Clark County to issue general obligation bonds of the County upon the request of the Board of Directors of the Authority after meeting defined requirements, to be distributed to the Authority and used for allowed purposes related to the Major League Baseball stadium project; and

**WHEREAS**, Nevada Revised Statutes 354.612 and Nevada Administrative Code 354.241 require that local government entities adopt a resolution establishing the various funds of the local government and setting forth the purpose of the fund, the resources used to establish the fund, the source or sources to replenish the fund, the method for controlling expenses and establishing revenues of the fund and the process to determine whether the balance, reserve or retained earnings of the fund are reasonable and necessary to carry out the purpose of the fund.

**NOW THEREFORE**, be it resolved, by the Board of Directors of Clark County Stadium Authority, as follows:

1. A new fund called the Baseball Stadium Capital Projects Fund shall be created as a capital projects fund, effective November 1, 2024.
2. The primary purpose of the fund will be to receive transfers from the Baseball Stadium Fund to finance the design, entitlement, acquisition, construction, improvement, repair, demolition, reconstruction, equipping, financing, promotion, leasing, subleasing, management, operation, and maintenance of a Major League Baseball stadium project.
3. The fund's primary source of revenue will be bond proceeds and transfers from the Baseball Stadium Fund.
4. The short-term and long-term plan for expenditures and transfers from the fund will be for the acquisition, construction, improvement, equipping, and maintenance of a Major League Baseball stadium project.
5. The residual funding at the end of each fiscal year will roll over to the next budget year for the uses above.
6. The fund will be monitored and reviewed periodically, including during the annual budget process, to ensure that the activities of the fund are reasonable and necessary to carry out the purpose of the fund, that the balances of the fund are reasonable and necessary, and that revenues and expenses are controlled.

7. The fund will account for its sources and uses in conformance with Generally Accepted Governmental Accounting Principles, Nevada Revised Statutes, Nevada Administrative Codes, and the Regulations of the Nevada Tax Commission.

PASSED, ADOPTED AND APPROVED this 17<sup>th</sup> day of October 2024, by the following vote:

Clark County Stadium Authority

Those Voting Aye: \_\_\_\_\_

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Those Voting Nay: \_\_\_\_\_

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Those Abstaining: \_\_\_\_\_

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Those Absent: \_\_\_\_\_

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By \_\_\_\_\_  
Steve Hill, Chairman

Attest and approved to form:

\_\_\_\_\_  
Caroline Bateman, General Counsel



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 4
<b>TO:</b>	<b>BOARD OF DIRECTORS</b>
<b>SUBJECT:</b>	<b>RESOLUTION TO CREATE THE BASEBALL STADIUM DEBT SERVICE FUND</b>

**RECOMMENDATION**

That the Board of Directors considers approving and adopting Resolution 2024-03 to create the Baseball Stadium Debt Service Fund.

For possible action.

**FISCAL IMPACT**

There is no fiscal impact from this action.

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

The Southern Nevada Tourism Innovation Act (Senate Bill 1 of the 2023 35th Special Session of the Nevada Legislature, the "Act") provides for the establishment in Clark County of a Sports and Entertainment Improvement District ("SEID") for the financing of a Major League Baseball stadium project. Nevada Revised Statutes 354.604 allows a local government to establish a debt service fund according to its needs.

The Baseball Stadium Debt Service Fund will account for required transfers from the Baseball Stadium Fund to fund debt service payments, related fees, and bond reserve requirements.

A future agenda item will establish this fund's fiscal year 2025 budget.

**CLARK COUNTY STADIUM AUTHORITY RESOLUTION NO. 2024-03**

**RESOLUTION TO CREATE THE BASEBALL STADIUM DEBT SERVICE FUND**

**WHEREAS**, Senate Bill 1 (SB 1), known as the Southern Nevada Tourism Innovation Act, was approved by the 35th Special Session of the Nevada Legislature and signed by the Governor on June 15, 2023, requiring under certain circumstances the establishment in Clark County of an SEID for the financing of a Major League Baseball stadium project; and

**WHEREAS**, Section 19 of SB1 requires the Clark County Stadium Authority (Authority) Board of Directors to create a baseball stadium tax account; and

**WHEREAS**, Section 21 of SB1 allows the Authority to apply for and accept any gift, donation, bequest, grant, or other source of money to finance or develop the Major League Baseball Stadium project; and

**WHEREAS**, Section 28 of SB1 requires that, after paying any amounts needed to pay any principal, interest, or other costs due in connection with any bonds issued to finance or refinance the Major League Baseball stadium project and to establish a reserve fund to secure the payment of such bonds, the County Treasurer shall transfer the amounts pledged under SB 1 to the Authority. The Authority must deposit such proceeds into the baseball stadium tax account created under section 19 of SB1.

**WHEREAS**, Section 29 of SB1 requires that the Board of County Commissioners pledge the proceeds of the various fees and taxes, including sales and use taxes, personal property taxes, payroll excise taxes, insurance premium taxes, commerce taxes, live entertainment taxes, liquor taxes, passenger transportation taxes, and business license fees as SEID revenues.

**WHEREAS**, Section 32 of SB1 requires that, upon receiving notification that the Authority has taken certain actions relating to the relocation of a Major League Baseball team, the Board of County Commissioners of Clark County must create an SEID, the general location of which is the southeast corner of Las Vegas Boulevard and Tropicana Avenue in Clark County, to assist in the financing of a Major League Baseball stadium project; and

**WHEREAS**, Section 32 of SB1 requires the Authority to use the remaining funds in the baseball stadium tax account to construct, equip, operate, and maintain the MLB stadium project; establish a bond reserve fund and pay for other debt-related obligations; and pay for the

administration of the Authority to carry out its responsibilities under SB1.

