

The
Journal of the
Assembly
OF THE
THIRTY-FIFTH SPECIAL SESSION
OF THE
LEGISLATURE OF THE
STATE OF NEVADA
2023



BEGUN ON WEDNESDAY,
THE SEVENTH DAY OF JUNE
AND ENDED ON WEDNESDAY,
THE FOURTEENTH DAY OF JUNE

ARRANGEMENT AND CONTENTS OF VOLUME

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ASSEMBLY LEGISLATIVE CALENDAR

<i>Calendar Day</i>	<i>Date</i>	<i>Page Number</i>
1.....	June 7, 2023	1
2.....	June 8, 2023	12
6.....	June 12, 2023	13
7.....	June 13, 2023	14
8.....	June 14, 2023	72

**LISTING OF ASSEMBLY RESOLUTIONS AND
ACTIONS THEREON**

(Where a roll call vote was taken on final passage, such action
is denoted by an asterisk following the page number.)

ASSEMBLY CONCURRENT RESOLUTIONS*No.**Summary, Introducer and Page Reference*

- 1Adopts the Joint Rules of the Senate and Assembly for the 35th Special Session of the Nevada Legislature. Committee on Legislative Operations and Elections, 3, 91.

ASSEMBLY RESOLUTIONS*No.**Summary, Introducer and Page Reference*

- 1Provides that no allowances will be paid for the 35th Special Session for periodicals, stamps, stationery or communications. Committee on Legislative Operations and Elections, 10, 70.

LISTING OF SENATE BILLS AND ACTIONS THEREON

(Where a roll call vote was taken on final passage, such action
is denoted by an asterisk following the page number.)

SENATE BILLS

<i>No.</i>	<i>Summary, Introducer and Page Reference</i>
1....	Revises provisions governing economic infrastructure projects. Fiscal Note: Effect on Local Government: May have Fiscal Impact. Effect on the State: Contains Appropriation not included in Executive Budget. Senate Committee of the Whole, 70, 72, 73, 74, 89, 91*.

ELECTED OFFICERS OF THE NEVADA STATE ASSEMBLY
Thirty-Fifth Special Session, 2023

<i>Title</i>	<i>Name</i>	<i>City</i>
Speaker	Steve Yeager (D).....	Las Vegas
Speaker pro Tempore.....	Daniele Monroe-Moreno (D)	North Las Vegas
Chief Clerk.....	Susan Furlong	Carson City

PERSONNEL OF THE NEVADA STATE ASSEMBLY**Thirty-Fifth Special Session, 2023**

<i>Name</i>	<i>District</i>	<i>City</i>
Anderson, Natha (D).....	Washoe (Part), No. 30	Sparks
Backus, Shea (D)	Clark (Part), No. 37	Las Vegas
Bilbray-Axelrod, Shannon (D).....	Clark (Part), No. 34	Las Vegas
Brown-May, Tracy (D)	Clark (Part), No. 42	Las Vegas
Carter, Max E. (D)	Clark (Part), No. 12	Las Vegas
Cohen, Lesley E. (D).....	Clark (Part), No. 29	Henderson
Considine, Venicia (D).....	Clark (Part), No. 18	Las Vegas
DeLong, Richard (R).....	Washoe (Part), No. 26	Reno
Dickman, Jill (R).....	Washoe (Part), No. 31	Sparks
D'Silva, Reuben (D)	Clark (Part), No. 28	Las Vegas
Duran, Beatrice (D).....	Clark (Part), No. 11	Las Vegas
Gallant, Danielle (D).....	Clark (Part), No. 23	Las Vegas
González, Cecelia L. (D).....	Clark (Part), No. 16	Las Vegas
Gorelow, Michelle S. (D).....	Clark (Part), No. 35	Las Vegas
Gray, Ken (R)	Douglas, Lyon (Part), No. 39.....	Dayton
Gurr, Bert K. (R).....	Elko (Part), Eureka (Part), Lincoln (Part), Nye (Part), White Pine, No. 33	Elko
Hafen II, Gregory T. (R)	Clark (Part), Lincoln (Part), Nye (Part), No. 36.....	Pahrump
Hansen, Alexis (R).....	Elko (Part), Eureka (Part), Humboldt, Lander, Pershing,	
Hardy, Melissa (R).....	Washoe (Part), No. 32	Sparks
Hibbetts, Brian (R).....	Clark (Part), No. 22	Henderson
Jauregui, Sandra (D)	Clark (Part), No. 13	Las Vegas
Kasama, Heidi (R)	Clark (Part), No. 41	Las Vegas
Koenig, Gregory S. (R).....	Clark (Part), No. 2	Las Vegas
La Rue Hatch, Selena M. (D).....	Churchill, Esmeralda, Lyon (Part), Mineral, Nye (Part), No. 38	Fallon
Marzola, Elaine (D).....	Washoe (Part), No. 25	Reno
McArthur, Richard (R).....	Clark (Part), No. 21	Henderson
Miller, Brittney M. (D).....	Clark (Part), No. 4	Las Vegas
Miller, C.H. (D)	Clark (Part), No. 5	Las Vegas
Monroe-Moreno, Daniele (D)	Clark (Part), No. 7	North Las Vegas
Mosca, Erica (D).....	Clark (Part), No. 1	North Las Vegas
Newby, Sabra (D)	Clark (Part), No. 14	Las Vegas
Nguyen, Duy (D)	Clark (Part), No. 10	Las Vegas
O'Neill, Philip "PK" (R).....	Clark (Part), No. 8	Las Vegas
Orentlicher, David (D)	Carson City, Storey, Washoe (Part), No. 40	Carson City
Peters, Sarah C. (D).....	Clark (Part), No. 20	Las Vegas
Summers-Armstrong, Shondra (D).....	Washoe (Part), No. 24	Reno
Taylor, Angela D. (D)	Clark (Part), No. 6	Las Vegas
Thomas, Clara (D).....	Washoe (Part), No. 27	Reno
Torres, Selena E. (D).....	Clark (Part), No. 17	North Las Vegas
Watts III, Howard (D).....	Clark (Part), No. 3	Las Vegas
Yeager, Steve J. (D)	Clark (Part), No. 15	Las Vegas
Yurek III, Toby J. (R)	Clark (Part), No. 9	Las Vegas
	Clark (Part), No. 19	Henderson

ATTACHÉS OF THE NEVADA STATE ASSEMBLY
Thirty-Fifth Special Session, 2023

<i>Name</i>	<i>Title</i>
Jason P. Hataway	Journal Clerk
Julieanna McManus	Recording Clerk
Meghan Burke	Media Clerk
Mary Matheus	Sergeant at Arms
Ronald Corda	Assistant Sergeant at Arms
Bob Guernsey	Assistant Sergeant at Arms
Vicki Kieffer	Assistant Sergeant at Arms
Nicole Madden	Assistant Sergeant at Arms
Kelley Perkins	Assistant Sergeant at Arms
Kimberly Pond	Assistant Sergeant at Arms
Michael Wright	Assistant Sergeant at Arms
Roberto Lusanta Jr	Deputy Clerk, Information Technology
Dave Ziegler	Majority Leadership Policy Analyst
Merlyn Bell	Leadership Policy Analyst
Sandra Dombrowski	Leadership Receptionist
Kevin Magee	Minority Leadership Policy Analyst
Jasmine Shackley	Committee Services Manager
Sylvia Dominguez-Curry	Administrative Services Manager

EXPLANATION OF AMENDMENT LANGUAGE**Thirty-Fifth Special Session, 2023**

EXPLANATION: Matter in (1) bold italics is new language in the original bill; (2) variations of bold underlining is language proposed to be added in the amendments; (3) strikethrough is deleted language from the original bill; (4) double strikethrough is language proposed to be deleted in a particular amendment; (5) double underlining is deleted language in the original bill that is proposed to be retained in a particular amendment.

Journal

OF THE

ASSEMBLY OF THE STATE OF NEVADA

THIRTY-FIFTH SPECIAL SESSION

THE FIRST DAY

CARSON CITY (Wednesday), June 7, 2023

Assembly called to order at 12:12 p.m.

Mr. Speaker presiding.

Roll called.

All present except Assemblywomen Cohen and Thomas, who were excused.

Prayer by Assemblyman C.H Miller.

Hey, Lord, it is us again, Your favorite legislative body. Your Word says to acknowledge You in all our ways and You will direct our paths. We come to You this morning as we embark on another session to continue in our work of the people. We want to first thank You for keeping us in our right minds, our households afloat, and hopes in our hearts. We want to ask You to revive and refresh our minds and to reignite our energy levels so that we overcome the weight of exhaustion that may result in poor decision-making.

We want to ask You to heal our hearts, our minds, our bodies, our emotions, our friendships, and relationships—both in this body and in our personal lives. The work this body is tasked with comes with great personal sacrifice, not just for us but also our families. Many of us have children and spouses who are missing us or even parents in hospitals facing health issues. So, Lord, we ask that You extend Your healing power beyond just us in this building to those who love and support us, because they, too, sacrifice tremendously for our work in this Chamber.

As we return to those loved ones after our work here is done, we ask that You remind us to use the same passion to serve our communities that divided us in the previous two sessions and will likely divide us in this one. But we ask You to make it unite us like never before as we return and serve our people, because despite what we fight over here, it is that passion that drives us through the many sacrifices to be here to do Your work in the People's House. I guess You know all too well about passion that requires sacrifice for the greater good.

With all that in mind, and as we carry on in this session, we rest assured that everything will work together for the good according to Your purpose. We know that Your purpose for our lives in this season is to serve our neighbors. We do that with the humbleness and the utmost respect, love, and gratitude for our neighbors and for You, Lord, the one who made it all possible. As we continue in this service to our neighbors—the people of our state who elected us to ensure we are creating an environment by which every person has an equitable opportunity to pursue happiness and in that pursuit are able to live passionately, love abundantly, and laugh loudly—we ask You to give us divine wisdom, understanding, and courage to make the best decisions on the weighty matters before us that will prove to be the right decisions in this present time and for our children’s children.

We respect and have many faiths and different belief systems in this body that are represented. With all due respect, I ask these things according to my faith and in the power of Your holy, magnificent Name, the Name of Jesus. And all the people say,

AMEN.

Pledge of allegiance to the Flag.

MOTIONS, RESOLUTIONS AND NOTICES

Mr. Speaker appointed Assemblymen Torres, Carter, and McArthur as a committee to inform the Senate that the Assembly is organized and ready for business.

Mr. Speaker appointed Assemblymen Marzola, D’Silva, and Hardy as a committee to inform the Governor that the Assembly is organized and ready for business.

A committee from the Senate composed of Senators Harris and Hammond appeared before the bar of the Assembly and announced that the Senate was organized and ready for business.

Assemblywoman Torres reported that her committee had informed the Senate that the Assembly was organized and ready for business.

Assemblywoman Marzola reported that her committee had informed the Governor that the Assembly was organized and ready for business.

Assemblywoman Jauregui moved that the reading of the Governor’s proclamation convening the Legislature into a special session be dispensed with and the proclamation be entered into the journal.

Motion carried.

COMMUNICATIONS

STATE OF NEVADA
EXECUTIVE DEPARTMENT

A PROCLAMATION BY GOVERNOR JOE LOMBARDO TO CONVENE A SPECIAL SESSION OF THE NEVADA LEGISLATURE

WHEREAS, Section 9 of Article V of the Constitution of the State of Nevada provides that, “the Governor may, on extraordinary occasions, convene the Legislature by Proclamation and shall state to both houses, when organized, the business for which they have been specially convened”; and

WHEREAS at a special session convened pursuant to Section 9 of Article V of the Constitution of the State of Nevada, “the Legislature shall not introduce, consider or pass any bills except those related to the business for which the Legislature has been specially convened and those necessary to provide for the expenses of the session”; and

WHEREAS, an extraordinary occasion now exists that requires immediate action by the Legislature;

NOW, THEREFORE, I, JOE LOMBARDO, GOVERNOR OF THE STATE OF NEVADA, pursuant to the authority vested in me by the Constitution and laws of the State of Nevada, do hereby convene the Nevada State Legislature into a special session which shall begin at 10:00 a.m. on Wednesday, June 7, 2023. The Legislature shall consider the following:

A financing and infrastructure project related to the construction of a Major League Baseball stadium consistent with the provisions of Senate Bill 509 (as introduced) of the 82nd regular session of the Nevada Legislature.

