



BOARD OF DIRECTORS MEETING

THURSDAY, AUGUST 21, 2025





NOTICE OF PUBLIC MEETING AND AGENDA

LAS VEGAS STADIUM AUTHORITY BOARD

THURSDAY, AUGUST 21, 2025

3:00 P.M.

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

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

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

Las Vegas Convention and Visitors Authority (LVCVA) – 2nd 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/>

*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.*

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 May 22, 2025, 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

FOOTBALL STADIUM

1. **Las Vegas Stadium Authority Revenue Report**

Stadium Authority staff will provide a report on year-to-date stadium district room tax revenues.

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

2. **Stadium Annual Utilization Overview**

Las Vegas Stadium Events Company (StadCo) staff will provide an annual stadium utilization overview for the 2024 calendar year.

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

3. **Approval of University of Nevada, Las Vegas (UNLV) Team Home Games for the 2025-2033 Seasons at Allegiant Stadium**

That the Board considers approving the proposed UNLV Team Home Games schedule at Allegiant Stadium for the 2025 through 2033 football seasons.

For possible action.

BASEBALL STADIUM

4. **Baseball Stadium Community Oversight Committee Report**

The Baseball Stadium Community Oversight Committee (Committee) held its first meeting on July 17, 2025. Stadium Authority Staff will provide a report to the Board summarizing the Committee meeting.

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

5. **Appointment of the Baseball Stadium Community Oversight Committee Chair**

That the Board considers appointing Jason Frierson as Chair of the Baseball Stadium Community Oversight Committee.

For possible action.

6. **Major League Baseball Stadium Project Update**

Representatives of Athletics StadCo LLC will update the Board on the progress of the Major League Baseball stadium project.

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

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

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

MINUTES
Stadium Authority Board Meeting
May 22, 2025



Las Vegas Stadium Authority Board Meeting May 22, 2025 Minutes

The Las Vegas Stadium Authority (LVSA) Board Meeting was held on May 22, 2025, 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

Jan Jones Blackhurst, Secretary.....*absent*

Rose McKinney-James.....*virtual*

Mike Newcomb

J. Tito Tiberti

Diana Valles.....*absent*

Lawrence Weekly

Tommy White.....*absent*

Bob Yosaitis.....*absent*

Steve Zanella.....*virtual*

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

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

OPENING CEREMONIES

Chair Steve Hill called the meeting to order at 3:01 p.m.

Caroline Bateman, Board Counsel, noted that all members of the Stadium Authority Board were present, either in person or virtually, except for Secretary Jan Jones Blackhurst and Members Diana Valles, Tommy White, and Bob Yosaitis.

COMMENTS FROM THE FLOOR BY THE PUBLIC

Yolanda King Branch referenced Agenda Item 9, Baseball Stadium Community Benefits Director Appointment, and expressed disappointment that she was not considered for the appointment due to her involvement in the 35th Special Legislative Session related to Senate Bill 1 (SB1). Ms. King Branch argued that she met the position's eligibility requirements, as prescribed by SB1 as well as the Stadium Authority's Solicitation of Interest, and detailed those requirements to the Board. Ms. King Branch contended that the Solicitation of Interest emphasized the need for experience in community engagement, compliance monitoring, enforcement, public policy, and stakeholder relations, and noted that those are her core strengths. She highlighted that she was recently appointed as Compliance Monitor for the Clark County School District and detailed her responsibilities in that role. In regards to her involvement with SB1, Ms. King Branch claimed that she did not lobby on behalf of the baseball team (the A's) or the Major League Baseball (MLB) stadium project, she did not advocate for or against the legislation, and that her role was to "educate the educators" on understanding community benefits plan agreements and to provide examples of such agreements from across the country. Ms. King Branch stated her belief that Staff's decision to disqualify her from possible appointment was based on Staff's interpretation of her involvement with SB1 and a perception of a conflict of interest rather than the "letter of law". Ms. King Branch congratulated Don Burnette on Staff's recommendation for his appointment. Ms. King Branch closed her public comment by reiterating her claim that she met all qualifications for the position and requested her comments be reflected on the record.

APPROVAL OF AGENDA AND MINUTES

APPROVAL OF THE AGENDA AND MINUTES

Member Steve Zanella moved, and it was carried by unanimous vote of the voting members, to approve the May 22, 2025, Regular Meeting of the Board of Directors agenda and to approve the minutes of the March 6, 2025, Regular Meeting of the Board.

COMMENTS BY CHAIR AND BOARD MEMBERS

Chair Hill informed the Board members of the cadence of future Board meetings, noting that the Board would continue to meet quarterly unless a special meeting is required. He provided that Allegiant Stadium is “doing very well”, that there is “great” progress on the MLB stadium project, and that a date for an MLB stadium construction groundbreaking ceremony would be announced soon.

Mr. Hill referenced recent news articles related to a Performance Agreement between the As and Clark County. He clarified that implementation of the Performance Agreement is not expected, but noted the value of preparing for an alternative course of action in case the original plan does not go as intended.