**WHEREAS**, Section 34 of SB1 requires the Board of County Commissioners of Clark County to issue general obligation bonds of the County upon the request of the Board of Directors of the Authority after meeting defined requirements, to be distributed to the Authority and used for allowed purposes related to the Major League Baseball stadium project; and

**WHEREAS**, Nevada Revised Statutes 354.612 and Nevada Administrative Code 354.241 require that local government entities adopt a resolution establishing the various funds of the local government and setting forth the purpose of the fund, the resources used to establish the fund, the source or sources to replenish the fund, the method for controlling expenses and establishing revenues of the fund and the process to determine whether the balance, reserve or retained earnings of the fund are reasonable and necessary to carry out the purpose of the fund.

**NOW THEREFORE**, be it resolved, by the Board of Directors of Clark County Stadium Authority, as follows:

1. A new fund called the Baseball Stadium Debt Service Fund shall be created as a Debt Service Fund, effective November 1, 2024.
2. The primary purpose of the fund will be to receive transfers from the Baseball Stadium Fund to pay debt service principal, interest, and fees and to hold the bond reserve fund required by section 32 of SB1 and any applicable Clark County bond ordinance.
3. The fund's primary source of revenue will be transfers from the Baseball Stadium Fund.
4. The short-term and long-term plan for expenditures will be for the debt service requirements and agent, investment, continuing disclosure, and other fees for the bonds issued as required in any applicable Clark County bond ordinance.
5. The residual funding at the end of each fiscal year will roll over to the next budget year for the uses above and be counted towards the bonds reserve requirement of SB1 and any applicable Clark County bond ordinance.
6. The fund will be monitored and reviewed periodically, including during the annual budget process, to ensure that the activities of the fund are reasonable and necessary to carry out the purpose of the fund, that the balances of the fund are reasonable and necessary, and that revenues and expenses are controlled.
7. The fund will account for its sources and uses in conformance with Generally Accepted

Governmental Accounting Principles, Nevada Revised Statutes, Nevada Administrative Codes, and the Regulations of the Nevada Tax Commission.

PASSED, ADOPTED AND APPROVED this 17<sup>th</sup> day of October 2024, by the following vote:

Clark County Stadium Authority

Those Voting Aye: \_\_\_\_\_

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Those Voting Nay: \_\_\_\_\_

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Those Abstaining: \_\_\_\_\_

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Those Absent: \_\_\_\_\_

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By \_\_\_\_\_  
Steve Hill, Chairman

Attest and approved to form:

\_\_\_\_\_  
Caroline Bateman, General Counsel





**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 5
<b>TO:</b>	<b>BOARD OF DIRECTORS</b>
<b>SUBJECT:</b>	<b>RESOLUTION TO RENAME THE STADIUM AUTHORITY FUND THE FOOTBALL STADIUM FUND</b>

**RECOMMENDATION**

That the Board of Directors considers approving and adopting Resolution 2024-04 to rename the existing Stadium Authority Fund as the Football Stadium Fund.

For possible action.

**FISCAL IMPACT**

There is no fiscal impact from this action.

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

The Stadium Authority Board of Directors created, by resolution (2017 Resolution), the Stadium Authority Fund during its January 12, 2017, meeting. The Stadium Authority Fund accounts for the transient lodging tax (room tax) collections established under the Southern Nevada Tourism Improvements Act (Senate Bill 1 of the 2016 30th Special Session of the Nevada Legislature), and the use of those collections funds Authority operations, debt service payments on the bonds issued to construct Allegiant Stadium, and the other permitted uses of the room taxes.

The Southern Nevada Tourism Innovation Act (Senate Bill 1 of the 2023 35th Special Session of the Nevada Legislature) provides for the establishment of a Sports and Entertainment Improvement District in Clark County for the financing of a Major League Baseball stadium project. Renaming the original Stadium Authority Fund the Football Stadium Fund better reflects the combined football and baseball stadium oversight of the Stadium Authority.

Las Vegas Stadium Authority Board of Directors Meeting  
Agenda Documentation

Meeting Date: October 17, 2024

Subject: Resolution to Rename the Stadium Authority Fund the  
Football Stadium Fund

The 2017 Resolution establishing the Stadium Authority Fund properly describes the fund's purpose and does not require additional amendment. The proposed Resolution 2024-04 will incorporate, by reference, all details of the 2017 Resolution.

**CLARK COUNTY STADIUM AUTHORITY RESOLUTION NO. 2024-04**

**RESOLUTION TO RENAME THE STADIUM AUTHORITY FUND THE FOOTBALL STADIUM FUND**

**WHEREAS**, On January 12, 2017, the Clark County Stadium Authority (Authority) established, by resolution (Original Resolution), the Stadium Authority Fund; and

**WHEREAS**, Senate Bill 1 (SB 1), known as the Southern Nevada Tourism Innovation Act, was approved by the 35th Special Session of the Nevada Legislature and signed by the Governor on June 15, 2023, requiring under certain circumstances the establishment in Clark County of an SEID for the financing of a Major League Baseball stadium project; and

**WHEREAS**, Nevada Revised Statutes 354.612 and Nevada Administrative Code 354.241 require that local government entities adopt a resolution establishing the various funds of the local government and setting forth the purpose of the fund, the resources used to establish the fund, the source or sources to replenish the fund, the method for controlling expenses and establishing revenues of the fund and the process to determine whether the balance, reserve or retained earnings of the fund are reasonable and necessary to carry out the purpose of the fund; and

**WHEREAS**, The Stadium Authority wishes to amend the Original Resolution to reflect the combined football and baseball oversight of the Authority.

