BASEBALL STADIUM COMMUNITY OVERSIGHT COMMITTEE

THURSDAY, NOVEMBER 12, 2026



NOTICE OF PUBLIC MEETING AND AGENDA

LAS VEGAS STADIUM AUTHORITY
BASEBALL STADIUM
COMMUNITY OVERSIGHT COMMITTEE MEETING
THURSDAY, NOVEMBER 12, 2026
2:00 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 August 17, 2026, 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

August 17, 2026

Baseball Stadium Community Oversight Committee Meeting
August 17, 2026
Minutes

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

Baseball Stadium Community Oversight Committee (Committee)
Present unless otherwise noted

Jason Frierson, Chair
Angela Castro
Dr. Tya Mathis-Coleman
Cameron "CH" Miller
Janet Quintero
Mike Shannon
Hugh Sinnock

OPENING CEREMONIES

Chair Jason Frierson called the meeting to order at 10:00 a.m.

Caroline Bateman, Board Counsel for the LVSA, 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 AND MINUTES	**Member CH Miller moved, seconded by Member Angela Castro, and it was carried by unanimous vote of the voting members, to approve the August 17, 2026, Committee meeting agenda and the minutes from the May 5, 2026, Committee meeting.**

COMMENTS BY CHAIR, COMMITTEE MEMBERS, AND STAFF

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

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

STAFF REPORTS AND REQUESTED ACTIONS

1. **Community Benefits Agreement Report**

Tyler Van Eeckhaut, Project Director at Mortenson | McCarthy, reported that the A's Ballpark Project (Project) currently averages approximately 775 craft workers on site each day. He shared photos and a video showing construction progress since the Committee's prior meeting, including work on the exterior enclosure wall, roof trusses, slab-on-metal and structural decks, shoring towers, and the outer bowl concourse.

Member Hugh Sinnock asked how much has been spent on construction to date, to which Mr. Van Eeckhaut reported approximately $360 million in construction expenditures. He explained that the expenditure, to date, is proportionate to the substantial work remaining on the Project, including exterior cladding, infill steel, and the ballpark's enclosure system.

Mr. Van Eeckhaut thanked Don Burnette, Community Benefits Director, for his efforts in validating Project workforce data. He reported that small local business (SLB) participation on the Project was trending at 16.19%, exceeding the Project's 15% requirement, and noted that the percentage may fluctuate as change orders and commitments with subcontractors and trade partners are executed. Mr. Van Eeckhaut reported that 80 Nevada local contractors, 114 small local, 21 minority-owned, and 31 women-owned business have been awarded work on the Project. He noted that through June, the Project had paid $26.5 million to diverse firms, with an additional $6 million paid in July as more trade partners were onboarded.

Chair Frierson asked whether SLB participation could fluctuate below the 15% requirement, to which Mr. Van Eeckhaut responded that current projections do not indicate participation will fall below 15%, and that the Project team would take corrective action if forecasts showed a risk of not meeting the requirement.

Mr. Van Eeckhaut reported that workforce diversity continues to exceed the Project's 51% requirement, currently trending at 75.8%. He presented demographic data on Targeted Workers, workforce gender composition, veteran participation, and the Targeted Workforce breakdown.

Mr. Van Eeckhaut discussed the recent launch of the Small Business Mentorship Program, which has enrolled approximately 12 businesses and completed two sessions. He shared that the first session addressed the preparation and submission of responses to request for proposals and marketing business services, while the second focused on contract management and owner and subcontractor agreements. Mr. Van Eeckhaut noted that Mortenson | McCarthy leadership and legal staff led the sessions and that participants were actively engaged. He added that participants were invited to identify business challenges for which they would like mentorship and guidance, allowing the program to connect them with project personnel who can provide targeted support. Mr. Van Eeckhaut shared that outreach to local chambers of commerce and contractor associations increased program participation and that participant feedback was solicited to help shape the remaining curriculum.

Mr. Van Eeckhaut invited Committee members to attend any of the three remaining jobsite lunches scheduled for the year, which will recognize Construction Inclusion Week, celebrate the workforce, and provide a pre-winter holiday gathering. He discussed community engagement efforts, including four completed events and three upcoming events with Goody Two Shoes, Toys for Tots, and Wreaths Across America. He invited Committee members to recommend additional community partnership opportunities.

Member Castro asked about the end goal for the 12 firms participating in the Small Business Mentorship Program. Mr. Van Eeckhaut responded that the program is intended to help participating businesses strengthen their operations, compete for future work, and potentially grow from lower-tier vendors into prime contractors.