The Legislature may also consider an appropriation to pay for the cost of the special session.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Nevada to be affixed at the State Capitol in Carson City, this 6th day of June, in the year two thousand twenty-three.

Joe Lombardo
Governor

Francisco V. Aguilar
Secretary of State

Gabriel Di Chiara
Deputy

MOTIONS, RESOLUTIONS AND NOTICES

By the Committee on Legislative Operations and Elections:

Assembly Concurrent Resolution No. 1—Adopting the Joint Rules of the Senate and Assembly for the 35th Special Session of the Nevada Legislature.

RESOLVED BY THE ASSEMBLY OF THE STATE OF NEVADA, THE SENATE CONCURRING, That the following Joint Rules of the Senate and Assembly for the 35th Special Session of the Legislature are hereby adopted:

APPLICABILITY OF JOINT RULES

Rule No. 1. Generally.

The Joint Rules for the 35th Special Session of the Legislature are applicable only during the 35th Special Session of the Legislature.

CONFERENCE COMMITTEES

Rule No. 2. Procedure Concerning.

1. In every case of an amendment of a bill, or joint or concurrent resolution, agreed to in one House, dissented from in the other, and not receded from by the one making the amendment, each House may appoint a committee to confer with a like committee to be appointed by the other; and, if appointed, the committee shall meet publicly at a convenient hour to be agreed upon by their respective chairs and announced publicly, and shall confer upon the differences between the two Houses as indicated by the amendments made in one and rejected in the other and report as early as convenient the result of their conference to their respective Houses.

2. *The report shall be made available to all members of both Houses. The whole subject matter embraced in the bill or resolution shall be considered by the committee, and it may recommend recession by either House, new amendments, new bills or resolutions, or other changes as it sees fit. New bills or resolutions so reported shall be treated as amendments unless the bills or resolutions are composed entirely of original matter, in which case they shall receive the treatment required in the respective Houses for original bills, or resolutions, as the case may be. A conference committee shall not recommend any action which would cause the creation of more than one reprint or more than one bill or resolution.*

3. *The report of a conference committee may be adopted by acclamation. The report is not subject to amendment.*

4. *There shall be but one conference committee on any bill or resolution. A majority of the members of a conference committee from each House must be members who voted for the passage of the bill or resolution.*

MESSAGES

Rule No. 3. Procedure Concerning.

1. *Proclamations by the Governor convening the Legislature in special session must be filed and entered in the Journal of proceedings.*

2. *Whenever a message from the Governor is received, it shall be entered in full in the Journal of proceedings.*

3. *Messages from the Senate to the Assembly shall be delivered by the Secretary of the Senate or a person designated by the Secretary and messages from the Assembly to the Senate shall be delivered by the Chief Clerk of the Assembly or a person designated by the Chief Clerk.*

NOTICE OF FINAL ACTION

Rule No. 4. Communications.

Each House shall communicate its final action on any bill or resolution, or matter in which the other may be interested, by written notice. Each such notice sent by the Senate must be signed by the Secretary of the Senate, or a person designated by the Secretary. Each such notice sent by the Assembly must be signed by the Chief Clerk of the Assembly, or a person designated by the Chief Clerk.

BILLS AND JOINT RESOLUTIONS

Rule No. 5. Signature.

Each enrolled bill or joint resolution shall be presented to the presiding officers of both Houses for signature. The presiding officer of the Senate shall sign the bill or joint resolution and the presiding officer of the Assembly, after an announcement of his or her intention to do so is made in open session, shall sign the bill or joint resolution. Their signatures shall be followed by those of the Secretary of the Senate and Chief Clerk of the Assembly.

Rule No. 6. Joint Sponsorship.

1. *A bill or resolution introduced by a committee of the Senate or Assembly may, at the direction of the chair of the committee, set forth the name of a committee of the other House as a joint sponsor, if a majority of all members appointed to the committee of the other House votes in favor of becoming a joint sponsor of the bill or resolution. The name of the committee joint sponsor must be set forth on the face of the bill or resolution immediately below the date on which the bill or resolution is introduced.*

2. *The Legislative Counsel shall not cause to be printed the name of a committee as a joint sponsor on the face of a bill or resolution unless the chair of the committee has signed his or her name next to the name of the committee on the colored back of the introductory copy of the bill or resolution that was submitted to the front desk of the House of origin or the statement required by subsection 4.*

3. Upon introduction, any bill or resolution that sets forth the names of primary joint sponsors must be numbered in the same numerical sequence as other bills and resolutions of the same House of origin are numbered.

4. Once a bill or resolution has been introduced, a primary joint sponsor or nonprimary joint sponsor may only be added or removed by amendment of the bill or resolution. An amendment which proposes to add or remove a primary joint sponsor must not be considered by the House of origin of the amendment unless a statement requesting the addition or removal is attached to the copy of the amendment submitted to the front desk of the House of origin of the amendment. If the amendment proposes to add or remove a committee as a primary joint sponsor, the statement must be signed by the chair of the committee. A copy of the statement must be transmitted to the Legislative Counsel if the amendment is adopted.

5. An amendment that proposes to add or remove a primary joint sponsor may include additional proposals to change the substantive provisions of the bill or resolution or may be limited only to the proposal to add or remove a primary joint sponsor.

PUBLICATIONS

Rule No. 7. Ordering and Distribution.

1. The bills, resolutions, journals and histories will be provided electronically to the officers and members of the Senate and Assembly, the staff of the Legislative Counsel Bureau, the press and the general public on the Nevada Legislature's Internet website.

2. Each House may order the printing of bills introduced, reports of its own committees, and other matters pertaining to that House only; but no other printing may be ordered except by a concurrent resolution passed by both Houses. Each Senator is entitled to the free distribution of four copies of each bill introduced in each House, and each Assemblyman and Assemblywoman to such a distribution of two copies. Additional copies of such bills may be distributed at a charge to the person to whom they are addressed. The amount charged for distribution of the additional copies must be determined by the Director of the Legislative Counsel Bureau to approximate the cost of handling and postage for the entire session.

RESOLUTIONS

Rule No. 8. Types, Usage and Approval.

1. A joint resolution must be used to:

- (a) Propose an amendment to the Nevada Constitution.
- (b) Ratify a proposed amendment to the United States Constitution.
- (c) Address the President of the United States, Congress, either House or any committee or member of Congress, any department or agency of the Federal Government, or any other state of the Union.

2. A concurrent resolution must be used to:

- (a) Amend these Joint Standing Rules which requires a majority vote of each House for adoption.

- (b) Request the return from the Governor of an enrolled bill for further consideration.

- (c) Request the return from the Secretary of State of an enrolled joint or concurrent resolution for further consideration.

- (d) Resolve that the return of a bill from one House to the other House is necessary and appropriate.

- (e) Express facts, principles, opinions and purposes of the Senate and Assembly.

- (f) Establish a joint committee of the two Houses.

- (g) Direct the Legislative Commission to conduct an interim study.

3. A concurrent resolution or a resolution of one House may be used to memorialize a former member of the Legislature or other notable or distinguished person upon his or her death.

4. A resolution of one House may be used to request the return from the Secretary of State of an enrolled resolution of the same House for further consideration.

5. *A resolution of one House may be used for any additional purpose determined appropriate by the Majority Leader of the Senate or the Speaker of the Assembly, respectively.*

AMENDMENTS

Rule No. 9. Germaneness Required.

1. *The Legislative Counsel shall not honor a request for the drafting of an amendment to a bill or resolution if the subject matter of the amendment is independent of, and not specifically related and properly connected to, the subject that is expressed in the title of the bill or resolution.*

2. *For the purposes of this Rule, an amendment is independent of, and not specifically related and properly connected to, the subject that is expressed in the title of a bill or resolution if the amendment relates only to the general, single subject that is expressed in that title and not to the specific whole subject matter embraced in the bill or resolution.*

3. *This Rule must be narrowly construed.*

ADJOURNMENT

Rule No. 10. Limitations and Calculation of Duration.

1. *In calculating the permissible duration of an adjournment for 3 days or less, Sunday must not be counted.*

2. *The Legislature may adjourn for more than 3 days by motion based on mutual consent of the Houses or by concurrent resolution. One or more such adjournments may be taken to permit a committee or the Legislative Counsel Bureau to prepare the matters respectively entrusted to them for the consideration of the Legislature as a whole.*

EXPENDITURES FROM THE LEGISLATIVE FUND

Rule No. 11. Manner of Authorization.

Except for routine salary, travel, equipment and operating expenses, no expenditures shall be made from the Legislative Fund without the authority of a concurrent resolution regularly adopted by the Senate and Assembly.

RECORDS OF COMMITTEE PROCEEDINGS

Rule No. 12. Duties of Secretary of Committees and Director.

1. *Each committee shall cause a record to be made of the proceedings of its meetings.*

2. *The secretary of a committee shall:*

(a) *Label each record with the date, time and place of the meeting and also indicate on the label the numerical sequence in which the record was made;*

(b) *Keep the records in chronological order; and*

(c) *Deposit the records upon their completion with the Research Library of the Legislative Counsel Bureau.*

3. *The Director of the Legislative Counsel Bureau shall:*

(a) *Make the records available for accessing by any person during office hours under such reasonable conditions as the Director may deem necessary; and*

(b) *Retain the records for two bienniums and at the end of that period keep some form or copy of the record in any manner the Director deems reasonable to ensure access to the record in the foreseeable future.*

REAPPORTIONMENT AND REDISTRICTING

Rule No. 13. Responsibility for Measures.

The Majority Leader of the Senate and the Speaker of the Assembly may appoint a Select Committee on Redistricting and Elections for their respective Houses, which are respectively responsible for measures which primarily affect the designation of petition districts, as defined

in NRS 293.069, and the districts from which members are elected to the Legislature, the House of Representatives of the United States Congress, the Board of Regents of the University of Nevada and the State Board of Education. The Majority Leader of the Senate and the Speaker of the Assembly shall determine the majority-minority party composition of the Select Committee on Redistricting and Elections for their respective Houses and shall appoint the chairs, vice chairs and members of the Select Committee on Redistricting and Elections for their respective Houses. The Select Committee on Redistricting and Elections for the respective Houses are hereby designated as the “redistricting committees” for the purposes of this Rule and Joint Rule Nos. 13.1, 13.2, 13.3, 13.4, 13.5 and 13.6.

Rule No. 13.1. Equality of Representation.

1. Congressional Districts: The population of each of the Nevada congressional districts must be as nearly equal as practicable.

2. State Legislative Districts: The population of the state legislative districts must be substantially equal. In order to meet constitutional guidelines, a plan, or a proposed amendment thereto, will not be considered if the plan or proposed amendment results in an overall range of 10 percent or more, or a relative deviation in excess of plus or minus 5 percent, from the ideal district population.

3. Districts for the Board of Regents of the University of Nevada: Equality of population in accordance with the standard for the state legislative districts is the goal of redistricting for the Board of Regents of the University of Nevada.

Rule No. 13.2. Population Database.

1. The total state population, and the population of defined subunits thereof, as determined by the 2020 federal decennial census and revised by the State Demographer pursuant to NRS 360.288, must be the exclusive database for redistricting by the Nevada Legislature.

2. Such 2020 census data, as revised by the State Demographer pursuant to NRS 360.288 and validated by the staff of the Legislative Counsel Bureau, must be the exclusive database used for evaluation of proposed redistricting plans for population equality.

Rule No. 13.3. Districts.

All district boundaries created by a redistricting plan must follow the census geography.

Rule No. 13.4. Procedures for Redistricting Committees and Exemptions.

1. A Legislator or member of the public may present to the redistricting committees any plans or proposals relating to redistricting, including proposals for redistricting specific districts or all of the state legislative districts, congressional districts, districts for the Board of Regents of the University of Nevada, districts for the State Board of Education or petition districts for consideration by the redistricting committees. Any plan or proposal relating to redistricting state legislative districts, congressional districts, districts for the Board of Regents of the University of Nevada, districts for the State Board of Education or petition districts which were submitted to the interim Committee to Conduct an Investigation into Matters Relating to Reapportionment in and Redistricting in Nevada or through the MyDistricting Nevada 2021 public portal on the Nevada Legislature’s Internet website shall be deemed to be submitted to the redistricting committees.

2. Requests for the drafting of a bill setting forth specific boundaries of the state legislative districts, congressional districts, districts for the Board of Regents of the University of Nevada, districts for the State Board of Education or petition districts, as defined in NRS 293.069, and amendments affecting such districts, may only be requested by the redistricting committees or by the Speaker of the Assembly or the Majority Leader of the Senate.