**NOW THEREFORE**, be it resolved, by the Board of Directors of Clark County Stadium Authority, as follows:

1. The Stadium Authority Fund will be renamed the Football Stadium Fund, effective November 1, 2024.
2. All other purposes and descriptions of the fund remain unchanged from the Original Resolution.

PASSED, ADOPTED AND APPROVED this 17<sup>th</sup> day of October 2024, by the following vote:

Clark County Stadium Authority

Those Voting Aye: \_\_\_\_\_

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Those Voting Nay: \_\_\_\_\_

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Those Abstaining: \_\_\_\_\_

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Those Absent: \_\_\_\_\_

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By \_\_\_\_\_  
Steve Hill, Chairman

Attest and approved to form:

\_\_\_\_\_  
Caroline Bateman, General Counsel



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 6
<b>TO:</b> BOARD OF DIRECTORS	
<b>SUBJECT:</b> RESOLUTION TO RENAME THE STADIUM AUTHORITY CAPITAL PROJECT FUND THE FOOTBALL STADIUM CAPITAL PROJECTS FUND	

**RECOMMENDATION**

That the Board of Directors considers approving and adopting Resolution 2024-05 to rename the Stadium Authority Capital Projects Fund as the Football Stadium Capital Projects Fund.

For possible action.

**FISCAL IMPACT**

There is no fiscal impact from this action.

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

The Stadium Authority Board of Directors created, by resolution (2017 Resolution), the Stadium Authority Capital Project Fund during its April 20, 2017, meeting. The Stadium Authority Capital Projects Fund accounts for the capital expenditures to acquire, construct, improve, and equip the National Football League stadium project utilizing transient lodging tax collections and the proceeds of bond issuances.

The Southern Nevada Tourism Improvements Act (Senate Bill 1 of the 2023 35th Special Session of the Nevada Legislature) provides for the establishment of a Sports and Entertainment Improvement District in Clark County for the financing of a Major League Baseball stadium project. Renaming the original Stadium Authority Capital Project Fund the Football Stadium Capital Projects Fund better reflects the combined football and baseball stadium oversight of the Stadium Authority.

Las Vegas Stadium Authority Board of Directors Meeting  
Agenda Documentation

Meeting Date: October 17, 2024

Subject: Resolution to Rename the Stadium Authority Capital Project Fund the  
Football Stadium Capital Projects Fund

The 2017 Resolution establishing the Stadium Authority Capital Project Fund properly describes the fund's purpose and does not require additional amendment. The proposed Resolution 2024-05 will incorporate, by reference, all details of the 2017 Resolution.

**CLARK COUNTY STADIUM AUTHORITY RESOLUTION NO. 2024-05**

**RESOLUTION TO RENAME THE STADIUM AUTHORITY CAPITAL PROJECT FUND THE FOOTBALL STADIUM CAPITAL PROJECTS FUND**

**WHEREAS**, On April 20, 2017, the Clark County Stadium Authority (Authority) established, by resolution (Original Resolution), the Stadium Authority Capital Project Fund; and

**WHEREAS**, Senate Bill 1 (SB 1), known as the Southern Nevada Tourism Innovation Act, was approved by the 35th Special Session of the Nevada Legislature and signed by the Governor on June 15, 2023, requiring under certain circumstances the establishment in Clark County of an SEID for the financing of a Major League Baseball stadium project; and

**WHEREAS**, Nevada Revised Statutes 354.612 and Nevada Administrative Code 354.241 require that local government entities adopt a resolution establishing the various funds of the local government and setting forth the purpose of the fund, the resources used to establish the fund, the source or sources to replenish the fund, the method for controlling expenses and establishing revenues of the fund and the process to determine whether the balance, reserve or retained earnings of the fund are reasonable and necessary to carry out the purpose of the fund; and

**WHEREAS**, The Stadium Authority wishes to amend the Original Resolution to reflect the combined football and baseball oversight of the Authority.

**NOW THEREFORE**, be it resolved, by the Board of Directors of Clark County Stadium Authority, as follows:

1. The Stadium Authority Capital Project Fund will be renamed the Football Stadium Capital Projects Fund, effective November 1, 2024.
2. All other purposes and descriptions of the fund remain unchanged from the Original Resolution.

PASSED, ADOPTED AND APPROVED this 17<sup>th</sup> day of October 2024, by the following vote:

Clark County Stadium Authority

Those Voting Aye: \_\_\_\_\_

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Those Voting Nay: \_\_\_\_\_

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Those Abstaining: \_\_\_\_\_

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Those Absent: \_\_\_\_\_

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By \_\_\_\_\_  
Steve Hill, Chairman

Attest and approved to form:

\_\_\_\_\_  
Caroline Bateman, General Counsel





**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 7
<b>TO:</b> BOARD OF DIRECTORS	
<b>SUBJECT:</b> RESOLUTION TO RENAME THE STADIUM AUTHORITY DEBT SERVICE FUND THE FOOTBALL STADIUM DEBT SERVICE FUND	

**RECOMMENDATION**

That the Board of Directors considers approving Resolution 2024-06 to rename the Stadium Authority Debt Service Fund as the Football Stadium Debt Service Fund.

For possible action.

**FISCAL IMPACT**

There is no fiscal impact from this action.

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

The Stadium Authority Board of Directors created, by resolution (2018 Resolution), the Stadium Authority Debt Service Fund on April 12, 2018. The Stadium Authority Debt Service Fund accounts for the required debt service and reserve requirements for the public contribution to Allegiant Stadium.

