



BOARD OF DIRECTORS MEETING

WEDNESDAY, NOVEMBER 4, 2026





NOTICE OF PUBLIC MEETING AND AGENDA

LAS VEGAS STADIUM AUTHORITY BOARD

WEDNESDAY, NOVEMBER 4, 2026

1:00 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 Neubecker

Mike Newcomb

J. Tito Tiberti

Diana Valles

Lawrence Weekly

Tommy White

Bob Yosaitis

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: <https://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 September 2, 2026 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

BASEBALL STADIUM

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

The Board will receive an update 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
September 2, 2026



Las Vegas Stadium Authority Board Meeting September 2, 2026 Minutes

The Las Vegas Stadium Authority (LVSA) Board Meeting was held on September 2, 2026, 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	<i>virtual</i>
Jan Jones Blackhurst, Secretary	<i>absent</i>
Rose McKinney-James.....	<i>virtual</i>
Mike Neubecker.....	<i>virtual</i>
Mike Newcomb.....	<i>virtual</i>
J. Tito Tiberti.....	<i>virtual</i>
Diana Valles.....	<i>virtual</i>
Lawrence Weekly.....	<i>virtual</i>
Tommy White.....	<i>virtual</i>
Bob Yosaitis.....	<i>absent</i>
Zach Conine, ex-officio.....	<i>virtual</i>
Ken Diaz, ex-officio.....	<i>absent</i>

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 Secretary Jan Jones Blackhurst and Members Diana Valles and Ken Diaz.

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 Tommy White moved, and it was carried by unanimous vote of the voting members, to approve the September 2, Regular Meeting of the Board of Directors agenda, and to approve the minutes of the August 20, 2026, Regular Meeting of the Board.

COMMENTS BY CHAIR, BOARD MEMBERS, AND STAFF

Chair Hill thanked the Las Vegas Raiders (Raiders) for hosting the inaugural University of Nevada, Las Vegas (UNLV) Athletics Governor's Dinner & Auction at Allegiant Stadium (Allegiant) and acknowledged Mark Davis's contribution to UNLV. He wished the Raiders success in the upcoming 2027 NFL season.

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

STAFF REPORTS AND REQUESTED ACTIONS

FOOTBALL STADIUM

1. Project Funding Agreement for Material Additional Work at Allegiant Stadium – LV Stadium Events Company, LLC

Chair Hill outlined the three authorized uses of Stadium Waterfall funds under Senate Bill 1 (SB1) of the 30th Special Session of the Nevada Legislature, including early bond retirement, infrastructure, and capital enhancements. He stated that the Stadium Waterfall for Allegiant Stadium is projected to have approximately \$80 million by June 30, 2027, and that the Stadium Authority's proposed \$75 million portion of the funding will be used for a capital enhancement program for Allegiant Stadium's North Entry (North Plaza Project or Project). Chair Hill noted that maintaining Allegiant as a premier venue is a priority because of its importance to tourism and Southern Nevada's economy. He discussed recent and upcoming stadium openings, reconstructions, and developments in Buffalo, Nashville, Washington, D.C., Kansas City, Denver, and Chicago. He noted that the new and upgraded venues will increase competition for major events and emphasized the importance of maintaining Allegiant's ability to attract those events.

Chair Hill stated that the proposed funding represents less than 50% of the project cost, with the Raiders responsible for the majority of the cost. He noted that the Stadium Authority will own the enhancement and that the Raiders will be responsible for its maintenance. Chair Hill further stated that the proposed funding will not use the bond payment reserve and will protect the \$750 million public investment.

Chair Hill explained that the bonds are not eligible for refinancing until 2028 and that the 7/8% room tax cannot be reduced until the bonds are fully repaid. He stated that applying the funds toward early bond repayment in approximately two years would result in an estimated current-dollar benefit of approximately \$1.50 per occupied room night. He noted that tourists pay most of the room tax and that resort partners generally support continued investment in Allegiant Stadium.

Chair Hill emphasized that the Project scope and costs are reasonable, that the Stadium Authority remains in a sound financial position, and that the Project provides a public benefit.

