



BASEBALL STADIUM COMMUNITY OVERSIGHT COMMITTEE

WEDNESDAY, OCTOBER 29, 2025





NOTICE OF PUBLIC MEETING AND AGENDA

**LAS VEGAS STADIUM AUTHORITY
BASEBALL STADIUM
COMMUNITY OVERSIGHT COMMITTEE MEETING
WEDNESDAY, OCTOBER 29, 2025
1:00 P.M.**

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

BASEBALL STADIUM COMMUNITY OVERSIGHT COMMITTEE:

Jason Frierson, Chair
Angela Castro
Dr. Tya Mathis-Coleman
Cameron “CH” Miller

Mike Shannon
Hugh Sinnock
Janet Quintero

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/mlb/community/meetings.php>

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

*THE BASEBALL STADIUM COMMUNITY OVERSIGHT COMMITTEE (COMMITTEE) 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 Committee 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 July 17, 2025, Committee Meeting.
For possible action.

COMMENTS BY CHAIR, COMMITTEE MEMBERS, AND STAFF

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

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

STAFF REPORTS AND REQUESTED ACTIONS

1. Community Benefits Agreement Report

Stadium Authority staff and Athletics Stadco (StadCo) representatives will provide a presentation on the Baseball Stadium Community Benefits Agreement (CBA) programs.

This is an informational item and does not require Committee 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 Committee 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 Committee'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 Baseball Stadium Community Oversight Committee 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 Committee'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 LVCVA Board Office at: 702-892-2802 or sperez@lvcva.com

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

For information or questions regarding this agenda please contact:
Silvia Perez, Executive Assistant to the LVCVA 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

Baseball Stadium Community Oversight Committee Meeting

July 17, 2025



**Baseball Stadium Community Oversight
Committee Meeting
July 17, 2025
Minutes**

The Las Vegas Stadium Authority (LVSA) Baseball Stadium Community Oversight Committee (BSCOC) Meeting was held on July 17, 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.

Baseball Stadium Community Oversight Committee (Committee)

Present unless otherwise noted

Dr. DeRionne Pollard, Chair

Angela Castro

Dr. Tya Mathis-Coleman

Cameron "CH" Miller

Mike Shannon

Hugh Sinnock

Janet Quintero

OPENING CEREMONIES

Chair DeRionne Pollard called the meeting to order at 3:00 p.m.

Caroline Bateman, Stadium Authority Board Counsel, acknowledged that all members of the Committee were present.

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**

Member Hugh Sinnock moved, seconded by Members CH Miller and Angela Castro, and it was carried by unanimous vote of the voting members, to approve the July 17, 2025, Committee meeting agenda.

COMMENTS BY CHAIR, COMMITTEE MEMBERS, AND STAFF

There were no comments by the Chair, Committee, or Staff.

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

STAFF REPORTS AND REQUESTED ACTIONS

1. **Staff Report – Baseball Stadium Community Oversight Committee (BSCOC) Overview**
LVSA Administrator Ed Finger shared information on the BSCOC informational section of the LVSA website. He outlined the establishment and responsibilities of the LVSA in overseeing the construction and operations of Allegiant Stadium and explained that the Legislature expanded the LVSA's duties in 2023 under Senate Bill 1 (SB1) of the 35th Special Session.

Mr. Finger explained that the LVSA's expanded responsibilities include oversight of the new Major League Baseball (MLB) stadium, authority to execute and enforce the MLB stadium's key agreements, and oversight of construction and public financial contributions.

Mr. Finger detailed that the key lease, development, non-relocation, and community benefits agreements address lease terms and development plans, non-relocation requirements, including repayment of any public funds if the MLB leaves the stadium before 30 years, rules governing stadium use, and the financing and construction of the new facility.

Mr. Finger explained that the LVSA consists of 13 members and has no direct employees. He noted that he serves as Chief Strategy Officer and Ms. Bateman as General Counsel for the Las Vegas Convention and Visitors Authority (LVCVA). He explained that together with other LVCVA staff, they carry out the administrative and legal duties of the LVSA. He detailed the interlocal agreement with Clark County for the staffing services by the LVCVA and explained the billing process that reimburses the LVCVA for staff time spent on LVSA business.