The Southern Nevada Tourism Improvements Act (Senate Bill 1 of the 2023 35th Special Session of the Nevada Legislature) provides for the establishment of a Sports and Entertainment Improvement District in Clark County for the financing of a Major League Baseball stadium project. Renaming the original Stadium Authority Debt Service Fund the Football Stadium Debt Service Fund better reflects the combined football and baseball stadium oversight of the Stadium Authority.

The 2018 Resolution establishing the Stadium Authority Debt Service Fund properly describes the fund's purpose and does not require additional amendment. The proposed Resolution 2024-06 will incorporate, by reference, all details of the 2018 Resolution.

**CLARK COUNTY STADIUM AUTHORITY RESOLUTION NO. 2024-06**

**RESOLUTION TO RENAME THE STADIUM AUTHORITY DEBT SERVICE FUND THE FOOTBALL STADIUM DEBT SERVICE FUND**

**WHEREAS**, On April 12, 2017, the Clark County Stadium Authority (Authority) established, by resolution (Original Resolution), the Stadium Authority Debt Service Fund; and

**WHEREAS**, Senate Bill 1 (SB 1), known as the Southern Nevada Tourism Innovation Act, was approved by the 35th Special Session of the Nevada Legislature and signed by the Governor on June 15, 2023, requiring under certain circumstances the establishment in Clark County of an SEID for the financing of a Major League Baseball stadium project; and

**WHEREAS**, Nevada Revised Statutes 354.612 and Nevada Administrative Code 354.241 require that local government entities adopt a resolution establishing the various funds of the local government and setting forth the purpose of the fund, the resources used to establish the fund, the source or sources to replenish the fund, the method for controlling expenses and establishing revenues of the fund and the process to determine whether the balance, reserve or retained earnings of the fund are reasonable and necessary to carry out the purpose of the fund; and

**WHEREAS**, The Stadium Authority wishes to amend the Original Resolution to reflect the combined football and baseball oversight of the Authority.

**NOW THEREFORE**, be it resolved, by the Board of Directors of Clark County Stadium Authority, as follows:

1. The Stadium Authority Debt Service Fund will be renamed the Football Stadium Debt Service Fund, effective November 1, 2024.
2. All other purposes and descriptions of the fund remain unchanged from the Original Resolution.

PASSED, ADOPTED AND APPROVED this 17<sup>th</sup> day of October 2024, by the following vote:

Clark County Stadium Authority

Those Voting Aye: \_\_\_\_\_

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Those Voting Nay: \_\_\_\_\_

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Those Abstaining: \_\_\_\_\_

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Those Absent: \_\_\_\_\_

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By \_\_\_\_\_  
Steve Hill, Chairman

Attest and approved to form:

\_\_\_\_\_  
Caroline Bateman, General Counsel



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 8
<b>TO:</b> BOARD OF DIRECTORS	
<b>SUBJECT:</b> DRAFT LEASE AGREEMENT WITH ATHLETICS STADCO LLC	

**RECOMMENDATION**

Stadium Authority staff and attorneys will present the current draft of the proposed lease agreement between the Clark County Stadium Authority and Athletics StadCo LLC (StadCo).

This is an informational item and does not require Board action.

**FISCAL IMPACT**

There is no fiscal impact from this agenda item.

DocuSigned by:  
  
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**ED FINGER, LVSA ADMINISTRATOR**

<b>BOARD ACTION:</b>	
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**PURPOSE AND BACKGROUND**

Senate Bill 1 of the 35th Special Session of the Nevada Legislature (SB1), the Southern Nevada Tourism Innovation Act, was signed into law in June 2023. SB1 provides for the financing and development of a Major League Baseball (MLB) stadium in Clark County.

Section 22 of SB1 requires the Stadium Authority to negotiate a development agreement, lease agreement, and non-relocation agreement concerning the MLB stadium project (collectively, the Stadium Agreements). It further allows the Stadium Authority to enter into each of these agreements if the Board of Directors determines that an MLB team has committed to locate or relocate within the Sports and Entertainment Improvement District (SEID), MLB has authorized the proposed location or relocation, the Stadium Authority has selected a developer partner, and the Stadium Authority has selected a stadium events company. Section 22 of SB1 establishes the requirements for each of the Stadium Agreements.

Las Vegas Stadium Authority Board of Directors' Meeting  
Agenda Documentation

Meeting Date: October 17, 2024

Subject: Draft Lease Agreement with Athletics StadCo LLC

During its May 16, 2024, meeting, the Board approved the findings that the MLB team had committed to relocate within the SEID and that MLB had authorized the same. During its July 18, 2024, meeting, the Board selected Athletics StadCo LLC as the stadium events company for the baseball stadium. At the same meeting, the Board made two of the four findings required to select the developer partner for the baseball stadium. The remaining two findings will be brought to a future meeting. In anticipation of meeting those conditions, staff has continued negotiating the Stadium Agreements, including the lease agreement.

The draft lease document contains the terms of use of the publicly owned stadium by the Major League Baseball team. Key lease terms include:

- The lease term, including extensions.
- The rent for the stadium.
- The allowed uses of the facility.
- Maintenance and repair of the facility.
- Stadium revenues, operations, and operating losses.
- Activity reporting and utilization of the stadium.
- Capital repairs and improvements, including funding of these matters.
- Changes and alterations to the stadium.
- Naming rights.
- Stadium purchase option.
- Other rights and responsibilities of the parties.
- Defaults and remedies.