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

STAFF REPORTS AND REQUESTED ACTIONS

GENERAL

1. Resolution to Augment the Fiscal Year 2025 Budget

Stadium Authority Administrator Ed Finger explained that the proposed budget amendment would simplify the flow of football funds and detailed the order of revenue flow from room tax as follows: bond payments; Stadium Authority operations; debt reserves; payments to the University of Nevada Las Vegas (UNLV); stadium capital; debt retirement; and infrastructure. He compared the model structure for fund flow to the existing framework, noting that the existing structure makes it challenging to track figures in financial statements. Mr. Finger provided that the proposed budget amendment would also restore reserves to the Waterfall Residual Fund, allow catch-up on UNLV payments delayed due to COVID-19 pandemic-related declines in room tax revenues, and budget for unbudgeted baseball flows. He recommended rescinding the Resolution 2025-01 that was approved by the Board in March 2025, citing a better structuring opportunity identified during the development of the 2026 baseball budget. Mr. Finger provided that first-year funds from the Sports and Entertainment Improvement District (SEID) would be utilized for formation costs including necessary reimbursements to the Football Fund, and that debt service reserve funding would commence after those reimbursements. He requested that the Board considers: 1) Approving the proposed budget augmentation and transfer reconciliation schedule, and adopting the associated Resolution 2025-02 to augment the fiscal year (FY) 2025 Clark County Stadium Authority budget; and 2) Rescinding Resolution 2025-01.

Fiscal Impact

The FY 2025 fiscal impact is detailed in the attached Resolution 2025-02.

Member Tito Tiberti moved, and it was carried by unanimous vote of the voting members, to: 1) Approve the proposed budget augmentation and transfer reconciliation schedule, and adopt the associated Resolution 2025-02 to augment the FY 2025 Clark County Stadium Authority budget; and 2) Rescind Resolution 2025-01.

2. **Public Hearing on the Fiscal Year (FY) 2026 Tentative Budget and Possible Adoption of the FY 2026 Final Budget**

Mr. Finger outlined Nevada Revised Statutes (NRS) requirements as related to the submission of budgets by local government entities. He provided that the budget currently presented is the same budget that was submitted to the State of Nevada (State) and that the State reviewed and certified its compliance with NRS.

Mr. Finger presented the 2026 Tentative Football Budget, noting that it was substantially similar in size and concept to the 2025 Football Budget. He highlighted the projected \$62 million in room tax revenues and the \$17.5 million in net remaining cash flow balance after necessary allocations. Mr. Finger provided that the \$71 million in total funds available could be utilized for material upgrades, infrastructure, and debt reserve. He detailed that the \$99 million of the projected \$113 million ending fund balance in the Debt Service Fund was allocated to the debt service reserve, providing about 2.2 times debt service coverage. Mr. Finger stated that all the funds in the Football Stadium Capital Fund were projected to be utilized.

Mr. Finger outlined the pre-bond and post-bond issuance allowed uses for SEID revenues as related to the MLB stadium. He provided that pre-bond allowed uses include bond payments and reserve fund, Baseball Stadium Tax Account, Bond Reserve Fund; formation and operation costs, and MLB stadium construction. Mr. Finger explained the process for using Clark County (County) bond proceeds to cover bond issuance costs and capitalized interest. He discussed the use of State Transferable Tax Credits (STTC) and Clark County development credits for the reimbursement of construction costs.

Mr. Finger outlined the 2026 Tentative Baseball Budget including \$168 million in projected revenues from the SEID, bond proceeds, STTCs, and interest earnings. He detailed the projected \$168 million in expenditures including bond issuance costs, debt service payments and reserve, Stadium Authority operations, and MLB stadium construction. Mr. Finger reminded the Board that the total cost of the MLB stadium is projected at \$1.75 billion, with a maximum public contribution of \$380 million. He referenced A's executive Sandy Dean's recent comments that the full \$380 million in public contributions may not be realized and emphasized the flexibility in timing for a bond issuance. Mr. Finger requested that the Board considers, pursuant to Nevada Revised Statutes (NRS) 354.596 and 354.598: 1) Conducting a public hearing on the Clark County Stadium Authority's (Authority) FY 2026 Tentative Budget; and 2) Adopting the Authority's Final Budget for FY 2026.

Chair Hill emphasized that the MLB stadium budget should not be viewed as a forecast of future revenue. He explained that the budget process involves setting limits and spending within those limits. Chair Hill commented on the presentation of maximum potential revenue and noted that the budget provides authority to spend funds if they are received.

Chair Hill opened the Public Hearing on the FY 2026 Budget.

There was no discussion of the FY 2026 Budget by any interested person.

Chair Hill closed the Public Hearing on the FY 2026 Budget.

Member Mike Newcomb disclosed that he is employed by UNLV where he serves as the Executive Director of Thomas & Mack Center and Cox Pavilion. He provided that Agenda Item 2 seeks the Board's approval of the Stadium Authority's FY 2026 budget and noted that the proposed budget includes an expenditure to UNLV for a compensation payment related to the loss of income resulting from the closing of Sam Boyd Stadium. Member Newcomb stated that the independence of judgment of a reasonable person in his situation may be materially affected regarding the Stadium Authority's FY 2026 budget, as his employer would directly benefit from the aforementioned payment. He provided that he would abstain from deliberating or voting on Agenda Item 2.