Mr. Finger provided that the baseball Community Benefits Agreement (CBA) involves three parties: the LVSA, the stadium events company (StadCo), and the team company (TeamCo). He outlined StadCo's dual role as both stadium events company and developer partner, responsible for stadium management as well as oversight of the construction contract and construction activities. He described the TeamCo's responsibilities and noted that the purpose of this structure was to ensure civic and economic benefits from the MLB stadium.

Mr. Finger stated that the terms of the CBA would not take effect until the bond issuance, noting that the A's have control over the timing of the financing. He discussed the practical enforcement that precedes the CBA's requirements as related to the alignment of workforce plans with construction timelines. Mr. Finger outlined the three areas addressed by the CBA including construction workforce, operational workforce, and community engagement initiatives.

Mr. Finger detailed the construction workforce benefits including a requirement that 51% of hours be performed by Targeted Workers (defined as women, minorities, veterans, or disabled individuals), payment of a living wage for all workers, and allocation of 15% of contracts to small local businesses. He discussed the operations workforce benefits including a requirement that 60% of event operation hours be worked by Targeted Workers, full-time TeamCo employees receive a living wage and benefits, and access to an Employee Relief Fund.

Mr. Finger outlined the community engagement initiatives including community access for public use of the MLB stadium, mentorship and educational programs, and structured community giving. He detailed the A's financial commitment of \$500,000 annually beginning the year the bonds are issued and continuing until the year after the stadium opens. Mr. Finger provided that the commitment would be the greater of \$2 million per year or 1% of ticket sales thereafter. He noted that the A's are required to make commercially reasonable efforts to invest in all specified benefits throughout the term of the CBA. He discussed reporting requirements, including quarterly reports and annual community benefits progress and accountability reports to the LVSA and BSCOC, with courtesy copies provided to the Governor of Nevada, the Legislative Counsel Bureau, and to Clark County.

Mr. Finger introduced Community Benefits Director Don Burnette and commented on his role in monitoring compliance with the CBA. He provided that the LVSA has the right to conduct third-party annual audits of the A's financial investments. Mr. Finger noted that the LVSA would be responsible for payment of the audit unless an accounting variance of more than 5% is identified, in which case the A's would pay for the audit. He stated that audit reports must be publicly disclosed under the CBA and noted that the CBA must be reviewed at least once every five years, with any changes requiring mutual agreement.

Mr. Finger provided an overview of the BSCOC's formation and authority, noting that it was established by SB1 and recognized as a public body under Nevada Revised Statutes (NRS) Chapter 241. He outlined the BSCOC's roles and responsibilities in overseeing StadCo and TeamCo's compliance with the terms and conditions of the CBA and reviewing reports from StadCo, TeamCo, and the Community Benefits Director. Mr. Finger noted that the BSCOC's quarterly meetings would generally be held prior to the LVSA's quarterly meetings, with the outcomes of the BSCOC's discussions reported to the LVSA at its subsequent session. He reiterated and summarized the BSCOC's roles and responsibilities including the following: reviewing CBA compliance reports; tracking workforce and economic data; holding public meetings to ensure transparency; and determining events of noncompliance for notification to the Board.

Mr. Finger outlined the Community Benefits Director's duties, which include monitoring the A's compliance with the CBA, advising the BSCOC, and collaborating with the Committee to ensure compliance when necessary. He congratulated Chair Pollard on a recent career advancement that would result in her departure from the BSCOC. Mr. Finger described next steps as related to meeting frequency, the development of reports by the Community Benefits Director, and the LVSA's potential appointment of a new BSCOC Chair at its August 21, 2025, meeting.

Member Sinnock referenced Allegiant Stadium's construction and operations workforce targets, noting their similarity to those proposed in the baseball CBA, and asked how successful Allegiant Stadium had been in reaching those goals. Mr. Finger responded that the effort had been "very successful" and commended A's President Marc Badain for exceeding the Allegiant Stadium CBA requirements during his previous tenure with the Las Vegas Raiders.

Member Sinnock asked whether the 1% ticket sales requirement applied to non-baseball events, to which Mr. Finger clarified that the requirement applies to only baseball ticket sales.