The draft lease agreement was originally presented to the Board at its October 25, 2023, meeting. A second draft was presented to the Board at its August 15, 2024, meeting. The terms of the revised draft lease agreement presented in this agenda item remain under negotiation. The draft is presented for Board and public review.



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 9
<b>TO:</b>	<b>BOARD OF DIRECTORS</b>
<b>SUBJECT:</b>	<b>DRAFT DEVELOPMENT AGREEMENT WITH ATHLETICS STADCO LLC</b>

**RECOMMENDATION**

Stadium Authority staff and attorneys will present the current draft of the proposed development agreement between the Clark County Stadium Authority and Athletics StadCo LLC (StadCo).

This is an informational item and does not require Board action.

**FISCAL IMPACT**

There is no fiscal impact from this agenda item.

DocuSigned by:

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**ED FINGER, LVSA ADMINISTRATOR**

<b>BOARD ACTION:</b>	
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**PURPOSE AND BACKGROUND**

Senate Bill 1 of the 35th Special Session of the Nevada Legislature (SB1), the Southern Nevada Tourism Innovation Act, was signed into law in June 2023. SB1 provides for the financing and development of a Major League Baseball (MLB) stadium in Clark County.

Section 22 of SB1 requires the Stadium Authority to negotiate a development agreement, lease agreement, and non-relocation agreement concerning the MLB stadium project (collectively, the Stadium Agreements). It further allows the Stadium Authority to enter into each of these agreements if the Board of Directors determines that an MLB team has committed to locate or relocate within the Sports and Entertainment Improvement District (SEID), MLB has authorized the proposed location or relocation, the Stadium Authority has selected a developer partner, and the Stadium Authority has selected a stadium events company. Section 22 of SB1 establishes the requirements for each of the Stadium Agreements.

Las Vegas Stadium Authority Board of Directors Meeting  
Agenda Documentation

Meeting Date: October 17, 2024

Subject: Draft Development Agreement with Athletics StadCo LLC

During its May 16, 2024, meeting, the Board approved the findings that the MLB team had committed to relocate within the SEID and that MLB had authorized the same. The remaining conditions precedent to the Board's approval of a development agreement have not yet been met. However, in anticipation of meeting those conditions, staff has continued negotiating the Stadium Agreements, including the development agreement.

The draft development agreement contains the terms of construction and financing for the publicly owned stadium by the MLB team. The MLB team has decided to have the same company serve as both the Baseball Stadium Events Company (StadCo) and the developer partner (DevCo). In accordance with Section 22 of SB1, the development agreement must:

- (1) Require the location, design, fit, and finish of the Major League Baseball stadium project to be consistent with first-class, premier Major League Baseball facilities currently in operation or approved for construction by Major League Baseball;
- (2) Identify the site of the project, the general location of which must be in Clark County at the southeast corner of Las Vegas Boulevard and Tropicana Avenue;
- (3) Set forth the overall design, scope, and specifications of the project, which must include, without limitation, an enclosed baseball stadium with an attendance capacity of approximately 30,000 persons;
- (4) Set forth the sources of financing to pay the costs of the development and construction of the project in a manner consistent with the provisions of sections 18 to 35, inclusive, of SB1;
- (5) Require the developer partner to provide periodic progress reports to the Board of Directors on the status of the development and construction of the project;
- (6) Set forth the procedures for the provision of the periodic progress reports described in paragraph 5 and the information required to be included in such reports;
- (7) State that all development and construction cost overruns for the development and construction of the project must be the sole responsibility of the developer partner, except that any cost overrun must not be the responsibility of the developer partner if the cost overrun is caused by a change in development or construction mandated by the Stadium Authority after the execution of the development agreement, other than a change in development or construction after the execution of the development agreement that is required to comply with a building code, including, without limitation, a change relating to building safety;
- (8) Contain provisions that are consistent with sections 25 (competitive bidding and prevailing wage), 26 (small local business participation), and 33 (maximum public financial contribution, order of project funding and project dedication) of SB1;

Las Vegas Stadium Authority Board of Directors Meeting  
Agenda Documentation

Meeting Date: October 17, 2024

Subject: Draft Development Agreement with Athletics StadCo LLC

- (9) Provide for an adequate contribution by the developer partner for the construction or improvement of any infrastructure, including, without limitation, infrastructure relating to transportation, parking, pedestrian traffic, public safety, utilities, and safe and efficient airport operations, off the site of the project that is determined to be necessary for the project by the Department of Transportation or Clark County and that is specified in the regional infrastructure and service evaluation required for a high impact project before a special use permit is issued for the project;
- (10) Require that the developer partner ensure that no action or inaction by the developer partner, or any person hired or retained by the developer partner to act on behalf of the developer partner, in the development or construction of the project results in a mechanic's lien or judgment lien against the project that is not cured by the developer partner within a customary amount of time using commercially reasonable efforts, which must be determined in accordance with the laws of this State and must be such time and efforts as are approved by the Board;
- (11) Take into consideration the use of multimodal facilities that use alternative modes of transportation and do not have detrimental impacts on other permitted transportation projects; and
- (12) Contain such other terms as deemed necessary and appropriate by the Stadium Authority.

The draft development agreement was originally presented to the Board at its July 18, 2024, meeting. The terms of the draft development agreement presented in this agenda item remain under negotiation. The draft is presented for Board and public review.





**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 10
<b>TO:</b> BOARD OF DIRECTORS	
<b>SUBJECT:</b> DRAFT NON-RELOCATION AGREEMENT WITH THE ATHLETICS INVESTMENT GROUP LLC	

**RECOMMENDATION**

Stadium Authority staff and attorneys will present the current draft of the proposed non-relocation agreement between the Clark County Stadium Authority and Athletics Investment Group LLC (TeamCo).