Member Rose McKinney-James asked if Mr. Finger had an estimate of the potential range for the bond proceeds placeholder. Mr. Finger explained that the Chief Financial Officer (CFO) for Clark County is responsible for determining the bond issuance amount based on projected SEID revenue. He provided that the \$120 million amount was determined in coordination with the Clark County CFO, and noted that it was conservative, in alignment with the bond deal projection, and dependent on current interest rate conditions.

Fiscal Impact

FY 2026, by Fund:

	<u>Expenditures</u>	<u>Transfers Out</u>	<u>Total</u>
Football Stadium	\$ 2,740,124	\$59,309,876	\$62,050,000
Baseball Stadium	500,000	11,500,000	12,000,000
UNLV Contributions	3,500,000	-	3,500,000
Waterfall Residual	-	-	-
Football Stadium Capital Projects	6,712,851	-	6,712,851
Baseball Stadium Capital Projects	154,850,000	-	154,850,000
Football Stadium Debt Service	38,270,500	-	38,270,500
Baseball Stadium Debt Service	8,567,485	-	8,567,485

Member Tito Tiberti moved, and it was carried by unanimous vote of the voting members, to adopt the Stadium Authority's Final Budget for FY 2026.

3. **Approval of Stadium Authority Capital Improvement Program for Fiscal Years 2026-2030**

Mr. Finger provided that the budget for the Football Stadium Capital Improvement Program (CIP) equals the amount of the waterfall transfer, which increases annually by a Consumer Price Index (CPI) based rate. He noted that the budget would be revised if the Board approves the use of funds from the Waterfall Residual Fund.

Mr. Finger stated that funding sources for the initial construction of the MLB stadium include SEID revenues, STTCs, Clark County General Obligation Bonds, and any potential interest. He noted that construction would take about three years with an anticipated opening in spring 2028. Mr. Finger explained that public contributions would occur over a longer period of time. He detailed that STTCs are issued in tranches tied to bond issuance, at 1/3, 2/3, and full completion of construction, and at one year after the facility begins operation. He noted that no more than one tranche can be issued in any fiscal year, which extends the public contribution period beyond the construction period.

Mr. Finger provided that the 2026 football and baseball figures are equal to the FY 2026 budget and that all future amounts are informational and non-binding and will be amended throughout the budget process each year. He requested that the Board consider: 1) Approving the FY 2026 – 2030 CIP; and 2) Authorizing the Stadium Authority Administrator to submit the CIP to the Clark County Debt Management Commission and to the State of Nevada Department of Taxation.

Member Tiberti moved, and it was carried by unanimous vote of the voting members, to: 1) Approve the FY 2026 – 2030 CIP; and 2) Authorize the Stadium Authority Administrator to submit the CIP to the Clark County Debt Management Commission and to the State of Nevada Department of Taxation.

FOOTBALL STADIUM

4. **Fiscal Year 2025 University of Nevada, Las Vegas (UNLV) Compensation Payment**

Mr. Finger provided that the proposed \$1,234,888 payment compensates UNLV for loss of income caused by the closing of Sam Boyd Stadium. He noted that UNLV is eligible for the compensation payment for ten years and requested that the Board considers approving a payment of \$1,234,888.61 to UNLV as compensation for the loss of net income as a result of the closing of Sam Boyd Stadium.

Fiscal Impact

Fiscal year 2025: \$1,234,888.61 - UNLV Contribution Fund

Member Newcomb disclosed that he is employed by UNLV where he serves as the Executive Director of the Thomas & Mack Center and Cox Pavilion. He provided that Agenda Item 4 proposes a compensation payment to UNLV pursuant to Section 34 of Senate Bill 1 for the loss of net income as a result of the closing of Sam Boyd Stadium. Member Newcomb stated that the independence of judgment of a reasonable person in his situation may be materially affected regarding the proposed payment as his employer would directly benefit from the payment. He stated that he would abstain from deliberating or voting on Agenda Item 4.

Member Tiberti moved, and it was carried by unanimous vote of the voting members, to approve a payment of \$1,234,888.61 to UNLV as compensation for the loss of net income as a result of the closing of Sam Boyd Stadium.

5. **Stadium Activity Report First Quarter 2025**

Mr. Finger outlined the Football Stadium Lease Agreement (Allegiant Lease Agreement) requirements for the Las Vegas Stadium Events Company (StadCo) to maximize Allegiant Stadium's utility and to report its utilization to the Board.

StadCo representative, Alan Feldman, highlighted Allegiant Stadium activity for the first quarter of calendar year 2025 including the following: closing out the Las Vegas Raiders football season; hosting the Inter Miami versus Club America soccer game; hosting National Rugby League matches; and hosting the NIAA Girls Flag Football State Championships for its first time in Las Vegas.

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

6. **Amendment to the LV Stadium Events Company 2025 Capital Budget – Allegiant Stadium**

Mr. Finger stated that in the context of this agenda item, the term capital budget refers to a term in the Allegiant Lease Agreement and not a budget category. He noted that projects identified as capital repairs are eligible for reimbursement out of the Football Stadium Capital Fund, subject to waterfall revenues reaching required funding levels.