3. The redistricting committees and the Speaker of the Assembly and the Majority Leader of the Senate are limited to one request each for the drafting of a bill setting forth the specific boundaries of the state legislative districts, congressional districts, districts for the Board of Regents of the University of Nevada, districts for the State Board of Education and petition districts, as defined in NRS 293.069, or any combination of such districts.

Rule No. 13.5. Compliance with the Voting Rights Act.

1. A redistricting committee will not consider a plan that the redistricting committee determines is a violation of section 2 of the Voting Rights Act, 52 U.S.C. § 10301, which prohibits any state from imposing any voting qualification, standard, practice or procedure that results in the denial or abridgment of any United States citizen's right to vote on account of race, color or status as a member of a language minority group.

2. A redistricting committee will not consider a plan that the redistricting committee determines is racially gerrymandered. Racial gerrymandering exists when:

- (a) Race is the dominant and controlling rationale in drawing district lines; and
- (b) The Legislature subordinates traditional districting principles to racial considerations.

3. For the purpose of analyzing the 2020 census data, the redistricting committees shall adopt the method set forth in the Office of Management and Budget (OMB) Bulletin No. 00-02 for aggregating and allocating the 63 categories of race data that has been reported to Nevada by the United States Census Bureau as part of the federal decennial census.

Rule No. 13.6. Public Participation.

1. The redistricting committees shall seek and encourage:

- (a) Public participation in all aspects of the reapportionment and redistricting activities; and
- (b) The widest range of public input into the deliberations relating to those activities.

2. Notices of all meetings of the redistricting committees must be transmitted to any member of the public who so requests, without charge.

3. All interested persons are encouraged to appear before the redistricting committees and to provide their input regarding the reapportionment and redistricting activities. The redistricting committees shall afford a reasonable opportunity to any interested persons to present plans for redistricting, or amendments to plans for redistricting, unless such plans demonstrably fail to meet the minimally acceptable criteria set forth in this Rule and Joint Rule Nos. 13, 13.1, 13.2, 13.3, 13.4 and 13.5.

4. Each of the redistricting committees shall fully utilize available videoconferencing capabilities and shall, either jointly or separately, hold at least one hearing in the southern portion of the State and at least one hearing in a rural portion of the State to allow residents throughout the State an opportunity to participate in the deliberations relating to the reapportionment and redistricting activities. A meeting of the interim Committee to Conduct an Investigation into Matters Relating to Reapportionment and Redistricting in Nevada held in any portion of the State described in this subsection shall be deemed to satisfy the requirement of this subsection to conduct a meeting in that portion of the State.

5. The Legislative Counsel Bureau shall make available to the public copies of the validated 2020 census database for the cost of reproducing the database.

6. The redistricting committees shall make available for review by the public copies of all maps prepared at the direction of the committees.

ANTI-HARASSMENT POLICY**Rule No. 14. Maintenance of Working Environment; Procedure for Filing, Investigating and Taking Remedial Action on Complaints.**

1. The Legislature hereby declares that it is the policy of the Legislature to prohibit any conduct, whether intentional or unintentional, which results in sexual harassment or other unlawful harassment based upon any other protected category. The Legislature intends to maintain a working environment which is free from sexual harassment and other unlawful harassment. Each Legislator is responsible to conduct himself or herself in a manner which will ensure that others are able to work in such an environment.

2. In accordance with Title VII of the Civil Rights Act, 42 U.S.C. §§ 2000e et seq., for the purposes of this Rule, "sexual harassment" means unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature when:

- (a) Submission to such conduct is made either explicitly or implicitly a term or condition of a person's employment;

(b) *Submission to or rejection of such conduct by a person is used as the basis for employment decisions affecting the person; or*

(c) *Such conduct has the purpose or effect of unreasonably interfering with a person's work performance or creating an intimidating, hostile or offensive working environment.*

3. *Each Legislator must exercise his or her own good judgment to avoid engaging in conduct that may be perceived by others as sexual harassment. The following noninclusive list provides illustrations of conduct that the Legislature deems to be inappropriate:*

(a) *Verbal conduct such as epithets, derogatory comments, slurs or unwanted sexual advances, invitations or comments;*

(b) *Visual conduct such as derogatory posters, photography, cartoons, drawings or gestures;*

(c) *Physical conduct such as unwanted touching, blocking normal movement or interfering with the work directed at a person because of his or her sex; and*

(d) *Threats and demands to submit to sexual requests to keep a person's job or avoid some other loss, and offers of employment benefits in return for sexual favors.*

4. *In addition to other prohibited conduct, a complaint may be brought pursuant to this Rule for engaging in conduct prohibited by Rule No. 37 of the Joint Rules of the Senate and Assembly for the 82nd Session of the Legislature when the prohibited conduct is based on or because of the gender or other protected category of the person.*

5. *Retaliation against a person for engaging in protected activity is prohibited. Retaliation occurs when an adverse action is taken against a person which is reasonably likely to deter the person from engaging in the protected activity. Protected activity includes, without limitation:*

(a) *Opposing conduct that the person reasonably believes constitutes sexual harassment or other unlawful harassment;*

(b) *Filing a complaint about the conduct; or*

(c) *Testifying, assisting or participating in any manner in an investigation or other proceeding related to a complaint of sexual harassment or other unlawful harassment.*

6. *A Legislator who encounters conduct that the Legislator believes is sexual harassment, other unlawful harassment, retaliation or otherwise inconsistent with this policy may file a written complaint with:*

(a) *The Speaker of the Assembly;*

(b) *The Majority Leader of the Senate;*

(c) *The Director of the Legislative Counsel Bureau, if the complaint involves the conduct of the Speaker of the Assembly or the Majority Leader of the Senate; or*

(d) *The reporting system established pursuant to subsection 11.*

☛ *The complaint must include the details of the incident or incidents, the names of the persons involved and the names of any witnesses. Unless the Legislative Counsel is the subject of the complaint, the Legislative Counsel must be informed upon receipt of a complaint.*

7. *The Speaker of the Assembly, the Majority Leader of the Senate or the Director of the Legislative Counsel Bureau, as appropriate, shall cause a discreet and impartial investigation to be conducted and may, when deemed necessary and appropriate, assign the complaint to a committee consisting of Legislators of the appropriate House.*

8. *If the investigation reveals that sexual harassment, other unlawful harassment, retaliation or other conduct in violation of this policy has occurred, appropriate disciplinary or remedial action, or both will be taken. The appropriate persons will be informed when any such action is taken. The Legislature will also take any action necessary to deter any future harassment.*

9. *The Legislature encourages a Legislator to report any incident of sexual harassment, other unlawful harassment, retaliation or other conduct inconsistent with this policy immediately so that the complaint can be quickly and fairly resolved.*

10. *All Legislators are responsible for adhering to the provisions of this policy. The prohibitions against engaging in sexual harassment and other unlawful harassment which are set forth in this Rule apply to employees, Legislators, lobbyists, vendors, contractors, customers and any other visitors to the Legislature.*

11. *The Legislative Counsel shall establish a reporting system which allows a person to submit a complaint of a violation of this Rule with or without identifying himself or herself.*

Such a complaint must provide enough details of the incident or incidents alleged, the names of the persons involved and the names of any witnesses to allow an appropriate inquiry to occur.

12. This policy does not create any enforceable legal rights in any person.

And be it further

RESOLVED, That this resolution becomes effective upon adoption.

Assemblywoman Jauregui moved the adoption of the resolution.

Remarks by Assemblywoman Jauregui.

ASSEMBLYWOMAN JAUREGUI:

Assembly Concurrent Resolution 1 adopts the Joint Standing Rules of the Senate and Assembly for the 35th Special Session of the Nevada Legislature.

Resolution adopted and ordered transmitted to the Senate.

By the Committee on Legislative Operations and Elections:

Assembly Resolution No. 1—Providing that no allowances will be paid for the 35th Special Session for periodicals, stamps, stationery or communications.

Assemblywoman Jauregui moved the adoption of the resolution.

Remarks by Assemblywoman Jauregui.

ASSEMBLYWOMAN JAUREGUI:

Assembly Resolution 1 provides that no allowances will be paid for the 35th Special Session of the Nevada Legislature for periodicals, stamps, stationery, or communications.

Resolution adopted.

Assemblywoman Jauregui moved to dispense with the reprinting of all amended bills and resolutions for the balance of the 35th Special Session.

Motion carried.

Assemblywoman Jauregui moved that persons as set forth on the Nevada Legislature's Press Accreditation List of June 7, 2023, be accepted as accredited press representatives, that they be assigned space at the press table in the Assembly Chamber, that they be allowed the use of appropriate broadcasting facilities, and the list be included in this day's Journal:

KNPR: Paul Boger; KOLO TV: Michael Cooper, Terri Russell; KRNv: Ben Margiott, Audrey Mayer; LAS VEGAS REVIEW JOURNAL: Taylor Avery, Jessica Hill, Steve Sebelius; NEVADA CURRENT: April Corbin Girnus; THE NEVADA INDEPENDENT: Sean Golonka, Tabitha Mueller, Jacob Solis.

Motion carried.

Mr. Speaker announced if there were no objections, the Assembly would recess subject to the call of the Chair.

Assembly in recess at 12:37 p.m.

ASSEMBLY IN SESSION

At 6:33 p.m.

Mr. Speaker presiding.

Quorum not present.

Mr. Speaker announced that the Assembly would adjourn until Thursday, June 8, 2023, at 12 noon.

Assembly adjourned at 6:34 p.m.

Approved:

STEVE YEAGER
Speaker of the Assembly

Attest: SUSAN FURLONG
Chief Clerk of the Assembly

THE SECOND DAY

CARSON CITY (Thursday), June 8, 2023

Assembly called to order at 4:02 p.m.

Mr. Speaker presiding.

Quorum not present.

Mr. Speaker announced that the Assembly would adjourn until Monday, June 12, 2023, at 9 a.m.

Assembly adjourned at 4:04 p.m.

Approved:

STEVE YEAGER

Speaker of the Assembly

Attest: SUSAN FURLONG

Chief Clerk of the Assembly

THE SIXTH DAY

CARSON CITY (Monday), June 12, 2023

Assembly called to order at 5:35 p.m.

Mr. Speaker presiding.

Quorum not present.

Mr. Speaker announced that the Assembly would adjourn until Tuesday, June 13, 2023, at 9 a.m.

Assembly adjourned at 5:37 p.m.

Approved:

STEVE YEAGER

Speaker of the Assembly

Attest: SUSAN FURLONG

Chief Clerk of the Assembly

THE SEVENTH DAY

CARSON CITY (Tuesday), June 13, 2023

Assembly called to order at 9:37 a.m.

Mr. Speaker presiding.

All present except Assemblywomen Hansen, Marzola, and Newby, who were excused.

Prayer by Assemblywoman Angie Taylor.

Father God, in the Name of Jesus, before we ask You for anything, we want to thank You for everything. We thank You, Lord, for getting us here safely. We thank You, Lord, for allowing us to serve in these distinguished positions. We thank You, Lord Jesus, for the honor and privilege of leading Your people. We thank You, Lord, because we have been able to accomplish great things for the people of Nevada, those who You have entrusted us to lead. Father, we pray that You would give us strength. Lord Jesus, allow us to walk worthy of the vocation in which we are called. Lord, we ask You to help us to earn the right to lead, for it is a privilege; it is not a right that is just given to us.

Father, while we go through the business we have to do today—and hopefully just today—we ask that You will strengthen us, Lord, to choose people over personality, to choose policy over politics, and to use wisdom as we make these decisions. Lord, guide us, lead us, and allow us to go forward together with discernment. Father, we pray that You remind us that we do not fight against flesh and blood, against each other, Lord, but against those who would divide us, who want harm to be done in this body and to Your people. Lord, when this is all said and done, we want to glorify You. Father, as I end this prayer, I ask You to get us out of here, in Your Name.

AMEN.

Pledge of allegiance to the Flag.

Assemblywoman Jauregui moved that further reading of the Journal be dispensed with and the Speaker and Chief Clerk be authorized to make the necessary corrections and additions.

Motion carried.

MESSAGES FROM THE SENATE

SENATE CHAMBER, Carson City, June 7, 2023

To the Honorable the Assembly:

I have the honor to inform your honorable body that the Senate on this day adopted Assembly Concurrent Resolution No. 1.