This is an informational item and does not require Board action.

**FISCAL IMPACT**

There is no fiscal impact from this agenda item.

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**ED FINGER, LVSA ADMINISTRATOR**

<b>BOARD ACTION:</b>	
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**PURPOSE AND BACKGROUND**

Senate Bill 1 of the 35th Special Session of the Nevada Legislature (SB1), the Southern Nevada Tourism Innovation Act, was signed into law in June 2023. SB1 provides for the financing and development of a Major League Baseball (MLB) stadium in Clark County.

Section 22 of SB1 requires the Stadium Authority to negotiate a development agreement, lease agreement, and non-relocation agreement concerning the MLB stadium project. It further allows the Stadium Authority to enter into each of these agreements if the Board of Directors determines that an MLB team has committed to locate or relocate within the Sports and Entertainment Improvement District (SEID), MLB has authorized the proposed location or relocation, the MLB team has selected a developer partner, and the MLB team has selected a stadium events company. Section 22 of SB1 also establishes requirements for each of these agreements.

Las Vegas Stadium Authority Board of Directors' Meeting  
Agenda Documentation

Meeting Date: October 17, 2024

Subject: Draft Non-Relocation Agreement with the Athletics Investment Group,  
LLC

The Board approved the findings that the MLB team had committed to relocate within the SEID and that MLB had authorized the same at its May 16, 2024, meeting. The remaining conditions precedent to the Board's approval of a non-relocation agreement have not yet been met. However, in anticipation of meeting those conditions, staff has continued the effort of document negotiation, including the non-relocation agreement.

The draft non-relocation agreement contains the terms of use for the publicly owned stadium by the Major League Baseball team. In accordance with Section 22 of SB1, the non-relocation agreement must:

- (1) Sets forth the requirements and responsibilities of the Baseball Stadium Events Company concerning the conditions under which the Major League Baseball team may relocate from the sports and entertainment improvement district;
- (2) Be for a term of not less than 30 years;
- (3) Provide for damages in the event the Major League Baseball team relocates in violation of the agreement in an amount not less than:
  - (a) The amount required for the repayment of the principal and interest then outstanding on the bonds issued to finance or refinance the Major League Baseball stadium project plus any costs resulting from early termination;
  - (b) An amount equal to the then outstanding tax credits subject to repayment under Section 2 of SB1; and
- (4) Require the Baseball Stadium Events Company to provide evidence satisfactory to the Stadium Authority of the ability to satisfy the terms of the non-relocation agreement if the Major League Baseball team relocates in violation of the agreement.

The initial draft of the non-relocation agreement was presented at the May 16, 2024, Board meeting. A second draft was presented to the Board at its July 18, 2024, meeting. The terms of the draft non-relocation agreement presented in this agenda item remain under negotiation. The draft is presented for Board and public review.



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 11
<b>TO:</b> BOARD OF DIRECTORS	
<b>SUBJECT:</b> DRAFT DEED FOR THE MAJOR LEAGUE BASEBALL STADIUM PROJECT LAND	

**RECOMMENDATION**

Stadium Authority staff and attorneys will present the current draft deed for the required dedication of land for the Major League Baseball stadium project from Athletics StadCo LLC to the Stadium Authority.

This is an informational item and does not require Board action.

**FISCAL IMPACT**

There is no fiscal impact from this agenda item.

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

Senate Bill 1 of the 35th Special Session of the Nevada Legislature (SB1), the Southern Nevada Tourism Innovation Act, was signed into law in June 2023. SB1 provides for financing and development of a Major League Baseball (MLB) stadium in Clark County.

Section 33 of SB1 requires that the developer partner and the Major League Baseball team dedicate land for the Major League Baseball stadium project at no cost to the Stadium Authority before or simultaneously to the issuance of the bonds by Clark County. Athletics StadCo LLC is the identified developer partner for the A's. The deed will legally transfer the land to the Stadium Authority.

The terms of the deed presented in this agenda item remain under negotiation. The draft is presented for Board and public review.



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 12
<b>TO:</b>	<b>BOARD OF DIRECTORS</b>
<b>SUBJECT:</b>	<b>APPROVAL OF UNIVERSITY OF NEVADA, LAS VEGAS (UNLV) TEAM HOME GAMES FOR THE 2025-2032 SEASONS AT ALLEGIANSTADIUM</b>

**RECOMMENDATION**

That the Board of Directors considers approving the proposed UNLV Team Home Games schedule at Allegiant Stadium for the 2025 through 2032 football seasons.

For possible action.

**FISCAL IMPACT**

There is no fiscal impact from this action.

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

Section 29(3)(g) of the Southern Nevada Tourism Improvements Act (Senate Bill 1 of the 2016 30th Special Session of the Nevada Legislature, the "Act") requires that the lease between the Stadium Authority with the Stadium Events Company (StadCo) for the football stadium provide for the accommodation of a sufficient number of UNLV regular season games (UNLV Team Home Games) and post-season games subject to certain conditions and restrictions:

1. Any NFL event is given priority in scheduling;
2. Any regular season or post-season home game of UNLV must:
  - a. Not conflict with the use of the stadium for a Raiders NFL home game;
  - b. Not conflict with major events that are not NFL events scheduled before UNLV finalized its home game schedule for the applicable season;

Las Vegas Stadium Authority Board of Directors Meeting  
Agenda Documentation

Meeting Date: October 17, 2024

Subject: Approval of University of Nevada, Las Vegas (UNLV) Team Home Games  
for the 2025-2032 Seasons at Allegiant Stadium

- c. Be mutually agreed upon by UNLV and StadCo; and
  - d. Be approved by the Stadium Authority Board.
3. After the Board approves UNLV's scheduled home games, dates cannot be changed without UNLV's approval except for NFL events, including NFL home games; and
  4. If a change to the schedule of UNLV home games is proposed to allow a televised UNLV home game, StadCo or the Raiders must use reasonable commercial efforts to assess the feasibility of the change. The change must be allowed if it is commercially reasonable unless it interferes with or impairs playing an NFL home game.

