

## **Clark County Stadium Authority Board**

CLARK COUNTY, NEVADA

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

**DRAFT - ON AGENDA FOR APPROVAL  
AT THE 4/20/17 STADIUM AUTHORITY BOARD MEETING**

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COMMISSION CHAMBERS  
GOVERNMENT CENTER  
LAS VEGAS, CLARK COUNTY, NEVADA  
THURSDAY, MARCH 9, 2017

The Las Vegas Stadium Authority Board met in regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Thursday, the 9th day of March, 2017 at the hour of 1:00 p.m. The meeting was called to order at the hour of 1:02 p.m. by Chairman Hill and on roll call, the following members were present, constituting all of the members thereof:

Call to Order

Call to Order, Roll Call and Establish Quorum

Chairman and Members :

Steve Hill  
Lawrence Epstein  
Ken Evans  
Laura Fitzpatrick (Ex-Officio Member)  
Dallas Haun  
Bill Hornbuckle  
Jan Jones Blackhurst  
Mike Newcomb  
J. Tito Tiberti  
Tommy White

Absent: None

Also present:

Mary-Anne Miller, Deputy District Attorney

Lynn Marie Goya, County Clerk  
B. Koch, Deputy Clerk  
K. Dexter, Deputy Clerk

ITEM NO. 2 PUBLIC COMMENT

At this time, Chairman Hill asked if there were any persons present in the audience wishing to be heard on any items on the agenda as posted.

SPEAKER(S): None

There being no persons present in the audience wishing to be heard on any items listed on the agenda as posted, Chairman Hill closed the public comments.

ITEM NO. 3 Chairman/Committee Comments

DISCUSSION: Chairman Hill advised the Board that a meeting would not be held on March 23rd; and congratulated the Raiders on the progress that had been made in the matter.

Chairman Hill closed Agenda Item No. 3.

ITEM NO. 4 Approval of Minutes of the Las Vegas Stadium Authority Board Meeting on January 26, 2017 (For possible action)

FINAL ACTION: It was moved by Member Jan Jones Blackhurst, seconded by Member Tito Tiberti, and carried by unanimous vote of the members present that the minutes of the Regular Meeting held on January 26, 2017 be approved.

ITEM NO. 5 Approval of Agenda with the Inclusion of Any Emergency Items and Deletion of Any Items (For possible action)

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

ITEM NO. 6 Receive a Progress Report on Administrative Items Relating to the Formation and Operation of the Las Vegas Stadium Authority

DISCUSSION: The Board received a report from a representative of Applied Analysis on the matter.

ITEM NO. 7 Approve, adopt and authorize the Chairman to sign a resolution designating the name of the Clark County Stadium

Authority as the Las Vegas Stadium Authority for specified purposes (For possible action)

DISCUSSION: The Board received a brief report from a representative of Applied Analysis on the matter.

FINAL ACTION: It was moved by Member Dallas Haun, seconded by Member Ken Evans that the recommendation be approved.

ITEM NO. 8

Receive an Overview of the Process and Common Issues in the Development of Stadium Operating and Development Agreements from Outside Counsel, Mark Arnold, Andrews Kurth Kenyon

DISCUSSION: The Board received an update from Chairman Hill on the matter, followed by a brief report from outside legal counsel.

In response to questioning by Members Evans and Hornbuckle, outside legal counsel commented on the 30-year non-relocation clause and development agreement.

Following questioning by Member Epstein, outside legal counsel advised that language could be incorporated into the agreement to encourage the stadium operator to do as many events as possible, and if the stadium operator fails to meet the number of events required in the agreement, a monetary penalty could be applied, certain dates could be relinquished, and the stadium operator could be required to hire a consultant to provide direction on how to increase the revenues to the facility.

Following further questioning by Member Hornbuckle, outside legal counsel commented on financial viability, assignment of the lease, and operation and completion of the stadium.

Member Haun expressed concern regarding the number of events and the possible economic impact on having a minimum number of events.

Discussion was held between Member Evans and outside legal counsel regarding positive incentives in other stadium lease agreements that would encourage the stadium operator to have more events.

Upon questioning by Members Tiberti and Hornbuckle, outside legal counsel advised that a provision restricting the programs or events in any manner that may be held at the project cannot

be included based upon the statute, and then commented on maintenance, repairs, and reserve funds.

Following further questioning by Member Evans, outside legal counsel commented on exclusive and competitive sponsors.

Upon questioning by Chairman Hill, outside legal counsel spoke regarding Personal Seat Licenses, personal property, leasehold rights, and insurance standards.

Chairman Hill closed Agenda Item No. 8.

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

DISCUSSION: The Board received a report from a representative of Applied Analysis on the matter.

Chairman Hill closed Agenda Item No. 9.

ITEM NO. 10 PUBLIC COMMENT

At this time, Chairman Hill asked if there were any persons present in the audience wishing to be heard on any items not listed on the posted agenda.

SPEAKER(S): Present

James McGurney commented on funding.

Aubrey Branch spoke regarding insurance.

Peter Vorseth commented on color schemes and having a retractable roof on the proposed stadium.

Terry Olsen spoke in support of Laborer's Union Local 872.

ITEM NO. 11 Adjournment (For possible action):

FINAL ACTION: Motion duly made, seconded by Members Ken Evans and Tito Tiberti, and carried by unanimous vote of the members present that the meeting be adjourned.

The meeting was adjourned at the hour of 3:03 p.m.