SHERRY L. RODRIGUEZ

Assistant Secretary of the Senate

MOTIONS, RESOLUTIONS AND NOTICES

Assemblywoman Jauregui moved that the person as set forth on the Nevada Legislature's Press Accreditation List of June 13, 2023, be accepted as an accredited press representative, assigned space at the press table in the Assembly Chamber, allowed the use of appropriate broadcasting facilities, and that the list be included in this day's journal.

KOLO TV: Harrison Brenner.

Motion carried.

Assemblywoman Jauregui moved the Assembly resolve itself into a Committee of the Whole to receive an informational presentation on economic development and stadium infrastructure projects.

Motion carried.

COMMITTEE OF THE WHOLE IN SESSION

At 9:44 a.m.

Chair Yeager presiding.

Quorum present.

CHAIR YEAGER:

The Assembly is resolved into a Committee of the Whole. Committee members, we are going to go into a recess. We are waiting on our presenters for this bill, who I believe are making a presentation to the Senate Committee of the Whole at the moment. If you could stay close and as soon as they are ready to come and present, we will come back to order and begin with the presentation. Until then, we will be in a brief recess for the Committee of the Whole.

Chair Yeager announced if there were no objections, the Committee of the Whole would recess subject to the call of the Chair.

Motion carried.

Committee of the Whole in recess at 9:44 a.m.

COMMITTEE OF THE WHOLE IN SESSION

At 11:14 a.m.

Chair Yeager presiding.

Quorum present.

CHAIR YEAGER:

The Committee of the Whole will come back to order. I will note, for the record, that Assemblywoman González is now present as well. Before we get started in the Committee of the Whole, I just wanted to go over some ground rules for how the hearing is going to work today. Our Assembly Standing Rules, under Rule No. 45, specify how Committee of the Whole is to be run. I think most pertinent to this body is that each member of the Committee of the Whole is allowed to speak twice, meaning that you will have a chance to ask two questions. The rules do specify that every member must be given the opportunity to speak once before any member speaks twice. After the presentation, we will have two rounds of questions. We will make sure everybody who wants to ask a question has a chance to ask one and then we will come back for round two. Obviously, you do not have to use one, or both, of your questions, but I would urge members of the body to think about those questions and to also listen to other questions that are asked. I suspect with the number of us here, there will be many duplicative questions. Even though we are on the Assembly Floor, we are in Committee, and I would ask that members be respectful of one another and to our presenters.

When we get to the testimony portion of the bill, which candidly, is going to be later this afternoon, I would of course just ask folks who are testifying to state and spell their name for the record. The testimony will be limited to two minutes per speaker, and as indicated on the agenda, testimony will be permitted in person here in Carson City and also at the Grant Sawyer Building in Las Vegas. There is a very likely scenario that we will have to limit the amount of total testimony to be able to get through it. I do not know what limit that will be right now. We will have to assess where we are in terms of question and the presentation.

I wanted to note as well that for those who cannot be here in person to testify, we do have an option to send an email. So, on the agenda, there is an email address. I will note that, for the record as well, anyone who wants to provide public comment or testimony in support, opposition, or neutral to this concept can send an email to the following email address: asmcow@asm.state.nv.us. If you send an email there, it will be made part of the official public record of today's hearing. It will go up on our NELIS [Nevada Electronic Legislative Information System], and you have 48 hours after we are done with the hearing to submit that comment in writing. I believe that was a fair and equitable way to make sure that anybody who wants to weigh in has an opportunity to weigh in. Again, that information is available on the agenda.

The plan, just so Committee members know, is we have our presenters here with us and we are going to invite them down to the table in a moment to present the informational presentation on economic development and stadium infrastructure projects. After they are done presenting, we will start questions. We are going to break at about 12:45 p.m. We have about an hour and a half. That break will be for lunch and for anyone who wishes to attend a bill signing that is happening at 1:00 p.m. over at the Governor's office. We will plan to be back here at 1:30 p.m. We are going to try to keep that to a real 45-minute break so we can get through all of this today.

With that, I think we are ready to begin our presentations. I would invite Mr. Aguero and Mr. Hill, and anyone else you might have with you at the moment, down to the table here in the Assembly Chamber. We will give you an opportunity to make the presentation about the current status of this project and any amendments that have been discussed. Then, we will have an opportunity for some questions. Thank you two for being here. I know you have worked a lot of long hours over the last couple of days and that you just came from the Senate as well. We appreciate you being here. Whenever you are ready, please go ahead and start.

STEVE HILL, CEO AND PRESIDENT, LAS VEGAS CONVENTION AND VISITORS AUTHORITY; AND CHAIRMAN, LAS VEGAS STADIUM AUTHORITY:

Chair Yeager, members of the Committee. My name is Steve Hill. I am the CEO of the Las Vegas Convention and Visitors Authority as well as the Chairman of the Las Vegas Stadium Authority. I want to thank you for your time today and your time over the past week. We are very excited about this project. We feel that it is another great opportunity for Las Vegas and for the state of Nevada to continue to drive the momentum in the tourism and hospitality industry; to complete our claim as the sports and entertainment capital of the world; and to really bring another spotlight to Las Vegas and help drive this industry forward. We are going to work hard to make sure that you feel, as you look back on your time here, that this has been time well spent. We very much appreciate the time and input all of you have provided to us over the past number of weeks.

We feel that there are three really tangible benefits to this project and this bill. The first is that it is a jobs bill; it is going to create thousands of jobs for Las Vegas and Nevadans. They are great jobs. A vast majority of those will be covered by collective bargaining agreements. This is a jobs bill. This is also an exceptional investment for both the state and the county. For every tax dollar that is invested—we are counting both the tax dollars that will be repaid as well as the tax dollars that will not in that statement—there will be three times as much tax revenue coming back to the state and local governments as will be invested. The third really tangible benefit—and you will hear more from this as we make our presentation, and we have worked closely with you during this process—you will have what is a national model for community benefits agreements. The A's have made significant commitments. The work that is in the law and is in the community benefits commitment the A's have will be followed by many across the country.

We are excited about the opportunity to be here. I want to welcome Mr. Aguero; we also have Yolanda King, who has helped us with this community benefits process; and Catherine Aker, who will join us here from the A's. The presentation has six sections. You will hear from all four of us throughout this presentation. The first is just a project overview; I think by now all of you know what the project is. It is a nine-acre site; that site is now designated in law as well as committed by the A's and Bally's [Horseshoe Las Vegas] at the Tropicana site at the southeast corner of Tropicana Avenue and Las Vegas Boulevard. The stadium will be at least 30,000 seats, maybe a little bit more than that. It will be at least a \$1.5 billion investment in total, not less than \$1.1 billion of that by Mr. Fisher [John Fisher], the Fisher family, and the A's. You know where the site is, there are a couple of maps that exhibit that. There is a map on page 7 [Appendix A]

that shows the major sports complexes in that area; T-Mobile Arena, Allegiant Stadium, and the proposed A's stadium at the Tropicana site, which is a unique size. It is obviously more than 10,000 seats larger than T-Mobile Arena, certainly larger than the other arenas in the area. Then, significantly less in size than Allegiant Stadium, which has 62,000 seats. Here are a couple of different renderings. This is going to be the greatest location for a baseball park in the United States. There is just no better place to both take in a game and have an experience around the game than at the intersection where this stadium will be.

There is a project timeline on page 11 [Appendix A]. There are obviously many more topics that could be addressed on this timeline—work that will need to be done between these milestones. If the legislation is approved here in 2023, Major League Baseball will approve the move to Las Vegas for the A's this year as well, and soon, we think. Construction will begin toward the end of 2024. That has been delayed a little bit because of this site and the requirement that the current structure on that site will need to be demolished before construction of the stadium can start. Construction will certainly be completed by early 2028, and the stadium will be ready to host the A's for the 2028 season in the spring of that year.

This will be—on page 12 [Appendix A], you can see—the smallest ballpark in Major League Baseball. That is a trend that is continuing in baseball, making stadiums smaller. The upper ring of a stadium is both the most expensive seats to build as well as the least occupied. The stadium is sized to the projected attendance at the games, which is around 27,000 to 27,500 fans per game, so the stadium has been sized to balance with that. That 27,500, as you will hear a little later, is about the average of Major League Baseball attendance currently. I will turn it over to Mr. Aguero for the funding structure.

JEREMY AGUERO, PRINCIPAL, APPLIED ANALYSIS:

Chair Yeager, members of the Committee. For the record, my name is Jeremy Aguero. I am going to walk through the funding structure with you. I also want to echo Mr. Hill's thanks for your patience, attention, and assistance. I am going to be walking through the bill as amended as that was the request. I can certainly highlight some of the amendments as we go, but the slides that have been provided to you reflect all of the amendments that are included in the current working draft of Senate Bill No. 1.

Mr. Hill talked about what is on slide 14 [Appendix A], which is the general break out of the cost. Right now, the estimated cost of the project is about \$1.5 billion, with the A's contributing \$1.1 billion. This will be substantially more than any private investment in a Major League Baseball ballpark in history, and then, the state contributing up to \$380 million. It is important to point out here that in the event the project cost comes in over expectations, the state has exactly zero potential liability associated with that. The A's take 100 percent of the risk relative to the development of the project and the operations of the project overall.

On the next slide, slide 15 [Appendix A], you see the general overall structure, if you will, for the way the project is to be funded. At the top is exactly what Mr. Hill talked about before. In the second set of dark blue rectangles, you see the same thing I just talked about in terms of the allocations to get us to \$1.5 billion. The light blue sections are where we get the elements of how the public contribution is made up. The first is the creation of a sports and entertainment improvement district. The second is the use of transferable tax credits. The third is the Clark County Development Agreement credit. The first of those is the one that we have spent quite a bit of time talking about over the past few weeks and that is the creation of an improved sports and entertainment improvement district. Essentially, the county will issue general obligation bonds that will be supported by a set of revenues, sales tax, live entertainment tax, payroll taxes, and commerce taxes; there are about 17 taxes that are identified in the legislation as it is currently drafted. We do not have enough information about the project to be able to estimate how much those revenue yields will be. The idea is whatever revenues are generated by the project will be reinvested in the project and will be utilized for the repayment of those general obligation bonds that will be issued by the county.

You will notice that underneath the first of those light blue boxes, there are a few gray boxes that are included in there. This is the security, or the additional security, for those bonds that are issued. The first is a two-year reserve. The first of those reserves is issued at the time the bonds are issued. It is funded, I should say, at the time the bonds are issued at average annual debt

service. So, at the point at which the bonds are issued, there is a full year's worth of debt service that has to sit into a bank account. The second of those is paid out of the waterfall—we will talk about the waterfall in a moment—but the additional revenue that is created by the project, some of that revenue will be utilized to fund a second year's reserve. So, by the end of the construction phase of the project, we expect two full years will be sitting in a bank account.

The second of those dark gray areas is the concept of coverage. Senate Bill No. 1 as amended requires two times coverage, which means that for every one dollar that is available for the payment or dedicated to the principal and interest payments on the bonds, a full other dollar has to be available toward the project. Half of that will come from cash coverage. That is shown there. The second half will come from the creation of a state backstop, a state line of credit, or a credit enhancement that will be there. Therefore, there will be one dollar available for every one dollar that is required to make the scheduled principal and interest payments. Beyond that, we have transferable tax credits. The bill, as originally brought forward, contemplated \$180 million of transferable tax credits—\$90 million of which would be potentially refunded through the waterfall. That has been amended in the bill to be \$180 million worth of transferable tax credits and \$120 million that are potentially refundable.

Finally, we have the Clark County Development Agreement credit that is shown on the far, right-hand side. The project specifically requires that the A's work with the host jurisdiction—in this case, the county—to make sure that there is sufficient revenue available for infrastructure, transportation, parking utilities, and the safe and efficient use of the airport. All have to be accounted for there. Those are going to come with costs that are not currently included in the \$1.5 billion project estimate. The county has agreed to provide a \$25 million credit toward those overall costs.