Chris Sotiropoulos, Las Vegas Raiders Vice President of Stadium Operations, referenced comments made during the December 2024 Board Meeting related to the bathroom experience at Allegiant Stadium. He noted that a third-party firm was subsequently hired to identify opportunities for improvements in certain areas and that a report was provided to the Board. He detailed the five restroom locations that were identified for expansion and increased capacity opportunities for guest experience improvement and requested that the Board considers amending the 2025 Capital Budget for Allegiant Stadium as proposed by the LV Stadium Events Company.

Mr. Finger provided that Grand Canyon Development Partners, the Stadium Authority's consultant on stadium development and construction, capital repairs, and improvements, reviewed the proposed restroom facilities expansion project, and that Staff agrees with the proposed amendment.

Fiscal Impact

The annual fiscal year capital expenditure amount is determined through the annual board-approved budget, subject to the availability of funds through the waterfall.

Member Tiberti moved, and it was carried by unanimous vote of the voting members, to approve the amendment of the 2025 Capital Budget for Allegiant Stadium as proposed by the LV Stadium Events Company.

7. **Las Vegas Stadium Authority Revenue Report**

Mr. Finger highlighted data from the report in the supporting materials for this agenda item and commented on "outstanding" room tax performance. He noted that February and November showed declines compared to the previous year, which had benefitted from impactful economic activity from the Inaugural Formula 1 (F1) Las Vegas Grand Prix and National Football League (NFL) Super Bowl LVIII events in Las Vegas. Mr. Finger compared budgeted and actual room tax revenues and noted actual revenues are 3% above budget.

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

8. **Interlocal Agreement – Collection and Distribution of Taxes Collected in the Sports and Entertainment Improvement District 1**

Ms. Bateman provided that the Board of County Commissioners established the SEID during its April 15, 2025, meeting and noted that the SEID would help finance the baseball stadium project by allowing certain taxes, fees and charges to be imposed and collected within the district. Ms. Bateman provided that the proposed interlocal agreement between the Stadium Authority, Clark County, the Nevada Department of Taxation, and the State Division of Insurance establishes procedures for the collection and distribution of those imposed charges, pursuant to SB1. She explained that under the proposed interlocal agreement, the Stadium Authority would coordinate with the A's to notify Clark County, the Nevada Department of Taxation, and the State Division of Insurance about all entities operating within the SEID, so that those entities may establish individual SEID accounts to deposit revenues from the imposed charges for later distribution. Ms. Bateman requested that the Board considers authorizing the Board Chair to execute an interlocal agreement with Clark County, the State of Nevada Department of Taxation, and the State of Nevada Division of Insurance of the Department of Business and Industry to establish procedures for the collection and distribution of taxes in the SEID for the baseball stadium.

Mr. Hill thanked Clark County, the State of Nevada Department of Taxation, and the State of Nevada Division of Insurance for their collaboration and efforts during the 2023 Nevada Legislative Session and on the proposed interlocal agreement.

Member Tiberti moved, and it was carried by unanimous vote of the voting members, to authorize the Board Chair to execute an interlocal agreement with Clark County, the State of Nevada Department of Taxation, and the State of Nevada Division of Insurance of the Department of Business and Industry to establish procedures for the collection and distribution of taxes in the SEID for the baseball stadium.

9. **Baseball Stadium Community Benefits Director Appointment**

Ms. Bateman reported on the recent finalization of the members of the Baseball Stadium Community Oversight Committee (BSCOC) and outlined SB1 requirements for appointing a Community Benefits Director to advise the BSCOC and monitor compliance with the terms of the Community Benefits Agreement. She noted that the application of interest was posted on March 18, 2025, with applications being accepted until April 5, 2025. She stated that upon consideration and consultation with BSCOC Chair DeRionne Pollard, Staff recommends appointing Don Burnette to the position. Ms. Bateman provided information on Mr. Burnette's experience, noted that Ms. Pollard interviewed Mr. Burnette and endorsed his appointment, and requested that the Board of Directors considers appointing Don Burnette as the baseball stadium community benefits director.

Member McKinney-James expressed concern regarding the accuracy of information provided to Staff regarding the perceived conflict of interest referenced by Ms. King Branch, during the meeting's public comment period, and asked if Staff had any comments on the matter. Mr. Finger stated that he had a direct conversation with Ms. King Branch where he acknowledged that she was legally capable of serving as the baseball stadium community benefits director. He further noted that Staff, and the Board, has the ability to consider other factors beyond the qualifications listed in SB1 and the Solicitation of Interest. He explained that Staff had concerns regarding Ms. King Branch's conflict of interest, which is the same conflict that led to the change in the Stadium Authority's administration away from Applied Analysis. Mr. Finger provided that Staff had a differing opinion regarding the advocacy that occurred during the [2023] special legislative session by Ms. King Branch and reaffirmed Staff's recommendation to appoint Mr. Burnette.

Fiscal Impact
FY 2026 - \$40,000

Member Tiberti moved, and it was carried by unanimous vote of the voting members, to appoint Don Burnette as the baseball stadium community benefits director.