Member Castro asked whether information identifying the 166 businesses awarded work on the Project is publicly available. Mr. Van Eeckhaut stated that the information is shared monthly with Mr. Burnette but is not otherwise publicly available, and he agreed that publicizing the businesses' stories could be valuable.

Chair Frierson commended Mr. Van Eeckhaut for proactively identifying and addressing the need to expand participation in the Small Business Mentorship Program. Mr. Van Eeckhaut stated that the program sessions were strategically scheduled from 3:00 to 5:00 p.m. to encourage participation while minimizing conflicts with participants' work and family obligations.

Member Mike Shannon asked whether limited capacity was a possible barrier to participation by small businesses. Mr. Van Eeckhaut responded that participants identified varying challenges, including maintaining appropriate office oversight, recruiting skilled workers, and building capacity to pursue additional work. He added that the Project team is considering a more formal program completion recognition such as a certificate, to acknowledge participation and provide value in future proposal opportunities.

Member Shannon requested a copy of Mr. Van Eeckhaut's presentation and remarked on seeing the Project's progress during a recent flight into Las Vegas. Mr. Van Eeckhaut stated that Stadium Authority staff could provide the presentation.

Marc Badain, A's President, thanked the Committee for its commitment and clarified that the construction expenditure figure reported by Mr. Van Eeckhaut reflected the guaranteed maximum price (GMP) for hard constructions costs. He noted that Project soft costs are expected to add approximately 35-40% of the GMP. Mr. Badain indicated that Member Castro's request would be incorporated into future highlights and shared a video of the A's community engagement efforts.

Mr. Badain recognized Stephanie Gaywood, A's Vice President of Community, and Shannon Jordan, A's Senior Vice President of Community Engagement, for their work advancing the team's community engagement efforts. He highlighted player and staff participation in community activities during the A's recent six-game Las Vegas series at Las Vegas Ballpark and stated that the team intends to continue similar engagement when it relocates to Las Vegas.

Chair Frierson commended the A's for their visible and meaningful engagement in the Las Vegas community and expressed appreciation for the organization's commitment to building lasting local connections.

Member Janet Quintero echoed Chair Frierson's remarks and commended the A's for engaging with 76 nonprofit organizations, including both established and grassroots groups.

Mr. Badain congratulated Henderson's Paseo Verde Little League team on qualifying for the 2026 Little League World Series and stated that the A's would support the team.

Member Shannon expressed concern that an unfinished adjacent hotel, casino, and mixed-use development could diminish the overall fan experience when the ballpark opens. He requested that contingency measures be discussed to preserve the intended game-day experience if the related development is not completed on schedule.

Mr. Burnette reported on his review of the Project's workforce and SLB participation data through June 30, 2026. He stated that total project work hours increased from approximately 472,000 in March to 728,000 in June and that he reviewed more than 20,000 payroll entries to validate the reported workforce data. Mr. Burnette confirmed the reported Targeted Workforce hours, totaling 552,145, following reconciliation with Mortenson | McCarthy.

Mr. Burnette reported that total Project payments increased from approximately $240 million in March to more than $334 million through June 30, 2026. He stated that more than $26 million had been paid to 38 SLB entities during that period. Mr. Burnette stated that after conducting a comprehensive review of Mortenson | McCarthy's payment reports and accounts payable records, he confirmed the reported SLB participation figures through June 30, 2026.

Chair Frierson thanked Mr. Burnette for his review of workforce and SLB participation data.

Ed Finger, Stadium Authority Administrator, reviewed the key requirements during the Project's construction phase, including the 51% workforce participation requirement, 15% SLB participation requirement, Small Business Mentorship Program, living wage requirements, and reporting, verification, and enforcement processes. He stated that Board members would receive meeting presentations going forward and noted that recordings of the Committee and Stadium Authority Board meetings are available on Clark County's website.

Chair Frierson stated that the presentation was thorough and adequately reflected the Project's work and community engagement efforts and expressed optimism about the future.

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

COMMENTS FROM THE FLOOR BY THE PUBLIC

There were no comments from the floor by the public.

ADJOURNMENT

Chair Frierson adjourned the meeting at 10:37 a.m.

Respectfully submitted,

Date Approved: *November 12, 2026*

Silvia Perez
Executive Assistant to the LVCVA Board

Jason Frierson
Chair

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

MEETING DATE:	**NOVEMBER 12, 2026**	**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

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ED FINGER, LVSA ADMINISTRATOR

COMMITTEE ACTION:	

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.