

## **Clark County Stadium Authority Board**

CLARK COUNTY, NEVADA

STEVE HILL  
Chairman  
LAWRENCE EPSTEIN  
Vice Chair  
KEN EVANS  
LAURA FITZPATRICK  
Ex-Officio  
GEOCONDA ARGUELLO-KLINE  
BILL HORNBUCKLE  
JAN JONES BLACKHURST  
MIKE NEWCOMB  
J. TITO TIBERTI  
TOMMY WHITE

The Clark County Stadium Authority Board met in regular session in full conformity with laws and bylaws of said Board via WebEx on Thursday, January 21, 2021 at the hour of 1:00 p.m. The meeting was called to order at the appointed hour by Chair Hill and on roll call, the following members were present, constituting a quorum of the members thereof:

**Chairman and Members:**

Steve Hill  
Geoconda Arguello-Kline  
Ken Evans  
Bill Hornbuckle  
Jan Jones Blackhurst  
Mike Newcomb  
J. Tito Tiberti  
Tommy White

**Absent:**

Lawrence Epstein

**Also present:**

Laura Fitzpatrick (Ex-Officio Member)  
Robin Delaney, Deputy Clerk (Virtual)

ITEM NO. 1      Call to Order, Roll Call and Establish Quorum

**DISCUSSION:** At this time, Chair Hill called the roll and confirmed that a quorum was present.

Chair Hill closed Agenda Item No. 1.

ITEM NO. 2      Public Comment

DISCUSSION: At this time, Chair Hill asked Applied Analysis representative Brian Haynes if there were any persons present via teleconference wishing to be heard on any items on the agenda as posted.

SPEAKER(S): None

There being no persons present wishing to be heard on any items on the agenda as posted, and no emails had been received from the public, Chair Hill closed the public comments.

ITEM NO. 3 Approval of Agenda with the Inclusion of Any Emergency Items and Deletion of Any Items (for possible action)

FINAL ACTION: It was moved by Member Tommy White, seconded by Member Ken Evans, and carried by unanimous vote of the members present that the agenda be approved.

Chair Hill closed Agenda Item No. 3.

ITEM NO. 4 Chairman/Board Member Comments

DISCUSSION: Chair Hill spoke regarding the movement from the construction phase to the operating phase of the stadium; advised that the stadium was a world class venue which brought a great deal of press and excitement to the city; and further advised that consideration would be given to holding the Board meetings once a quarter instead of once every other month.

Chair Hill closed Agenda Item No. 4.

ITEM NO. 5 Review and Potentially Approve the Minutes of the Las Vegas Stadium Authority Board Meeting on December 9, 2020 (for possible action)

FINAL ACTION: It was moved by Member Tommy White, seconded by Member Bill Hornbuckle, and carried by unanimous vote of the members present that the minutes of December 9, 2020 be approved.

Chair Hill closed Agenda Item No. 5.

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

DISCUSSION: Following introduction of the item, the Board was addressed by Applied Analysis representative Jeremy Agüero who provided details on administrative and

organizational updates which included that room occupancy remained soft and room revenues for November 2020 continued to languish due to COVID and its affects on the city's economy; November's preliminary collections were down 72.3% from the previous year but figures from Henderson and North Las Vegas were not yet received; for fiscal year-to-date, collections totaled \$6.8 million dollars; project funding through December 2020 totaled \$1.96 billion dollars; the debt reserves carried a current balance of \$57.2 million dollars; anticipated that the Authority bond proceeds sub-account should have an excess balance of \$9 million dollars due to increases in the market value of investment holdings; pursuant to the Development Agreement and the County bond ordinance, these funds would be transferred to pay the debt service of the stadium bonds and would take pressure off of the debt reserve; with the completion of the audit, approximately \$9 million dollars of the remaining waterfall account would be deposited into the debt reserve; further advised that UNLV staff had been working with the Certified Public Accounting firm of RubinBrown to establish the baseline net revenues generated by the Sam Boyd Stadium, as required by Senate Bill 1, prior to that stadium's closing, with data collection and analysis efforts remaining ongoing; to date, 33 funding notices were processed; and \$40.5 million dollars of project costs remained outstanding.

Responding to a question from Member Bill Hornbuckle, Mr. Aguero explained the difference between the first year reserve and the second year reserve and further explained that each reserve was replenished based on how each was refunded.

Chair Hill closed Agenda Item No. 6.

#### ITEM NO. 7

Receive a Status Update from Staff on the Transition from the Development Phase of Stadium Project Oversight to the Operational Phase

DISCUSSION: Following introduction of the item, Mr. Aguero spoke regarding the transition from stadium development to stadium operations, and further spoke regarding the obligations of the Board under the lease agreement; presented a project timeline beginning with the Nevada Legislature's passing of Senate Bill 1 (SB1) on October, 2016 to the inaugural home game by the Las Vegas Raiders on September, 2020; advised that the Development Agreement outlined the rights and responsibilities of the Board and StadCo during the development phase; the Lease Agreement outlined the rights and responsibilities of the Board and StadCo during the operations phase; and further advised regarding the Community Benefits Plan, which ensured the

greatest possible participation by all segments of the local community in the economic opportunities available in connection with the design, construction, and operation of the stadium.