10. **Major League Baseball Stadium Project Update**

A's President Marc Badain presented an update on the MLB stadium project including commencement of construction and excavation, and progress on the trailer compound. He provided that scheduling for the ceremonial groundbreaking date is underway and shared information on the upcoming opening of an A's experience center at UnCommons.

Chair Hill asked if the experience center would include ticket sales, to which Mr. Badain confirmed.

Mr. Badain presented MLB stadium renderings and noted that there have been no substantial changes to the design since it was last presented.

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 3:47 p.m.

Respectfully submitted,

Date Approved: August 21, 2025

Silvia Perez
Executive Assistant to the LVCVA Board

Steve Hill
Chair



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

MEETING DATE:	AUGUST 21, 2025	ITEM NUMBER:	1
TO:	BOARD OF DIRECTORS		
SUBJECT:	LAS VEGAS STADIUM AUTHORITY REVENUE REPORT		

RECOMMENDATION

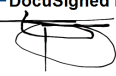
Stadium Authority staff will provide a report on year-to-date stadium district room tax revenues.

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

FISCAL IMPACT

None

BOARD ACTION:	
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ED FINGER, LVSA ADMINISTRATOR

PURPOSE AND BACKGROUND

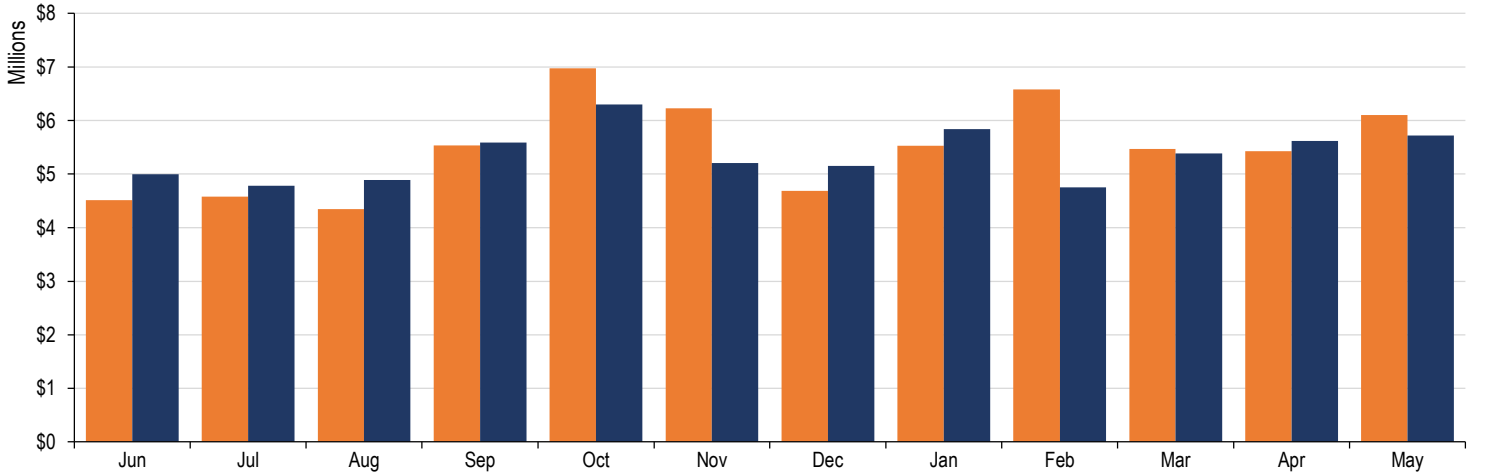
Section 33 of the Southern Nevada Tourism Improvements Act (Senate Bill 1 of the 2016 30th Special Session of the Nevada Legislature) requires the Board of County Commissioners of Clark County to impose, by ordinance, a tax on transient lodging in the Stadium District at the rate of: (1) eighty-eight one-hundredths of one percent (0.88%) of the gross receipts from the rental of transient lodging located in the primary gaming corridor in the Stadium District; and (2) one-half of one percent (0.5%) of the gross receipts from the rental of transient lodging in all other areas of the Stadium District (collectively, the Stadium District Room Tax). The Stadium District consists of all property located within Clark County, including all property within the incorporated cities within a radius of 25 miles from the Clark County Government Center.