In addition to that, there has been a lot of conversation about this waterfall that exists. The waterfall, as amended, will be shown in a moment on slide 16 [Appendix A] in the packets that have been provided to you. That waterfall has a number of steps to it. The first is, obviously, to pay the principal and interest on the bonds. The second is to fund the operations of the Stadium Authority up to one million dollars per year. The third is to provide supplemental maintenance and operation costs in the event—the hopefully very unlikely event—that the A's fail to meet their obligations. The Stadium Authority Board is allowed to use those revenues to operate the stadium or put it in the state where it could be sold or used otherwise. There is an allocation to the second-year reserve that I mentioned earlier. There are repayments of any draws to the credit line, the credit enhancement, or if any of the reserves are utilized. If the credit enhancement is needed as additional revenue is generated by taxes, that has to be paid back through that waterfall. There is a \$5 million capital reinvestment back into the project that is included. Then, there is a split between the county and the state relative to funds that are used to repay the transferable tax credits or fund a homelessness prevention and assistance fund through Clark County. For the first \$45 million that are available for repayment, that split is 90/10, with 90 percent going to the state for the repayment of the transferable tax credits and 10 percent allocated to the homelessness prevention and assistance fund. Anything above \$45 million to \$120 million goes 80 percent to repay the transferable tax credits, and then, the 20 percent to pay up to \$5 million a year toward the homelessness prevention and assistance fund. After, there's a residual; any money that falls all the way to the bottom of that, ultimately, is utilized for really three purposes. One is the early defeasance of the bonds. Two is capital reinvestment back into the project. Number three is infrastructure in and around the project if it is needed. Again, the expectation here is, if the project overperforms, there should be additional funds utilized for the repayment of transferable tax credits or additional funds flowing into the homeless assistance fund overall.

The next slide, slide 17 [Appendix A], looks at the opposite scenario. What happens if revenues come in under expectations? The first is that the cash coverage that exists—you recall that we talked about two times coverage—half of that two times coverage is additional estimated revenues from the taxes that are directed into the sports and entertainment improvement district. That extra money is the first line of defense and would be utilized to pay the principal and interest on the bonds. If those dollars were insufficient, the next would be that the A's would tap the credit line that is provided by the state—the credit enhancement—up to 0.5 times of the amount of the principal and interest payments on the bonds. Assuming that was fully utilized, the first-year

reserve would be needed. Assuming that was fully utilized, the second-year reserve would be utilized. And if all those reserves were utilized, what is essentially about four years' worth of zero revenue being generated by the project, it would be the full faith and credit of the county that would be utilized to make sure the bond holders were made whole.

On slide 18 [Appendix A] is a funding comparison that has been discussed somewhat—I have alluded to this throughout my comments to you today. On the far, right-hand side is what the stadium looks like today relative to the deal structure; 25 percent public and 75 percent private funding, which is competitive, if not superior, to the vast majority of other baseball stadiums that you see here. In addition to that, you'll notice that the \$1.1 billion that is being put in by the A's is substantially larger than almost every, frankly every, stadium that is shown on our schedule here.

The next slide, slide 19 [Appendix A], looks at a comparison between the size of the market and the share of public funding. You will notice that the A's Stadium is in the bottom, left-hand quadrant, but stadiums that are built in smaller markets, which are shown in the top, left-hand quadrant of the schedule, have a tendency to get larger amounts of public funding. That is not the case here. In the case here, this is a smaller market—meaning there are fewer corporations to sell suites to—a smaller media market, and it is proposed to receive less public funding overall.

The next slide, slide 20 [Appendix A], shows the sports and entertainment improvement district. One of the elements that was amended into the bill in a couple of places essentially makes it clear that the sports and entertainment improvement district and the stadium site itself, which largely overlap and, in many cases, will be the same thing, cannot include a hotel, a hotel/casino, a motel, or any type of accommodation, and it cannot include a licensed gaming establishment. What is shown here is the site where the Tropicana exists. Also, in the amendment is the requirement that the project be constructed on this site, on the southeast corner of Tropicana Avenue and Las Vegas Boulevard in Clark County, Nevada. The project itself, as Mr. Hill alluded to, will require about nine acres. The expectation is that the Tropicana will be demolished and that the balance of the site will at some point be redeveloped in some type of hospitality use. That said, what you see here is where the stadium will be and where the sports and entertainment district will largely be focused.

This is slide 21 [Appendix A]. I will apologize in advance for the number of words on this slide. I tried to make it more brief in terms of it is structure, but I thought that some of these points were really important in thinking about what the public's position is relative to the deal that is being provided to you today. The first of those is that the A's put the first money in and the public puts the last money in. The A's are required to dedicate the land on which the stadium will be constructed and put the first \$100 million of the project in. They will have substantial equity invested in the project before the first public dollar makes it into the project. In addition to that, it is the last \$50 million of the project that is funded by the public. If there are cost overruns or if the project is delayed for some reason, that is the sole responsibility of the A's. They will have to make up that difference before any additional public money gets put into the project, and the project must be closed out before such time as the final \$50 million is put into the project.

The second of the elements that is included here is the non-relocation agreement. What this essentially says is that the A's are required to enter into an agreement to not leave for 30 years. If they violate that agreement at any point in the next 30 years, they are required to pay off the bonds, and they are required to pay off any of the then outstanding refundable transferable tax credits that exist. If that were to take place, the Stadium Authority Board, in that case, would own a stadium free and clear. The A's, I suppose, can leave, but their money will stay in the state of Nevada.

In terms of the conservative bonding requirements, I think this is particularly important as we go through this. We have worked diligently with Clark County, and I want to express my thanks to Clark County and the staff in particular for going through this. They are tireless advocates for making sure that the structure of this deal is sound and is fiscally responsible. Two times coverage, two dollars allocated for every one dollar that is available and two years' worth of coverage. There has been a lot of conversation—and I am sure we will talk about it more today—about some of the projections that underlie some of the estimates that are provided here. I look forward to all of those questions, but I do want to make sure something is clear; these are projections that were originally created by the A's based on their knowledge of the team and based on their conversations with other Major League Baseball stadiums. They then worked with a company

called CSL [CSL International], also sometimes referred to as Legends, that is the foremost expert anywhere in the United States. As a matter of fact, I do not know anyone that is even their competitor relative to doing estimates and doing feasibility analyses for stadiums and arenas. They are the ones that prepared the projections. As a matter of fact, the A's actually went through a process to essentially moderate, or bring down, some of those projections including spending estimates. Those projections were then reviewed by our firm, Applied Analysis, and some adjustments were made. They were reviewed by Goldman Sachs. They were reviewed by Hobbs, Ong & Associates. Clark County then retained Public Financial Management, often referred to as PFM, to do another review of the document in which they reviewed all the estimates that were ultimately provided by the model we provided to them and determined that they were reasonable. I believe that is the case. I look forward to any further conversations, but certainly, the county made sure that the exercise here went through everything in as detailed a way as possible. With that, I appreciate the opportunity to provide this testimony, and I will turn it back over to Mr. Hill for governance and oversight.

STEVE HILL:

Thank you, Jeremy. As you know, the Stadium Authority Board was created in the 2016 Special Session to oversee Allegiant Stadium and make sure that the state and local governments received the benefit of the law that was passed in 2016. That is the same concept that is currently in this bill; that Stadium Authority would provide oversight over the baseball stadium and make sure that the state and local governments and the citizens of Nevada receive the benefit of what is intended by this bill. There are three—and really maybe four—primary agreements that the Stadium Authority enters into with what we call the developer partners. These are the A's and their partners in the development of the stadium, the stadium events company, which is the A's, and potentially, a company that they bring along as either a partner or subcontractor to operate the stadium, which would be a lease with that organization. With the A's themselves, it is the non-relocation agreement that Mr. Aguero referred to as well as the community benefits agreement that would be directly with the A's that you will hear more about here shortly.

The Stadium Authority Board is currently made up of nine members; three of whom are appointed by the Governor, three of whom are appointed by the Clark County Commission, and one is appointed by UNLV [University of Nevada, Las Vegas]. Then, those seven members appoint two additional members to the Stadium Authority, taking into consideration currently the recommendations from the Raiders [Las Vegas Raiders]. On the next page, you see what is proposed are changes to that which would include two additional appointments: one by the Speaker of the Assembly, the other by the Majority Leader of the Senate [Appendix A]. The other change in this process would be the two ad hoc appointments; one would be taking into consideration the recommendation of the Raiders and the other would be taking into consideration the recommendation of the A's.

The Stadium Authority has a number of different responsibilities, some of which are outlined on this page. We are a public body. We are subject to the open meeting law. We are subject to public records requests and all the laws that go along with being a public entity. We own and oversee the stadium and the land that the stadium is built on and the land that is around and supports the stadium. We are responsible for those three documents that I referenced—the development agreement, the lease, and the non-relocation agreement—as well as the community benefits agreement. There will be an agreement with the A's. There are a number of other documents that support these, but those are the primary agreements that the Stadium Authority Board is responsible for. We manage the waterfall money. Those are the buckets that Mr. Aguero explained; when there is more tax revenue collected than is necessary to pay the bonds, there are prescribed ways to utilize those additional funds. The Stadium Authority does not have discretion to change those parameters. We do have, as is noted here, responsibility for approving a maintenance plan for the stadium and for approving a budget to make sure that the maintenance is actually done for the stadium. We do have some discretion inside those buckets of money. We do not have discretion to change where that money goes. We are also responsible for arbitrating any disagreements that may come up between UNLV and the Raiders.

In terms of other project elements mentioned, the Aviators [Las Vegas Aviators], who play at

the ballpark in Summerlin, are the Triple-A Minor League Baseball affiliate of the A's and will not be required to move. They will continue to play in the ballpark. It provides really great synergy for the team; their minor league team is right there with them. Also, it provides a benefit to the community because you get to know players early and as they move into the major leagues, and you feel like you know them for a longer period of time. The Aviators will be able to stay in Las Vegas moving forward.

Mr. Chairman, if it is okay with you, I would like to ask Ms. King and Ms. Aker to join us here to talk about the community benefits agreement. Thank you for being here with us, both of you.

CHAIR YEAGER:

Thank you both and we will welcome our two other presenters to the table. Welcome to the Committee of the Whole. When you are ready, please proceed.

YOLANDA KING, MANAGING PRINCIPAL AND STRATEGY CONSULTANT, KING STRATEGIES:

Good morning, Chair Yeager and members of the Committee. I am Yolanda King. I am here to discuss with you my role in the community benefits agreement. I wanted to first express my thanks to all of you whom I met with over the past few months to discuss what your desires are and what you would like to see in the community benefits plan. As I met with each of you, I did explain the purpose of a community benefits plan and what types of benefits are included in community benefits plans across the country. I shared those ideas with you.

Next was to gain an understanding from each of you with regard to what you would like to see as part of the benefits that would be provided to our community and to our state. Some of the things that I have heard from you included to make sure that there is construction workforce diversity, meaning that in the construction work, as part of that project, we make sure that we include minorities, females, veterans, and disabled individuals. In addition to that, we discussed stadium operations and making sure that there is diversity that is included as part of the workforce in the operations of the stadium. Again, that would include diversity of minorities, women, disabled individuals, as well as veterans. Subcontracting and vendor diversity was also mentioned by many of you and how important it is to ensure that there is diversity within your nonprofits, your small business organizations, and your vendors. What was also important to you was having a livable wage and ensuring the employees that are working either in the construction or the operation side of the house are paid at least a livable wage and that there are also benefits, such as health care, that are provided.

Additionally, infrastructure was a big concern for many of the members of the Legislature. There was quite a bit of discussion on making sure that there is infrastructure to mitigate the intended traffic concerns that may come because of the stadium. We have talked about making improvements to community fields throughout the state of Nevada, particularly in the underserved areas, the rural and the urban underserved areas. Then, any other impacts that the stadium may bring, what do we do in terms of infrastructure to mitigate those concerns?

There was quite a bit of discussion on community engagement to make sure that the A's are involved in every community and not just in the Southern Nevada community. We talked about having their involvement throughout the state of Nevada; team player participation, having ticket donations, participation in youth sports, and a very high priority of legislators was making sure that the team and the players participate as part of our educational programs throughout the state of Nevada. There was a discussion about including some form of art or having an art plan as part of the Stadium Authority. There was quite a bit of discussion on monetary commitment and what that looks like with the A's contributing some portion of the team's revenues they receive back to the community. We talked about career development, scholarships, and having internships.

Also, something that was brought up on several occasions has to do with the accountability piece of it. There was discussion of having an annual reporting of some sort that comes back—not only to this body, but also to the Clark County Board of Commissioners—and having some sort of enforcement that would apply should the team not comply with the community benefits agreement. One thing I want to reiterate here is we are talking about the idea of the benefits that will be provided to the community; this would be in the form of a binding agreement. So yes, we have talked about putting a plan together, but ultimately, what ends up happening is that the plans that are outlined, in terms of what the team will provide, ends up being in a binding agreement. I think that is important and you can see the accountability. Should they not follow through with

the binding agreement, there are obviously legal actions that can take place. Based on your feedback, what you have in front of you is a term sheet of what the A's have minimally stated that they will commit to the state of Nevada in terms of those community benefits.