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

2. **Community Benefits Agreement Report**

Mr. Finger referenced the community benefits reporting process discussed under Agenda Item 1 and noted that this was the first of those reports. He highlighted the potential for future reports to be more robust and for the Community Benefits Director to have greater participation in future reporting.

Mr. Finger introduced Shanae Phillips, Community Empowerment Manager at Mortenson, the stadium's design-builder, to provide an update on construction workforce efforts. Ms. Phillips reported that progress toward meeting the CBA's 15% small local business participation requirement is on track. She provided that the final proposed package is scheduled for release in late August 2025, with \$748 million committed to small local business firms and \$53 million to diverse firms. Ms. Phillips noted that those figures represent participation across all tiers and include 67 Nevada-based businesses.

Ms. Phillips reported on the 51% Targeted Worker goal for onsite construction hours, noting that current Targeted Worker participation is 73%. She highlighted recent community engagement activities, including a Project Kick-Off event, pre-proposal meetings, and a Project Outreach Event. Ms. Phillips commented on ongoing communications with local small businesses, women and minority-owned firms, general and sub-contractors, suppliers, and vendors regarding engagement opportunities and project updates. She provided that advertisements are placed in three local print publications for each proposal package released.

Ms. Phillips provided that a project-specific website was created to provide interested parties information on engagement opportunities. She noted that 612 firms have registered through the site's vendor registration form, including 139 small local businesses and 156 diverse firms.

Member CH Miller asked if a list could be provided, of the women or minority-owned businesses that had been allocated the \$53 million, to which Ms. Phillips confirmed she would provide one.

Member Angela Castro asked what standards are being used to define local small business, to which Ms. Phillips responded that the definition is outlined in SB1. Mr. Finger confirmed, noting that SB1 specifies criteria based on factors including firm type, monetary activity levels, and other requirements that establish what qualifies as "small" and "local."

Chair Pollard asked whether Ms. Phillips' reference to Nevada-based businesses differentiated between Northern and Southern Nevada, to which Ms. Phillips responded that it did not.

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

COMMENTS FROM THE FLOOR BY THE PUBLIC

Mr. Badain thanked Chair Pollard and Ms. Phillips for their efforts and acknowledged A's Vice Chairman Sandy Dean in the audience, noting his role in negotiations. He highlighted the recent launch of the MLB stadium construction cam on the A's website and thanked those that attended a recent groundbreaking ceremony. Mr. Badain stated that the A's would provide reports at future BSCOC meetings and described current community engagement activities, including back-to-school events and financial support for Little League softball and baseball teams in Las Vegas. He congratulated Chair Pollard and wished her success in her future endeavors.

ADJOURNMENT

Chair Pollard adjourned the meeting at 3:27 p.m.

Respectfully submitted,

Date Approved: October 29, 2025

Silvia Perez
Executive Assistant to the LVCVA Board

Jason Frierson
Chair



LAS VEGAS STADIUM AUTHORITY BASEBALL STADIUM COMMUNITY OVERSIGHT COMMITTEE MEETING AGENDA DOCUMENTATION

MEETING DATE: OCTOBER 29, 2025	ITEM NUMBER: 1
TO:	BASEBALL STADIUM COMMUNITY OVERSIGHT COMMITTEE
SUBJECT:	COMMUNITY BENEFITS AGREEMENT REPORT

RECOMMENDATION

Stadium Authority staff and Athletics StadCo (StadCo) representatives will provide a presentation on the Baseball Stadium Community Benefits Agreement (CBA) programs.

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

FISCAL IMPACT

None

COMMITTEE 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, was signed into law in June 2023. SB1 provides for the financing, development, and operation of a Major League Baseball stadium in Clark County.

Section 23.1 of SB1 required the developer partner and StadCo to develop a Community Benefits Agreement to ensure 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 Major League Baseball stadium project developed by the developer partner and operated by StadCo.

SB1 established the Baseball Stadium Community Oversight Committee (Committee) to oversee the implementation and administration of the CBA and to enforce the CBA's provisions. Pursuant to the CBA, the Committee is charged with monitoring, oversight, and accountability in connection with the performance of the CBA. The CBA requires public reporting identifying StadCo's operational compliance with the CBA.