Room Tax Revenue Summary Report

July 2025

Monthly Room Tax Revenue

Prior Year Current Year



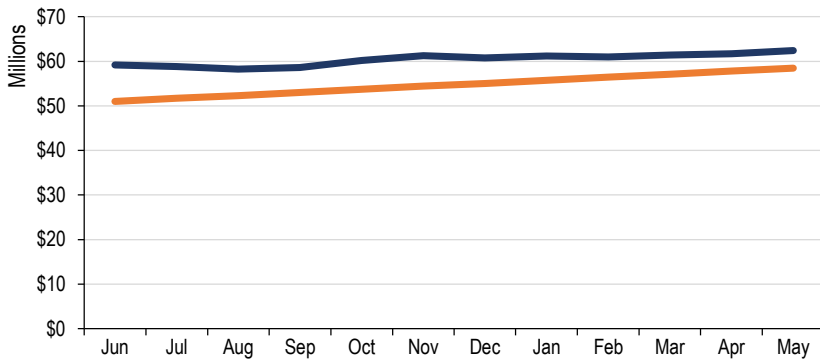
* Preliminary data for current year

	Monthly Revenue				Fiscal Year-to-Date Revenue			
	FY24	FY25	Difference	% Difference	FY24	FY25	Difference	% Difference
July	\$ 4,581,106	\$ 4,782,808	\$ 201,703	4.4%	\$ 4,581,106	\$ 4,782,808	\$ 201,703	4.4%
August	\$ 4,349,481	\$ 4,887,734	\$ 538,253	12.4%	\$ 8,930,587	\$ 9,670,543	\$ 739,956	8.3%
September	\$ 5,537,037	\$ 5,587,399	\$ 50,361	0.9%	\$ 14,467,624	\$ 15,257,941	\$ 790,317	5.5%
October	\$ 6,977,185	\$ 6,301,134	\$ (676,051)	-9.7%	\$ 21,444,810	\$ 21,559,076	\$ 114,266	0.5%
November	\$ 6,230,707	\$ 5,207,016	\$ (1,023,691)	-16.4%	\$ 27,675,517	\$ 26,766,092	\$ (909,425)	-3.3%
December	\$ 4,687,605	\$ 5,151,862	\$ 464,256	9.9%	\$ 32,363,123	\$ 31,917,953	\$ (445,169)	-1.4%
January	\$ 5,530,506	\$ 5,842,857	\$ 312,351	5.6%	\$ 37,893,629	\$ 37,760,811	\$ (132,818)	-0.4%
February	\$ 6,578,343	\$ 4,754,056	\$ (1,824,287)	-27.7%	\$ 44,471,972	\$ 42,514,867	\$ (1,957,105)	-4.4%
March	\$ 5,467,871	\$ 5,382,485	\$ (85,385)	-1.6%	\$ 49,939,842	\$ 47,897,352	\$ (2,042,490)	-4.1%
April	\$ 5,426,659	\$ 5,617,812	\$ 191,153	3.5%	\$ 55,366,501	\$ 53,515,164	\$ (1,851,337)	-3.3%
May	\$ 6,103,654	\$ 5,718,252	\$ (385,402)	-6.3%	\$ 61,470,155	\$ 59,233,416	\$ (2,236,740)	-3.6%
June	\$ 4,993,636	\$ -	\$ -	-	\$ 66,463,791	\$ -	\$ -	-

* Preliminary data for current year

Trailing 12-Month Room Tax Revenue

Prior Year Current Year



* Preliminary data for current year

Current Year Budget to Actual

Budget	Actual	Difference	% Difference
\$57,479,924	\$59,233,416	\$1,753,491	3.1%

Monthly Revenue by Jurisdiction

Jurisdiction	May '25	YoY Change
Clark County	\$ 5,357,454	-6.7% ▼
Las Vegas	\$ 244,033	-0.2% ▼
Henderson	\$ 89,210	-1.7% ▼
North Las Vegas	\$ 25,190	19.4% ▲
Boulder City	\$ 2,364	-19.6% ▼
Total	\$ 5,718,252	-6.3% ▼

Note: Data from most recent month with all jurisdictions reporting.

Trailing 12-Month Revenue by Jurisdiction

Jurisdiction	May '25	YoY Change
Clark County	\$ 60,212,316	-3.3% ▼
Las Vegas	\$ 2,803,899	13.8% ▲
Henderson	\$ 951,279	-4.2% ▼
North Las Vegas	\$ 233,707	11.6% ▲
Boulder City	\$ 25,850	-10.8% ▼
Total	\$ 64,227,052	-2.7% ▼

Note: Data from most recent month with all jurisdictions reporting.



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

MEETING DATE: AUGUST 21, 2025	ITEM NUMBER: 2
TO: BOARD OF DIRECTORS	
SUBJECT: STADIUM ANNUAL UTILIZATION OVERVIEW	

RECOMMENDATION

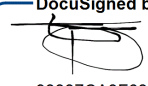
Las Vegas Stadium Events Company (StadCo) staff will provide an annual stadium utilization overview for the 2024 calendar year.

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

FISCAL IMPACT

None

BOARD ACTION:	
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ED FINGER, LVSA ADMINISTRATOR

PURPOSE AND BACKGROUND

Section 7.4 (b) of the Stadium Lease Agreement between StadCo and the Authority requires that StadCo annually provides an overview of how the utility of the Stadium has been maximized during the past year and its plan to maximize the utility of the Stadium going forward.

StadCo staff will provide a presentation to the Board.

LV Stadium Events Company

August 8, 2025

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

RE: Stadium Activity Reporting, Data, and Information | Q2 2025

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 second quarter of 2025. Attachment B1 provides the quarterly employment staffing, including filled and open positions through the second quarter of 2025.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Feldman'.