Ed Finger, Stadium Authority Administrator, noted that the proposed North Plaza Project was originally presented at the Board's August 20, 2026 meeting. He described the Project as an approximately \$158 million elevated plaza platform over the Lot C parking area, extending from the Hacienda Avenue Bridge to create a second-story arrival deck and public plaza outside Allegiant's North Gate, with covered space below for ride-hailing operations and a potential Vegas Loop station.

Mr. Finger stated that the proposed Project will be jointly funded by the Waterfall Residual Fund and StadCo. He noted that SB1 permits the use of Waterfall Residual Funds for capital enhancements and that the lease agreement requires Board approval of material work that changes Allegiant's original design.

Mr. Finger explained that the Stadium Authority's funding will not exceed \$75 million and will be further limited to the amount available in the Waterfall Residual Fund as of June 30, 2027, after approximately \$5 million is committed to certain previously approved infrastructure projects.

Mr. Finger stated that the proposed Project Funding Agreement will provide for Grand Canyon Development Partners to oversee and review the project on behalf of the Stadium Authority, establish documentation requirements for StadCo reimbursements or shared funding, provide for the progress-funding process, and require additional Board approval for material design changes. He requested that the Board considers authorizing the Board Chair to execute a project funding agreement with LV Stadium Events Company, LLC (StadCo), in an amount not to exceed \$75,000,000 to fund a portion of costs associated with StadCo's construction of improvements constituting Material Additional Work at Allegiant Stadium.

Fiscal Impact

Fiscal Year 2028 – \$75,000,000 – Waterfall Residual Fund

Member White moved, seconded by Member Tito Tiberti, and it was carried by unanimous vote of the voting members, to authorize the Board Chair to execute a project funding agreement with LV Stadium Events Company, LLC (StadCo), in an amount not to exceed \$75,000,000 to fund a portion of costs associated with StadCo's construction of improvements constituting Material Additional Work at Allegiant Stadium.

COMMENTS FROM THE FLOOR BY THE PUBLIC

Richard Krebs spoke in opposition to the proposed funding. He questioned why public funds, including room-tax revenue paid primarily by visitors, would be used to subsidize improvements to Allegiant Stadium. He stated that the Raiders' ownership group and franchise have significant financial resources and should bear the full cost of the project. Mr. Krebs noted the approximately \$750 million public investment in Allegiant and referenced the annual bond payments associated with that investment. He cited revenue generated by the Raiders through the Allegiant Stadium naming rights agreement and UNLV's use of Allegiant. He concluded that the Raiders' owners should fund the proposed improvements without additional public funding.

Dayvid Figler expressed disappointment that the Board had not engaged in more discussion of the proposed project before taking action and encouraged greater transparency and public access to Stadium Authority meetings. He requested that the Board livestream or post recordings of its meetings to make participation more accessible to the public. Mr. Figler encouraged the Board to evaluate potential uses of Waterfall Residual Funds that could provide broader community benefits, including transportation, infrastructure, and workforce housing initiatives. He recommended establishing a process for the Board to consider and develop such projects and requested transparent, competitive procurement requirements for project oversight and contracting.

ADJOURNMENT

Chair Hill adjourned the meeting at 3:21 p.m.

Respectfully submitted,

Date Approved: November 4, 2026

Silvia Perez
Executive Assistant to the LVCVA Board

Steve Hill
Chair



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

MEETING DATE:	NOVEMBER 4, 2026	ITEM NUMBER:	1
TO:	BOARD OF DIRECTORS		
SUBJECT:	MAJOR LEAGUE BASEBALL STADIUM PROJECT UPDATE		

RECOMMENDATION

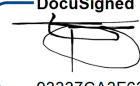
The Board of Directors will receive an update on the progress of the Major League Baseball Stadium project.

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 previously received updates on the status of the northwest podium structure (Podium) for the Major League Baseball Stadium (Stadium). The multi-level Podium includes a plaza and parking, and it will serve as the pedestrian connection from the Las Vegas Strip and Tropicana Avenue to the Stadium's main entrance, which will sit more than 35 feet above grade.

The Board will receive an update on Stadium construction progress, the plan to fund and build the Podium, and ancillary projects.