Next to me, I have Ms. Aker, who will provide for you some of the benefits that they currently are providing. A lot of what has been mentioned from the members of the Legislature in terms of what you want to see in a community benefits agreement aligns exactly with what the A's are currently providing in the community. I will turn it over to Ms. Aker.

CATHERINE AKER, VICE PRESIDENT OF MARKETING, COMMUNICATIONS, AND COMMUNITY, OAKLAND ATHLETICS:

Good morning. My name is Catherine Aker. I am the Vice President of Marketing, Communications, and Community for the [Oakland] Athletics. I have been spending the last year or so in the community in Nevada on a listening tour making sure I understand what the needs are of the local communities and how a baseball team can really come in and make some incredible benefits to the community. As Ms. King said, a number of the engagements that are laid out in the term sheet are part of the work that we already do currently in Oakland and the East Bay. I am here to highlight some of that work right now for you.

First and foremost, the A's are committed to the following engagements if the team were to come to Nevada. We are committed to cash and in-kind support of \$500,000 during the construction phase of the ballpark and a minimum of \$1.5 million to the community once the ballpark is operating. We are committed to complimentary tickets to community organizations and nonprofits, as well as a community suite for every game. We are committed to internships and scholarship programs for high school and college students throughout the state of Nevada. We also have robust community engagement in the youth space; youth baseball and softball programming throughout the state as well as education programs and literacy and STEM [Science, Technology, Engineering, and Math] work. We will host awareness nights at the ballpark, and listed out are some of the ones that we currently do. We will work with the community to find awareness nights that are important for us to also highlight. We will have a nonprofit partner of the game. Currently, we highlight a nonprofit for every single game, and they get social media posts, in-game mentions, and awareness and tabling opportunities. Our players and our staff will also be out in the community volunteering and giving back in addition to the cash contributions that we will make.

YOLANDA KING:

We have extended and amended the current Senate Bill No. 1 to include at a very broad level some details of what the community benefits agreement would look like. You will see that, and Mr. Aguero will go over the fine points of what that looks like. I just wanted to reiterate that as part of that agreement, either through the term sheet or through what is noted in the amended Senate Bill No. 1, it will cover the development and the diversity of what it looks like for construction and operations as well as the workforce standards for small businesses, vendors, and nonprofits. It does include a cash and in-kind support of the community benefits. It also includes an additional \$500,000 during the construction phase. There will be dollars dedicated as part of the community benefits agreement prior to the opening of the stadium. The agreement is intended to be reviewed every five years. We discussed that generally the term of an agreement aligns with the term of the bonds, so it is a 30-year agreement typically. You will want to take a look at and review that agreement every five years particularly because the needs of the community obviously can change in a matter of a couple of years, five years, definitely over a 30-year period. So, there will be that five-year inclusion or review of the actual plan.

The Community Oversight Committee is responsible for the implementation as well as the compliance of the agreement. Their meetings will be subject to open meeting law. There is a community suite that will be dedicated by the A's with the intent or purposes of fundraising. I have discussed the infrastructure investments. I have also discussed internship scholarship programs and the enhanced reporting. Please note that on the actual Community Oversight Committee, that language has been amended to include the appointments from the Governor's Office, the Senate Majority Leader, as well as the Speaker of the Assembly. They would receive one appointment each and then two from the Clark County Commission as well as two from the Stadium Authority. So, that would make up the Community Oversight Committee that would be

responsible for ensuring implementation and compliance of the plan. So, Chair, those are all my comments, and I would like to turn this back over to Mr. Hill and Mr. Aguero.

CHAIR YEAGER:

Thank you, Ms. Hill and Ms. Aker. Welcome back to the table, Mr. Aguero and Mr. Hill.

STEVE HILL:

Thank you. Obviously, the stadium would be built on the southeast corner of Tropicana Avenue and Las Vegas Boulevard. It is an important intersection in Las Vegas. It is on the most iconic street in the country. Traffic considerations are important and have been taken into consideration. There is certainly more work that will be done. I will start by pointing out—and I think Mr. Aguero mentioned this earlier—there is a high-impact project process Clark County Public Works, and really more than just Public Works but led by Public Works, goes through for every major project that is built in Clark County. This project will qualify for that process. It is an amplified process to make sure that the considerations that need to be thought through are done very thoroughly. Kimley-Horn, the engineering company that is the traffic engineer in Las Vegas, has done a traffic study in this area. That work was important to get to this point, but the work then with the county, once this bill is actually passed and this project can move forward, will complete that exercise and make sure that all the topics that need to be considered are considered.

This intersection will allow for the baseball stadium with the highest walk-in traffic anywhere in the United States. We believe that about a third of the attendees, really for any event whether it is baseball or others, will be able to walk, and will walk, to attend events in that stadium. There is already quite a bit of work that is happening on Tropicana Avenue, particularly the work expanding the intersection of Tropicana Avenue and I-15. The northern phase of that project will be complete by the end of this year. The southern phase of that project will be completed a year, a year and a quarter after, or something like that. Certainly, well in advance of the stadium being open. It is a really helpful added capacity that will take place there at I-15.

On the east side of the stadium, near UNLV [University of Nevada, Las Vegas] Thomas & Mack and the entrance to the airport [Harry Reid International Airport], there is another major project that is contemplated and is intended to start well prior to the stadium being open that will add additional capacity on Tropicana Avenue as well. The project and the site benefits from having Reno Road [Reno Avenue] run around what is currently the Tropicana site, which is a 36-acre site, nine of which will be the stadium. That road allows access to the site from the south, from the east, and from the north down Koval Lane, and Koval Lane turns into East Reno Avenue as it crosses Tropicana Avenue. You can access that site off of Reno Avenue without having to go through the intersection of Tropicana Avenue and Las Vegas Boulevard. The only time you would actually have to cross the [Las Vegas] Strip is if you are coming directly from the west on Tropicana Avenue. It is capable of being accessed without doing that from every other direction. The monorail [Las Vegas Monorail] currently stops at MGM [MGM Grand Monorail Station], which is right across the street from where this project would be. As many of you probably know, there are park and rides for virtually every major event and every major sporting event in Las Vegas. We do that for Raiders [Las Vegas Raiders] games, and we do that for Knights [Las Vegas Golden Knights] games in partnership with RTC [Regional Transportation Commission]. We would do that here as well. On that intersection, there are about 20,000 parking spaces just on the properties directly around the Tropicana Avenue and Las Vegas Boulevard intersection in structured parking, more than would be needed for any event that would happen in a 30,000 to 32,000 seat stadium.

This stadium will be the first stadium built in the Loop Era in Las Vegas. This is just a rendition of what is being worked on now. The design work is being done for this. This will allow underground access. It will ultimately connect to parking garages at Mandalay Bay. The Boring Company is purchasing—it has been approved by the Regents [Nevada System of Higher Education Board of Regents]—land near the UNLV Thomas & Mack where they will construct the stadium and be able to connect UNLV students to Allegiant Stadium. This was the original thought so that it would be easier for them to attend games at Allegiant Stadium. It passes right by this site and this site was intended to be included in that Loop area and certainly will be moving forward.

Mr. Aguero also talked about the process for putting together the numbers that are in this presentation regarding the number of events that will be held at the stadium, the attendance at those events, and then ultimately, the taxes that are generated because of that activity. It mentioned that Legends [CSL International] put those numbers together; Legends put numbers together for the Allegiant Stadium project. As he said, I am sure there is competition out there, we are just not aware, but Legends does a vast majority of the work in this field. In this, their projection is for three additional sporting events and five concerts per year at this stadium. While Legends is great, our staff at the LVCVA [Las Vegas Convention and Visitors Authority] knows more about special events in Las Vegas than Legends does. That is an exceptionally conservative number. We will have more events in the stadium including sporting events, concerts, other types of events, events that our trade show customers want to have. Many of our trade show customers are corporate events that are in Las Vegas and need places for the 30,000; 40,000; 50,000 people that they bring to Las Vegas for those events. They have keynote speakers and need to have additional places to display. Those events will be at the stadium as well. When those events are ticketed, they are functionally—because of the makeup and because of the different tax structure for baseball than there is for other types of events, particularly around LET [Live Entertainment Tax]—those additional events are worth about three to three and a half baseball games in terms of tax generation. To put it a different way, if we had just eight more concerts or sporting events at the stadium, it would be equivalent to reducing baseball attendance down to about 50 percent of the capacity rather than 85 percent of the capacity. We think that is likely on the special event side. I will turn it over to Mr. Aguero.

JEREMY AGUERO:

Chairman Yeager, members of the Committee. Now, going to jump us forward to slide 36 to talk a little bit about some of the stadium impacts [Appendix A]. We are going to talk about impacts in terms of economic impacts, jobs, wages and salaries, and economic output. We are going to talk about fiscal impacts in terms of the taxes that are collected. We are also going to have—I guess we have already had—a conversation relative to some of the social impacts associated with the project.

Much of what makes this project different than similarly situated baseball stadiums around the United States is the fact that Southern Nevada welcomes 40 million visitors every year. Those visitors get on a plane, they get in a car, they come to Las Vegas, and they spend money in our hotels, going to shows, eating in our restaurants, and gambling in our casinos. We believe that the total attendance at the stadium will be about 2.6 million people each year. Of those 2.6 million, about 30 percent will be folks from out of town. About 762,000 of the attendees at events at the stadium will not be residents of Southern Nevada. Among those, from an economic impact standpoint, we only consider incremental visitation. Incremental visitation is someone who says, I would not have come to Las Vegas otherwise. I would not have made that extra trip. I would not have come for the first time to see it if it was not for the event, whether a concert, a baseball game, or other special event that is being held there. I would not have come otherwise. That number is just under 16 percent of the total attendance at the stadium. I believe we were conservative relative to Allegiant Stadium. They have outperformed those numbers. I believe we are probably conservative here. This is based on a number of things, including profiles of other baseball stadiums around the country where they have draws of folks coming in from 100 miles or more; fifteen thousand surveys being put in the field, including folks from the American League West and what their willingness was to travel; then, we have tremendous information relative to what Allegiant Stadium is doing today, what T-Mobile is doing today, and what the MGM Grand Garden Arena is doing today in terms of putting on a concert, and, for example, what share of the folks that are in there. So again, we do believe that about 405,000 of those attendees each year will be incremental visitors.

There are three types of stadium economic impacts that I will talk to you about briefly today. The first is construction impacts. These are one-time impacts that come from the construction of the facility itself. The second are annual operational impacts that come from the operations of not only the Major League Baseball team, but also the stadium itself. Then, the incremental visitation; again, I am not thinking about all visitation here, I am only thinking about those 405,000 incremental visitors.

From a construction impact standpoint, what I am showing here up on the slide is direct, indirect, and induced [Appendix A]. Direct employees are those that get their paycheck from working on construction. Indirect employees are those that work for suppliers—when you buy concrete, steel, wood, or anything else that goes into the project. The third is induced, and that is when an employee of the project takes their paycheck back to their neighborhood and they spend it in a restaurant, a grocery store, or a doctor's office. The folks that work in those facilities, at least some portion of their position is dependent upon that expenditure by that employee.

We look at those one-time construction impacts. It is about 14,000 person-years of employment—important distinction. It says one person employed for one year during the construction—the estimated timeline for the construction—is roughly three years. We have estimated this not based on \$1.5 billion but based on \$1.2 billion and estimate that about 50 percent of the project will be split between labor and capital. The way we got to the employment numbers is simply by looking at the amount of labor on the project and dividing it by the average wage per employee that is in the construction industry, about \$66,000 per employee per year. In reality, the average wage per employee is likely to be higher because this analysis was done before the project entered into an agreement with the building and trades union, which is likely to put upward pressure probably in the \$75,000 to \$80,000 per employee range. In terms of total economic output, \$2.1 billion is expected during the construction phase of the project. A little less than every one dollar invested in the project leads to another dollar that is spent somewhere else throughout the community.