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						Event Attendance					
	NFL Game	UNLV Game	Concert	Other Ticketed Event	Private Event	Total	NFL Game	UNLV Game	Concert	Other Ticketed Event	Private Event	Total
Q2 2025	-	-	6	3	14	23	-	-	301,553	148,714	31,727	481,994
Q1 2025	1	-	1	3	40	45	51,707	-	15,914	86,431	14,927	168,979
Q4 2024	5	4	2	1	28	40	277,159	104,978	95,598	23,393	11,017	512,145
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
Totals	41	25	42	40	571	719	2,273,337	422,374	1,890,817	1,392,744	367,129	6,346,401

Attachment A2

LV Stadium Event Company, LLC
Events at Allegiant Stadium | Event Detail Q2 2025

Event	Event Type	Quarter and Year	Event Date	Event Attendance	% Out of Town	% Main Reason for Travel
Private Event	Private Event	Q2 2025	04/01/25	2,667		
Private Event	Private Event	Q2 2025	04/06/25	256		
Private Event	Private Event	Q2 2025	04/08/25	12,340		
WrestleMania 41 Day 1	Other Ticketed Event	Q2 2025	04/19/25	58,538	81%	98%
WrestleMania 41 Day 2	Other Ticketed Event	Q2 2025	04/20/25	60,103	84%	97%
AC/DC	Concert	Q2 2025	04/26/25	48,899	78%	94%
Private Event	Private Event	Q2 2025	04/27/25	154		
Private Event	Private Event	Q2 2025	04/29/25	555		
Post Malone	Concert	Q2 2025	05/03/25	53,738	69%	92%
Private Event	Private Event	Q2 2025	05/13/25	1,863		
Private Event	Private Event	Q2 2025	05/14/25	91		
Private Event	Private Event	Q2 2025	05/17/25	1,066		
Kendrick Lamar	Concert	Q2 2025	05/31/25	52,328	66%	98%
Coldplay Night 1	Concert	Q2 2025	06/06/25	49,950	77%	94%
Coldplay Night 2	Concert	Q2 2025	06/07/25	50,518	79%	95%
Private Event	Private Event	Q2 2025	06/09/25	11,864		
Private Event	Private Event	Q2 2025	06/16/25	171		
Private Event	Private Event	Q2 2025	06/18/25	286		
Private Event	Private Event	Q2 2025	06/20/25	90		
Concacaf Gold Cup	Other Ticketed Event	Q2 2025	06/22/25	30,073	42%	80%
Private Event	Private Event	Q2 2025	06/23/25	260		
Private Event	Private Event	Q2 2025	06/25/25	64		
Shakira	Concert	Q2 2025	06/28/25	46,120	59%	93%
Total				481,994		

Attachment B1

LV Stadium Events Company, LLC

Allegiant Stadium Employment | Topline Position Report

Quarter	Number of Persons Employed	Number of Open Positions	Total Staffing
Q2 2025	4,973	817	5,790
Q1 2025	4,583	970	5,553
Q4 2024	4,450	1,023	5,473
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



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

MEETING DATE:	AUGUST 21, 2025	ITEM NUMBER:	3
TO:	BOARD OF DIRECTORS		
SUBJECT:	APPROVAL OF UNIVERSITY OF NEVADA, LAS VEGAS (UNLV) TEAM HOME GAMES FOR THE 2025-2033 SEASONS AT ALLEGiant STADIUM		

RECOMMENDATION

That the Board of Directors considers approving the proposed UNLV Team Home Games schedule at Allegiant Stadium for the 2025 through 2033 football seasons.

For possible action.

FISCAL IMPACT

There is no fiscal impact from this action.

BOARD ACTION:	
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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;

Las Vegas Stadium Authority Board of Directors' Meeting
Agenda Documentation

Meeting Date: August 21, 2025

Subject: Approval of University of Nevada, Las Vegas (UNLV) Team Home Games
for the 2025-2033 Seasons at Allegiant Stadium

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;
 - 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 non-conference 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 2025-2033 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).

2025 UNLV Football Home Schedule

Date	Opponent	Location	Status
August 23, 2025	Idaho State	Allegiant Stadium	For Approval
September 6, 2025	UCLA	Allegiant Stadium	Previously Approved
October 11, 2025	Air Force *	Allegiant Stadium	For Approval
November 1, 2025	New Mexico *	Allegiant Stadium	For Approval
November 15, 2025	Utah State *	Allegiant Stadium	For Approval
November 21, 2025	Hawai'i *	Allegiant Stadium	For Approval

* - Conference Game

2026 – 2033 Contracted UNLV Football Non-Conference Home Schedule

Date	Opponent	Location	Status
August 29, 2026	TBD	Allegiant Stadium	For Approval
October 3, 2026	California	Allegiant Stadium	Previously Approved
September 11, 2027	Akron	Allegiant Stadium	Previously Approved
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	TBD	Allegiant Stadium	Previously Approved
September 22, 2029	University of Texas San Antonio	Allegiant Stadium	Previously Approved
September 7, 2030	University of Texas at El Paso	Allegiant Stadium	Previously Approved
August 31, 2030	James Madison	Allegiant Stadium	For Approval
2031 – Pending	TBD	Allegiant Stadium	
2031 – Pending	TBD	Allegiant Stadium	
September 18, 2032	Miami of Ohio	Allegiant Stadium	Previously Approved
2032 – Pending	TBD	Allegiant Stadium	
September 17, 2033	Sam Houston	Allegiant Stadium	For Approval
2033 - Pending	TBD	Allegiant Stadium	



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

MEETING DATE:	AUGUST 21, 2025	ITEM NUMBER:	4
TO:	BOARD OF DIRECTORS		
SUBJECT:	BASEBALL STADIUM COMMUNITY OVERSIGHT COMMITTEE REPORT		

RECOMMENDATION

The Baseball Stadium Community Oversight Committee (Committee) held its first meeting on July 17, 2025. Stadium Authority Staff will provide a report to the Board summarizing the Committee meeting.