Section 6.5 of the Stadium Lease Agreement between the Stadium Authority and StadCo requires a UNLV Joint Use Agreement that is required to comply in all respects with the Act.

Article 5.2 of the UNLV Joint Use Agreement requires the Board to approve all UNLV Team Home Games. It further provides UNLV with the right to schedule two Saturday nonconference home games (Priority UNLV Team Home Games) each season, subject to a priority order that complies with the Act. For one of these games, UNLV must notify StadCo at least one, but not more than four, seasons in advance. For the other game, UNLV must notify StadCo at least one, but not more than seven, seasons in advance. UNLV has the further right to schedule one Priority UNLV Team Home Game every other season on Labor Day weekend.

Subject to the Board's approval, UNLV and StadCo have mutually agreed to the attached UNLV Team Home Games schedule at Allegiant Stadium for the 2025-2032 seasons. The attached schedule presents games previously approved by the Board, additional proposed games for Board consideration, and future slots not yet scheduled by UNLV (TBD). If approved by the Board, the previously approved September 25, 2027, Team Home Game date will be removed from the schedule.



## Contracted UNLV Football Non-Conference Home Schedule

Date	Opponent	Location	
September 6, 2025	UCLA	Allegiant Stadium	Previously Approved
September 13, 2025	Idaho State	Allegiant Stadium	Previously Approved
September 5, 2026	UC Davis	Allegiant Stadium	Previously Approved
October 3, 2026	California	Allegiant Stadium	For Approval
September 11, 2027	Akron	Allegiant Stadium	For Approval
September 18, 2027	Arizona State	Allegiant Stadium	Previously Approved
September 9, 2028	Houston	Allegiant Stadium	Previously Approved
2028 – Pending	TBD	Allegiant Stadium	
September 15, 2029	Sam Houston State	Allegiant Stadium	For Approval
September 22, 2029	University of Texas San Antonito	Allegiant Stadium	For Approval
September 7, 2030	University of Texas at El Paso	Allegiant Stadium	Previously Approved
2030 – Pending	TBD	Allegiant Stadium	
2031 – Pending	TBD	Allegiant Stadium	
2031 – Pending	TBD	Allegiant Stadium	
September 18, 2032	Miami of Ohio	Allegiant Stadium	For Approval
2032 – Pending	TBD	Allegiant Stadium	



**LAS VEGAS STADIUM AUTHORITY  
BOARD OF DIRECTORS MEETING  
AGENDA DOCUMENTATION**

<b>MEETING DATE:</b> OCTOBER 17, 2024	<b>ITEM NUMBER:</b> 13
<b>TO:</b> BOARD OF DIRECTORS	
<b>SUBJECT:</b> STADIUM ACTIVITY REPORT THIRD QUARTER 2024	

**RECOMMENDATION**

Las Vegas Stadium Events Company (StadCo) staff will provide a stadium activity report for the third quarter of calendar year 2024.

This is an informational item and does not require Board action.

**FISCAL IMPACT**

None

<b>BOARD ACTION:</b>	
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**ED FINGER, LVSA ADMINISTRATOR**

**PURPOSE AND BACKGROUND**

Section 7.4 (a) of the Stadium Lease Agreement between StadCo and the Authority requires that StadCo provide data and other information on activities taking place at Allegiant Stadium, including (i) the number of events and event attendance, segmented by event and (ii) stadium employment. This report is attached to this agenda item.

StadCo staff will provide a presentation to the Board.

# LV Stadium Events Company

October 11, 2024

Las Vegas Stadium Authority  
Attn: Ed Finger  
3150 Paradise Road  
Las Vegas, Nevada 89109

## **RE: Stadium Activity Reporting, Data, and Information | Q3 2024**

Dear Mr. Finger:

LV Stadium Events Company, LLC (“StadCo”) is party to the Stadium Lease Agreement between StadCo and Clark County Stadium Authority (“Authority”), dated March 28, 2018 (“Lease”) for the construction, development, and operation of Allegiant Stadium. Section 7.4 of the Lease requires that StadCo provide data and other information on activities taking place at Allegiant Stadium, including (i) the number of events and event attendance, segmented by event and (ii) stadium employment.

The attachments to this transmittal letter provide both required deliverables. Attachment A1 summarizes the number of events and event attendance by type, by quarter, and Attachment A2 provides a detailed list of events and event attendance, segmented by event for the third quarter of 2024. Attachment B1 provides the quarterly employment staffing, including filled and open positions through the third quarter of 2024.

Should you have any questions regarding these data, or should you require anything further, please never hesitate to call or write.