In the center portion of the slide that you are looking at are the operational impacts, stadium and team [Appendix A]. These include full-time and part-time employment, which is important here because many of these employees are covered by the Culinary Union because of the agreement that was put in place. As a matter of fact, the estimate is about 90 percent of the employees at the stadium will be covered by the collective bargaining agreement. From that perspective, if a person works 2,000 hours, that is great. If a person works 1,000 hours, they are also expected to work another 500 hours at the [Las Vegas] Convention Center, at other stadiums, or somewhere else, getting them to a higher share overall. In total, we expect about 8,000 total jobs—full-time, part-time, direct, indirect, and induced—resulting from the project. Wages and salaries total about \$440 million and economic output every year of the operation at about \$1.3 billion. If we take those 405,000 incremental visitors that we talked about before and look at how much they spend when they are in our community, they are going to generate about \$571 million a year, on average during the 30-year operations of the facility, that will be spent somewhere in our community. It will be spent on rooms, food and beverage, transportation, and everything else—a total amount of wages and salaries, about \$326 million a year, and a combined economic impact of about \$900 million annually, again, on average throughout the 30-year life of the project.

If we look at it in terms of the fiscal impacts, as opposed to the economic impacts, it is the same three major categories. It includes one-time construction impacts, about \$39 million, during the three-year construction timeline. Operational impacts of about \$17 million a year for sales tax, modified business tax, and other taxes that are included there. Respecting the fact that property tax and the project is owned by the public, the property taxes are abated throughout the term. Then finally, the incremental visitation; we take that \$571 million that is spent directly and the other dollars that flow through our economy, but this only focuses on the direct element associated with that. Gaming tax, sales and use taxes, room taxes, live entertainment taxes, and many other taxes are generated as a result of those expenditures and are estimated at about \$36.5 million dollars overall. Mr. Hill mentioned that the project generates about \$3 in tax revenue for every \$1 that is utilized for essentially the tax incentive towards the A's. You are seeing that here. A portion of the annual operations revenue is the principal and interest payment, and then, that waterfall that we talked about, the coverage that we talked about, the incremental visitation, none of that inures to the benefit of the A's. That is the benefit of developing a project in a community that welcomes 40 million visitors every year. The incremental visitation leads to incremental tax revenue which is demonstrated here. The taxes that are intended to be included, as we will talk about potentially as we walk through the bill, are all included here. The model has only been done to include a handful of those—sales tax, payroll taxes, commerce taxes, and live entertainment taxes—because we have the ability to do that based on the structure of the financial model that exists today. Liquor

taxes, local government business license fees, and franchise fees on energy would all also inure to the benefit of the project, allowing it to have a greater diversity of revenues and ultimately, providing security for bonds that would be issued by the county.

With that, Chair Yeager, that is the completion, or the culmination, of our prepared remarks. If it would please the Committee, I would be happy to do a quick overview of the section by section of the bill. If you prefer that we do not do that, I am happy to do that as well, but whatever is appropriate for the Committee.

CHAIR YEAGER:

Thank you, Mr. Aguero. I think at this point, in the interest of time, we will go to questions instead. Members do have a copy of the mockup, and if there are specific questions about specific sections of that mockup, I would ask you to refer to that. Before I open it up for questions though, I did want to note one thing I forgot to say in my opening remarks: the email address that was listed on the agenda as one where folks could send comments. I did get some information yesterday that folks were receiving an automatic reply from that email indicating the mailbox was not being monitored, but that was a mistake. That has been turned off, and I can assure you that every email that has been sent there, starting yesterday and beyond, has been received and will be made part of the record. I wanted to make that clear for anyone who still has some confusion about that.

We are going to start with questions from the Committee, and Committee members, if you can just light up your speak button on the screen. I see lots of them lighting up right now. I want to ask you all to be patient as we work our way through. We are going to have about 25 minutes for questions before we break and come back. Let us see who is going to be our lucky first person to ask a question. Why don't we go to Assemblyman Watts?

ASSEMBLYMAN WATTS:

Thank you, Mr. Speaker. Thank you very much for the presentation. There is a lot to consider, and I appreciate some of the work that has been done with regards to the amendments. One of the things that I have talked about before and that I will focus on with my first question is around the community benefits agreement. I know that others may need to come down to answer questions related to that. I appreciate that there has been a little bit more laid out in this. The big picture question I have is that I am hoping to understand how this works because now, in statute, we have a role for the Stadium Authority Board, a role for the Community Oversight Committee, and then, there is also going to be a director position. I think the big picture question I have is, how do all of those play in? You have a five-year statutory review by the board, but you are supposed to have this ongoing oversight by the director and the community advisory boards. So, just understanding better the roles and responsibilities of each of those entities and how, collectively, that ensures that this is being carried out and that there is actually community voice involved in that process is kind of the main question. Then, I guess, specifically within that, what authority or what kind of teeth does that community oversight board have? It looks like, ultimately, they do not have any real discretion in designating where funds are going as long as they are kind of within some of the various categories that are listed in the agreement. I am just really trying to understand what the agency, that diverse group of people, would have in actually helping guide and deploy the benefits of the agreement.

YOLANDA KING:

The Stadium Authority is the party to the agreement. Ultimately, the binding agreement lies between the team and the Stadium Authority. The Community Oversight Committee would include exactly what you just mentioned. One of the reasons why we did not want to completely outline what the agreement would look like is because the Community Oversight Committee would include gathering information from the public because we have not gone through that process yet in trying to understand what some of the feedback from the public can be. I would envision this being that there is input provided by the public with regard to benefits to the community that the public sees would be beneficial to us. The Community Oversight Committee gathers that information, and you still have the process of going through and negotiating the agreement. Based on the public input, based upon these minimum commitments that are provided to you by the team, the Stadium Authority would then develop a formal agreement that would

include input from the community as well as the legislators and put that into a formal agreement. The next step beyond that is once you have an agreement in place, the Community Oversight Committee would then be responsible, obviously under the direction of the Stadium Authority, because that is who the agreement is with. They would have the responsibility of ensuring that the components of that agreement are being adhered to, that they are being complied with by the team. There would be reporting from the Community Oversight Committee back to the Stadium Authority with regard to the implementation and the compliance of that agreement.

ASSEMBLYMAN WATTS:

Thank you for that. I am not going to ask a follow-up question. I appreciate that and I appreciate the work that has gone into this. I do still feel that some of the things that have come across in some of our discussions are not fully reflected, but I will follow up with that offline.

ASSEMBLYMAN HAFEN:

Thank you, Chair. I want to thank you guys for being here and giving the presentation today. My question is, I live in Nye County, and we have seen a couple of tax abatements or tax credits that have been on the books, that have actually ended up hurting our community and have been a loss to our state. For one, the film tax credit. We have given out \$22 million roughly in film tax credits, but we have only returned \$6 million for roughly an \$18 million loss to the state. The other one is the solar tax abatements. Currently, we are seeing companies coming in, closing our public lands, and impacting our economic development, especially in the off-road community, so they can sell power to California. We are losing tax revenue that the counties could be receiving. My question to you is, what you are claiming in the presentation is that this is going to be a net positive to the state as a whole, but why are we not looking at some of these other tax credits or tax abatements that have actually cost the state and cost the local communities to shift the burden from what I will call, in my personal opinion, losers, to what you guys are claiming to be winners? So, that is my question to you; if this is going to be positive, why not get rid of the negative and just shift everything over so we do not have another problem on our hands in the future?

STEVE HILL:

We frankly do not have standing to answer that question. We do know that this is going to be a good deal for the entire state. That return on investment will inure to the general fund here and will be able to be spent throughout the state. We know an awful lot about the tourism, hospitality, sports, and entertainment industry, and feel very comfortable saying this is an excellent deal for the state of Nevada.

ASSEMBLYMAN DELONG:

Thank you, Chair, and I appreciate the presentation. I wanted to touch on your financial model and looking at that. I think focusing specifically on slide 38 [Appendix A]. What sort of financial stress tests have you done in your model and specifically, focusing on attendance? I think that is the big question that we all have. The A's have not been performing well; their attendance is low in Oakland. Have you done a stress test on your model looking at, let us say 25 or 50 percent less attendance from the games, not necessarily focusing on the other events?

JEREMY AGUERO:

The answer to your question is yes, we have done those stress tests. The analysis that I mentioned early on, that was done by PFM [Public Financial Management], looked at the sort of 10, 20, 25 percent—I forget exactly the number—stress tests in terms of a reduction. We ran a stress test at everything from 95 percent revenue all the way down to 50 percent revenue, with and without the increase in other events at the facility, because we also wanted to run the stress tests. As Mr. Hill said, the LVCVA [Las Vegas Convention and Visitors Authority] sort of feels like we are underestimating the number of non-baseball events that would be there. It is not always linear as you might imagine. For example, we bring in an event that is a concert, it generates live entertainment tax where a baseball game would not. In addition to that, you have got other things that can sort of move that needle. At the end of the day, we dropped it all the way down to 60 percent, and even below that, and we are still above the 1-to-1 coverage number. Interestingly enough, if we look at it differently in terms of replacing some of the less activity that happens while we have more, it actually ends up benefitting us significantly because the value from the

visitor standpoint is greater from a tax perspective than the value of a resident going to a game because they stay in a hotel room and all of those type of things. What we found is wherever there is that tradeoff that occurs, we can actually take that number down pretty far and still be generally okay from a bond perspective. Now, obviously, no one wants that to happen, but yes, we stress tested it all the way down until it broke.

ASSEMBLYWOMAN COHEN:

Thank you, Chair, and thank you for the presentation. When I met with Ms. King—and I do appreciate that Ms. King was the only person to meet with me about this project except for someone from labor who dropped off a couple letters, four letters to be exact—we talked about the community benefits plan and the one thing that I stressed that I thought was important was a compliance monitor, an independent compliance monitor. As I have looked through the amendment, I see that there is a compliance director, but it looks to me like they are beholden to the Stadium Authority. What happened to the possibility of getting an independent compliance monitor? Where are we with that? I would like to see, again, someone who is independent and not beholden to the A's, or frankly, to the Stadium Authority. I think that is very important, especially since there is so much work that needs to be done on this plan. Can you please just address that, the independence right now.

YOLANDA KING:

The compliance director that you do see in the term sheet, that is the compliance monitor you requested. We can probably put some language around that person being independent, so that is missing. The compliance monitor is the director that was intended to do exactly what you just explained.

ASSEMBLYWOMAN COHEN:

Okay, thank you. Yes, I do not care about their title, but I do think it is really important. I would ask for two things: that they are paid for by the A's and that they are independent. I do want that to be very clear, that this person needs to be independent and not beholden to anyone except for the community.

ASSEMBLYWOMAN LA RUE HATCH:

Thank you, Chair. My question is on the economics of this deal. We are being asked to invest nearly \$400 million in public dollars here rather than in addressing the largest class sizes in the nation, addressing summer school, addressing so many other things that we were told just a few days ago are not affordable. I want to make sure that we are actually going to get a positive return on our investment. To that end, I have done a lot of research, as have many of my colleagues, out to economists; *The Nevada Independent* had a great article on this. There was a quote from J.C. Bradbury, who is an economist, who says "Anyone who is telling you that there is an economic benefit to the stadium deal is [lying]... I've studied this deal to death. There's universal agreement."

"People will always say, 'Oh, but this one is different.' Every single stadium deal I have ever looked at people are saying, 'This one will be different.' ...it's exactly the same as they always are." There are other quotes from other economists. We know that 83 percent say that this is a negative investment. We know that 14 percent say the positives do not really outweigh the negatives. So, 3 percent say that it is a good idea. My question is, if you are going against 97 percent of economists, what are your qualifications to dismiss 97 percent of economists? I just want to know who at your table has a PhD in Economics and what your credentials are to allow you to dismiss them.

JEREMY AGUERO:

Sure, I am assuming that is directed toward me, Assemblywoman. No one sitting up here has a PhD in Economics. I have spent my career studying this economy and this industry, and I am more than happy to evaluate any other analyses that are there. I have heard a lot about what you said, obviously, there has been a lot of chatter that is out there. I am not aware of any of those folks that have done an analysis here in the state of Nevada, much less in Southern Nevada. If they are, they are welcome to give me a call and we can have a conversation about our assumptions versus their assumptions as it relates.