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

FISCAL IMPACT

None

BOARD ACTION:	
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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, provided for the financing and development of the new Major League Baseball Stadium (Stadium) in Clark County. SB1 required the developer partner (DevCo) and Baseball Stadium Events company (StadCo) to develop a community benefits agreement (Agreement) to ensure local community participation in economic opportunities available in connection with the design, construction, and operation of the Stadium. Athletics StadCo LLC is serving as both StadCo and DevCo for the Stadium. The Board approved the Agreement with StadCo and the Athletics Investment Group LLC (TeamCo) at its March 21, 2024, meeting.

Las Vegas Stadium Authority Board of Directors Meeting
Agenda Documentation

Meeting Date: August 21, 2025

Subject: Baseball Stadium Community Oversight Committee Report

SB1 further required the creation of a Baseball Stadium Community Oversight Committee (Committee) and the appointment of a community benefits director (Director) to oversee the Agreement's implementation and administration. The Committee held its first meeting on July 17, 2025.

Section 2.7 of the Agreement requires public reporting identifying StadCo's operational compliance with the Agreement. Stadium Authority staff will summarize this report to the Board.



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

MEETING DATE:	AUGUST 21, 2025	ITEM NUMBER:	5
TO:	BOARD OF DIRECTORS		
SUBJECT:	APPOINTMENT OF THE BASEBALL STADIUM COMMUNITY OVERSIGHT COMMITTEE CHAIR		

RECOMMENDATION

That the Board of Directors considers appointing Jason Frierson as Chair of the Baseball Stadium Community Oversight Committee (Committee).

For possible action.

FISCAL IMPACT

None

BOARD ACTION:	
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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, requires the development and Board approval of a community benefits agreement (Agreement) and the creation of a Committee to oversee its implementation and administration as part of the Major League Baseball stadium project's design, construction, and operation.

The Board approved the Agreement at its March 21, 2024, meeting. The parties to the agreement are the Authority, the Athletics Investment Group LLC (TeamCo), and Athletics StadCo LLC (StadCo, as both the Developer Partner and Baseball Stadium Events Company).

Las Vegas Stadium Authority Board of Directors Meeting
Agenda Documentation

Meeting Date: August 21, 2025

Subject: Appointment of the Baseball Stadium Community Oversight Committee
Chair

The Agreement contains the A's commitment to a community benefits program, including:

- Required minimum monetary commitment.
- Construction workforce diversity.
- Stadium operations workforce diversity.
- Livable wages.
- Infrastructure projects surrounding the stadium and in the community.
- Community engagement.
- Educational programming.
- Annual reporting requirements.

Section 23 of SB1 authorizes the Committee to enforce the Agreement. The Committee is required to have seven members, appointed as follows:

- (a) Two members appointed by the Authority Board, one of whom the Board shall designate to serve as the Chair;
- (b) One member appointed by the Governor;
- (c) One member appointed by the Majority Leader of the Senate;
- (d) One member appointed by the Speaker of the Assembly; and
- (e) Two members appointed by the Board of County Commissioners.

A person may not be a Committee member if the person is:

- (a) An elected official;
- (b) An employee of the MLB team or an affiliate or related entity of the MLB team;
- (c) A representative of a business engaged by a business providing goods or services to the MLB team or the MLB stadium project, or
- (d) A labor union representative representing employees, or seeking to represent employees, working at or for the MLB stadium project.

The Board appointed Dr. DeRionne Pollard as the Chair of the Committee in March 2025. Since the Board's appointment, Dr. Pollard has accepted a position in Washington, D.C. and so the Board must fill her vacant position.

Jason Frierson currently works as Principal and Counsel of Cornerstone Government Affairs. He previously served as the U.S. Attorney for the District of Nevada and as Speaker of the Nevada Assembly.



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

MEETING DATE:	AUGUST 21, 2025	ITEM NUMBER:	6
TO:	BOARD OF DIRECTORS		
SUBJECT:	MAJOR LEAGUE BASEBALL STADIUM PROJECT UPDATE		

RECOMMENDATION

Representatives of Athletics StadCo LLC will update the Board of Directors on the progress of the Major League Baseball stadium project.

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

FISCAL IMPACT

None

BOARD ACTION:	
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ED FINGER, LVSA ADMINISTRATOR

PURPOSE AND BACKGROUND

The Board of Directors selected Athletics StadCo LLC as the developer partner, or DevCo, of the Major League Baseball stadium project at its December 5, 2024, meeting. The Development Agreement between the Stadium Authority and DevCo was approved at the same meeting.

Article 8 of the Development Agreement requires periodic reporting of the Major League Baseball stadium project status to the Board.