Sincerely,



Adam Feldman  
Las Vegas Raiders, Vice President, Ticket and Sales Operations  
StadCo Representative



Attachment A1

LV Stadium Event Company, LLC  
 Events at Allegiant Stadium | Event Summary

Period	Number of Events						Total	Event Attendance						Total
	NFL Game	UNLV Game	Concert	Other Ticketed Event	Private Event			NFL Game	UNLV Game	Concert	Other Ticketed Event	Private Event		
Q3 2024	4	2	3	4	20	33	216,436	34,769	147,489	145,068	22,115	565,877		
Q2 2024	-	-	1	2	25	28	-	-	43,317	57,121	48,182	148,620		
Q1 2024	2	-	1	1	22	26	116,434	-	37,395	31,927	8,589	194,345		
Q4 2023	7	4	2	2	49	64	399,586	69,888	109,579	71,931	19,934	670,918		
Q3 2023	2	3	4	3	25	37	113,333	38,668	161,593	98,273	16,860	428,727		
Q2 2023	-	-	1	2	39	42	-	-	37,102	83,591	39,585	160,278		
Q1 2023	2	-	2	2	50	56	114,090	-	116,401	60,367	23,565	314,423		
Q4 2022	5	3	1	4	47	60	284,386	49,645	44,496	140,353	17,690	536,570		
Q3 2022	3	3	8	3	28	45	153,180	30,774	332,945	119,307	6,370	642,576		
Q2 2022	-	-	4	-	42	46	-	-	198,324	-	42,857	241,181		
Q1 2022	1	-	2	3	40	46	58,871	-	79,228	78,105	21,840	238,044		
Q4 2021	6	4	1	3	38	52	331,054	52,833	39,883	87,149	10,852	521,771		
Q3 2021	3	2	3	4	29	41	157,101	40,819	130,000	161,014	21,632	510,566		
Q2 2021	-	-	-	-	30	30	-	-	-	-	8,867	8,867		
Q1 2021	-	-	-	-	5	5	-	-	-	-	520	520		
<b>Totals</b>	<b>35</b>	<b>21</b>	<b>33</b>	<b>33</b>	<b>489</b>	<b>611</b>	<b>1,944,471</b>	<b>317,396</b>	<b>1,477,752</b>	<b>1,134,206</b>	<b>309,458</b>	<b>5,183,283</b>		

Attachment A2

LV Stadium Event Company, LLC

Events at Allegiant Stadium | Event Detail Q3 2024

Event	Event Type	Quarter and Year	Event Date	Event Attendance	% Out of Town	% Main Reason for Travel
Private Event	Private Event	Q3 2024	07/02/24	50		
Uruguay vs Brazil - COPA Quarterfinal	Other Ticketed Event	Q3 2024	07/06/24	45,202	68%	86%
Private Event	Private Event	Q3 2024	07/09/24	693		
Private Event	Private Event	Q3 2024	07/10/24	693		
Private Event	Private Event	Q3 2024	07/11/24	2,100		
Private Event	Private Event	Q3 2024	07/21/24	84		
Private Event	Private Event	Q3 2024	07/30/24	250		
Private Event	Private Event	Q3 2024	07/30/24	70		
Private Event	Private Event	Q3 2024	08/04/24	250		
Private Event	Private Event	Q3 2024	08/06/24	172		
Morgan Wallen	Concert	Q3 2024	08/08/24	50,982	77%	96%
Morgan Wallen	Concert	Q3 2024	08/09/24	52,734	76%	97%
Private Event	Private Event	Q3 2024	08/12/24	2,190		
Private Event	Private Event	Q3 2024	08/13/24	70		
Raiders Stadium Practice	Other Ticketed Event	Q3 2024	08/14/24	19,577		
Private Event	Private Event	Q3 2024	08/15/24	150		
Raiders vs Dallas Cowboys	NFL Game	Q3 2024	08/17/24	53,967	50%	86%
Raiders Stadium Practice	Other Ticketed Event	Q3 2024	08/20/24	21,861		
Raiders vs San Francisco 49ers	NFL Game	Q3 2024	08/23/24	52,865	58%	86%
Private Event	Private Event	Q3 2024	08/29/24	2,400		
Vegas Kickoff Classic	Other Ticketed Event	Q3 2024	09/01/24	58,428	86%	95%
Private Event	Private Event	Q3 2024	09/05/24	180		
UNLV vs Utah Tech	UNLV Game	Q3 2024	09/07/24	16,429		
PINK	Concert	Q3 2024	09/13/24	43,773	58%	88%
Private Event	Private Event	Q3 2024	09/16/24	250		
Private Event	Private Event	Q3 2024	09/16/24	250		
Private Event	Private Event	Q3 2024	09/16/24	11,693		
Raiders vs Carolina Panthers	NFL Game	Q3 2024	09/22/24	55,028	62%	90%
Private Event	Private Event	Q3 2024	09/24/24	120		
Private Event	Private Event	Q3 2024	09/25/24	375		
Private Event	Private Event	Q3 2024	09/26/24	75		
UNLV vs Fresno State	UNLV Game	Q3 2024	09/28/24	18,340		
Raiders vs Cleveland Browns	NFL Game	Q3 2024	09/29/24	54,576	63%	84%
<b>Total</b>				<b>565,877</b>		

Attachment B1

LV Stadium Events Company, LLC

Allegiant Stadium Employment | Topline Position Report

Quarter	Number of Persons Employed	Number of Open Positions	Total Staffing
Q3 2024	4,666	1,371	6,037
Q2 2024	4,334	1,700	6,034
Q1 2024	3,950	1,915	5,865
Q4 2023	4,043	1,925	5,968
Q3 2023	4,167	1,774	5,941
Q2 2023	4,072	2,083	6,155
Q1 2023	3,593	2,171	5,764
Q4 2022	3,823	1,933	5,756
Q3 2022	3,825	1,863	5,688
Q2 2022	4,170	1,326	5,496
Q1 2022	3,866	1,382	5,248
Q4 2021	3,632	1,153	4,785
Q3 2021	3,743	1,008	4,751
Q2 2021	3,403	1,348	4,751