Grand Canyon Development Partners Project Executive Tony Cosentino outlined working with StadCo, CAA Icon, and Mortensen/McCarthy regarding processing the final payment, which would constitute the end of the development closeout; the notice of final completion would be issued shortly; the Board would have the right to receive a bill of sale, deed and/or other instruments confirming the Authority's ownership of the Stadium Project Improvements; and discussed various components of the post-completion deliverables.

In response to questioning by the Board, the Project Executive advised that there was no anticipation of mechanics liens; current liens being actively worked on; and an internal issue involving the contractor and the subcontractors had no effect on the overall project.

Mark Arnold, Esq. discussed the 31-year Lease Agreement, which commenced on July 31, 2020; outlined the rights and responsibilities under the agreement, which included but was not limited to, the Board receiving a quarterly report from StadCo; an annual external audit of StadCo within 120 days of year's end, as provided by SB1; a capital budget proposal within 60 days prior to each calendar year; following the third calendar year, StadCo will submit a rolling five-year forecast for projected Capital Matters; pursuant to the room tax waterfall provisions in SB1, upon completion, the Stadium Authority Board would contribute, at least \$5 million dollars annually to the Stadium Authority Capital Projects Fund; and annually, beginning on the first anniversary of the commencement of the term of the lease, StadCo would deposit \$2.5 million dollars annually into the StadCo Capital Projects Funds to be used for approved capital repairs.

In response to a question from Member Ken Evans regarding the first year warranty, Mr. Arnold advised that the money from the tax waterfall starts now and the money from StadCo starts in year two.

In response to a question from Member Ken Evans regarding funding of accounts during COVID, Mr. Aguero advised that if bond payments could not be made without tapping the debt reserve, there would be no waterfall dollars to flow through.

Mr. Aguero spoke regarding the Community Benefits Plan and detailed components of the plan including that the developer

would require the stadium manager and concessionaire to submit periodic reports detailing the efforts and status of the project with respect to the plan; ways would be looked at to work with the community to ensure that the community, including low-income residents, veterans, faith-based and the LGBTQ communities, and labor unions participated in the construction and operation through employment opportunities; 55% of work hours on days in which an event takes place, including setup and teardown, shall be performed by minority and female workers; participation in workforce and apprenticeship training; and Raiders Community Relations, including all members of the organization would be encouraged to reach out to the local community to support local charitable and civic causes.

Member Geoconda Arguello-Kline advised that it would be helpful to have females and ethnic groups represented during Phase Two.

Chair Hill closed Agenda Item No. 7.

ITEM NO. 8

Receive and Potentially Approve the Audit Report for Fiscal Year 2020 Prepared by the Accounting Firm of Eide Bailly, LLP Pertaining to the Stadium Authority (for possible action)

DISCUSSION: Following introduction of the item, a representative from Eide Bailly, Tami Miramontes, advised of the audit completed for the year ending June 30, 2020; the audit was conducted in accordance with government auditing standards; financial statements were materially corrected as presented; the audit was clean with no internal control issues; there were no materials in non-compliance with laws and regulations; and one item was noted as a budget violation and would be addressed in Agenda Item No. 9.

FINAL ACTION: It was moved by Member Tommy White, seconded by Member Ken Evans, and carried by unanimous vote of the members present that the audit report be approved.

Chair Hill closed Agenda Item No. 8.

ITEM NO. 9

In Accordance with NRS 354.6245, Consider and Authorize Jeremy Aguero of Applied Analysis, Serving as Staff to the Clark County Stadium Authority, to Advise the State Department of Taxation of a Corrective Action Plan to Prevent Statutory Violations Included in the Annual Audit ending June 30, 2020 (for possible action)

DISCUSSION: Following introduction of the item, Mr. Aguero advised of the budget violation noted in Agenda Item No. 8

concerned inconsistent treatment of PSL revenues and when such revenues could be recognized; ensured that the violation was considered to be a technical issued, no improprieties had occurred, and that a corrective action would be issued.

FINAL ACTION: It was moved by Member Tommy White, seconded by Member Ken Evans, and carried by unanimous vote of the members present to execute said action to the State Department of Taxation.

Chair Hill closed Agenda Item No. 9

ITEM NO. 10      Review and Potentially Approve the Proposed Directors and Officers Insurance Policy, and, if Approved, Authorize the Chairman to Sign the Policy (for possible action)

DISCUSSION: Following introduction of the item, Mr. Aguero advised that the item concerned the renewal of the insurance policy at a cost of \$27,820, and that anything in excess of \$25,000 was to be brought forward for Board approval.

FINAL ACTION: It was moved by Member Jan Jones-Blackhurst, seconded by Member Tommy White, and carried by unanimous vote of the members present that the insurance policy be approved.

Chair Hill closed Agenda Item No. 10.

ITEM NO. 11      Public Comment

DISCUSSION: At this time, Chair Hill asked Applied Analysis representative Brian Haynes if there were any persons via teleconference wishing to be heard on any items not listed on the agenda.

SPEAKER(S): None

There being no persons via teleconference wishing to be heard on any items not listed on the agenda, Chair Hill closed the public comments.

ITEM NO. 12      Adjournment (for possible action)

The meeting was adjourned at the hour of 1:53 p.m.