Not surprising to get all of this because I understand where this comes from. I want to be clear about this, those analysts that look at stadiums and arenas around the United States are largely correct, and I want to be very clear about that. They are largely correct. If you build a stadium or an arena in a location that does not benefit from visitation the way ours would, if we took out the 40 million visitors that come a year and the assumptions of how many of them are going to come because of this facility, it would have a negative fiscal and economic impact. Let me be clear about that. Beyond that, we have a lot of the same criticism from all of the same people around Allegiant Stadium. So, I pulled just a few of the articles that were written in 2016. October 2016, the *Reno Gazette Journal* quoted Roger Noll, who is a Stanford economist, well-respected throughout. He suggested, “The proponents are projecting nearly 33 percent tourist attendance when Noll said that other teams never break single digits. He pointed to Angel Stadium in Anaheim, Calif., which is close to Disneyland yet still doesn’t break double digits in terms of tourist attendance... ‘The idea that the thing is going to pay for itself based on a huge inflow of tourists is crazy’... He was also skeptical of how many events the stadium would actually host outside the 16 Raider and Rebel games... ‘There’s not a stadium in the country that has more than four or five that draw those kinds of people.’ Noll said, ‘Exactly what is it about the Las Vegas stadium unlike any other NFL stadium that’s going to cause it to be used extensively for events that don’t exist anywhere else?’”

I would suggest that Allegiant Stadium having done more than 40 events, I think over three million folks that are there, better than doubling the estimates in terms of the visitors that were there, suggests that the analysis that was done there was correct.

Deadspin, May 2023, another commentary relative to the whole thing—“In order for this deal not to be a direct transfer of \$750 million to Mark Davis, the numbers need to bear out. The problem is they won’t. So the issue then becomes: How badly do the numbers miss their targets?... The viability of the project hinges on whether these additional events actually draw tourists, and the notion that tourism will be a big part of this is just silly. It was something [to] convince local politicians that it was good for them’... ‘Every single thing that they made an assumption on has no prior experience anywhere else’ and questioned the argument that the new stadium would draw considerably more tourists to the desert. ‘Why would they believe a half a million who would never visit Vegas would suddenly show up because there was a football stadium?’”—again, more than doubling the estimates for those.

Finally, the *Las Vegas Sun* on October 5th—“In the end, if all of these wildly optimistic things happen, it is certainly possible that the stadium makes sense, but you have to have an unbelievable ridiculous number of things to go right in order to do it.”

Assemblywoman, I have heard the criticism. I have seen it. I believe that when you look at what our state and our community has the ability to do, it sets us apart. Whether I am in the minority of the 14 percent or the minority of the 3 percent, or you would like to challenge my credentials or anyone else’s to get it done, I will stand behind the analysis that has been done and I will stand behind the fact that the folks that have reviewed it are the foremost experts in the United States on visitor economics or economics as they relate to stadiums—Goldman Sachs; Hobbs, Ong and Associates; PFM [Public Financial Management]; and our firm [Applied Analytics]—so I am comfortable with it.

STEVE HILL:

Assemblywoman, I will just add to put a point on that; they were wrong when they made those comments seven years ago. That stadium has performed, from a visitation standpoint, about 180 percent of what was projected at the time. The benefits that we projected seven years ago, we knew were enough to make that deal make sense. It has performed 80 percent better than that.

ASSEMBLYWOMAN LA RUE HATCH:

Thank you for that. So, just to confirm though, much like every other community, you are telling us that our community is different.

JEREMY AGUERO:

Yes, ma’am.

ASSEMBLYWOMAN KASAMA:

Thank you, Chair. Thank you again for the presentation. I am looking at the project funding structure and I see that we had the \$180 million from the State, and it has gone from \$90 million refundable to \$120 million, so that is great. Now, as I review that, I just wanted to confirm, what we have now is basically a \$60 million exposure for the State. Would that be correct?

JEREMY AGUERO:

Assemblywoman, I think the easy answer to your question is yes. There is also the credit enhancement that backstops the bonds. So, that obviously provides some exposure.

The only other thing that I would suggest to you is, you have also heard the A's come up here today and say that they are willing to make a contribution of \$500,000 a year during construction and somewhere between \$1.5 million and however much 1 percent of ticket sales the games are. I put that estimate at closer to \$2 million times 30 years is another \$60 million. I do not know whether you net that off, or whether you do not. But to your point, yes, you are pretty close.

ASSEMBLYWOMAN KASAMA:

Then, along with the funding structure here from Clark County, the sports and entertainment improvement district, that is \$200 million there. Is that correct?

JEREMY AGUERO:

I do not think it is going to be quite \$200 million for the sports and entertainment improvement district. It could be that high, but right now, it is estimated about \$95 million on it is own and about \$125 million with the state backstop allowing us to borrow more because the state is essentially giving us some more buying power with the dollars that are estimated for the district.

ASSEMBLYWOMAN KASAMA:

Are those bonds expected to be issued in total immediately or in stages?

JEREMY AGUERO:

Great question. The way that it is structured in the bill is that they will be issued at a single point in time.

ASSEMBLYWOMAN BACKUS:

Thank you, Mr. Chair. My question pertains to section 36 as to the makeup of the Stadium Authority [Appendix C]. Specifically, it kind of parallels what you were talking about as more of the State's backstop here, especially in light of section 30 provisions that were added in what I guess is amendment one mockup—I do not think we have amendment two before us, so we are working off that one—with respect to the State Treasurer's oversight. I was curious why it is now in section 36 we are removing the State Treasurer from the Stadium Authority but going ahead to leave the County Treasurer, especially in light of the State being the backstop and all of the other mandates set forth in section 30 that will involve our State Treasurer.

JEREMY AGUERO:

The State Treasurer is critically important to this process. The State Treasurer makes important determinations throughout the bill relative to the sufficiency of funds, the credit enhancement, everything that is there. My understanding of why that amendment was requested was because in the section that you are mentioning, you will also notice that it creates responsibility for the Interim Finance Committee to provide affirmation, if you will, that there is a shortfall that needs to be made up from the line of credit. So, that particular appointment was unnecessary.

ASSEMBLYWOMAN THOMAS:

Thank you, Mr. Chair. Thank you for the presentation. I do appreciate the painstaking scenarios you went through to explain to us. My question actually has to do with Clark County. The question is, if this is a default, what happens to the employees of Clark County, since I have a great number of them that live in my district. I want to make sure that there is a backstop. I want to make sure that those employees are not laid off or furloughed. I want to know whether or not you had that conversation with Clark County when you went over all of this.

STEVE HILL:

Just to start with—to put it in the financial aspects of this—in perspective, the \$120 million of bonding is a lot of money. When we start, the payment each year is in the \$9 million a year range. Over the course of 30 years, that approximately doubles, I think. They have more than a \$2 billion general fund. This is kind of a drop of the general fund that they are committing. That \$9 million, the State is taking the responsibility for half of that. That would be \$4.5 million for the county and \$4.5 million for the state in the event that no money in that district is collected at all. So, this does not put other programs or employment at jeopardy.

ASSEMBLYMAN HIBBETTS:

Thank you, Chair, and thank you to all the presenters. My question is, who owns or controls the sale or lease of naming rights for the stadium and where does that money go?

JEREMY AGUERO:

The naming rights are part of the contractually obligated income that inures to the benefit of the stadium itself. In this particular circumstance, the A's would be the one that benefits from it.

ASSEMBLYWOMAN BROWN-MAY:

Thank you, Chairman. Thank you for the presentation. If you do not mind, I am going to pivot for just one quick second. I would like to hear from the A's relative to what their statement was, and I just would like a little bit of clarity around the listening tour. That was new information I have not heard prior to today despite all the hearings we have been watching. I believe you stated you have been on a listening tour for the last year. Would you talk through a little bit of the data? What did you find? Where is that? What are the things community members brought up? Do you have the data to support?

CATHERINE AKER:

I have been meeting with a number of community members and nonprofits throughout Nevada. Many of those came from recommendations through other individuals and people that we have worked with. Really, what I try to do is just understand what their work is, what their mission is, what they focus on, how they work with corporate partners, and how they work with the other professional teams. It was really more of an introductory type of meeting so I could really think about how we, if we come to Nevada, will do our community work.

ASSEMBLYWOMAN BROWN-MAY:

Thank you. I appreciate that. I am curious to know if you have some of that data that you could share with us? I know that we are all interested in hearing that as many of our constituents have weighed in on. What does this look like for us in our communities? I think that would be helpful if we could see some of that data.

CATHERINE AKER:

I apologize. I do not know if I understand your question because I believe, unless I am mistaken, the data has been built into this community benefits agreement that Ms. King has been leading up that we have been supporting.

ASSEMBLYWOMAN BROWN-MAY:

Okay, thank you. So then, for clarification, you are talking about Ms. King's listening sessions relative to us in the development of the community benefits agreement, or did you do a separate listening session? I do not really want to get into the meat of it. I am not trying to beat you up. I am just trying to really understand. Who are the community organizations that weighed in? Did you do roundtables in specific communities? Did you look at underrepresented communities? Did you look at minority communities? Did you look at the Native American Tribes that we have? Who weighed in to help you develop that beyond the community benefits agreement that we have in front of us that we have weighed in on. That is really what I am looking for.

CATHERINE AKER:

Sure. We met with a number of organizations; the types of organizations that we currently work with. I met with food insecurity, so, Three Square. I met with—and forgive me because I do not have the list in front of me—Spread the Word to talk about their book literacy program.

We went to their warehouse to understand how they are working in schools. We met with representatives from Ty's Place. I met with the Public Education Foundation to talk about the education things that we do there. I met with a number of little league leaders because again, our work is also going to include youth baseball and softball. I would like to say that the work is not done. Over the next year, additionally, if this does pass and move forward, we will be back in the community really doing the robust work. This was just the beginning. What I tried to do was meet with a number of organizations across the different spectrums of the work that we already do; literacy, food insecurity, homelessness initiatives, and things like that.

ASSEMBLYWOMAN BROWN-MAY:

I sincerely appreciate the detail, and I appreciate that you are continuing to work in the community benefits agreement and building those relationships. I think that is going to be essential as we go forward. As my colleagues stated earlier, I believe, question one was really around the community benefits agreement and building that relationship. It was a conversation I had with the owner of the A's a week ago relative to, how do you show up and really participate in our community? I think we have an exceptional track record relative to that. I would like to see that continue as we go forward. I believe that we are not really there yet on the community benefits agreement, and for me, that is where I would like us to continue to work.

CATHERINE AKER:

Yes, and I want to make sure there is an understanding that the work will not just be the community benefits. As an organization, we have a 501(c)(3). We will do more above and beyond what is required as part of the stadium and ballpark. It is the work that we will do initially as an organization with the core values that we believe in.

CHAIR YEAGER:

Ms. Aker, I know it is weird because I am behind you, but if I could ask you and Ms. King, if you have the ability, to maybe put together a list of the organizations you met with. I know we put you on the spot here, but I think that would be helpful for members, and then, if members have suggestions going forward for other organizations that could be included, I think that that would make sense to be able to do that. Obviously, I know you do not have that right now, but if it is something you could get to the Committee of the Whole, we would really appreciate it.

CATHERINE AKER:

Yes, I will work on that during the break.

CHAIR YEAGER:

Committee, we are going to go into recess because we have hit 12:47 p.m. It is our goal to be back here at 1:30 p.m. I know this is the Legislature. I know that is probably optimistic, but if we could try our best to grab a quick bite to eat, come back refreshed, and we will get to the rest of the questions. We will be back around 1:30 p.m. Until then, we are in recess.

Chair Yeager announced if there were no objections, the Committee of the Whole would recess subject to the call of the Chair.

Motion carried.

Committee of the Whole in recess at 12:48 p.m.

COMMITTEE OF THE WHOLE IN SESSION

At 2:09 p.m.

Chair Yeager presiding.

Quorum present.

CHAIR YEAGER:

The Assembly Committee of the Whole will come back to order. I hope everybody had an opportunity to get some lunch and to step outside for a minute. It is a very nice day outside in Carson City.

We will welcome our presenters back to the table; Mr. Aguero and Mr. Hill. Just as a reminder, Committee, we are on our first round of questions. We will have a second round once we get through the first round. Just a reminder, if you can keep your question to one question this time around, it would be helpful to make sure that we get to everybody. And just so you know, at the moment, I have about ten people lit up for questions, although I think there are more than that. Gentlemen, welcome back. We will go next for a question to Assemblywoman González.

ASSEMBLYWOMAN GONZÁLEZ:

Thank you so much, Mr. Speaker, and thank you so much for the presentation. I just want to make sure I was understanding correctly that the community benefits package is contingent upon \$1 of the ticket sales. Is that correct?

JEREMY AGUERO:

Not exactly. There are a couple of different pieces to it. During the construction period, before they have any ticket sales, it is a half a million dollars a year. Then, what it says in section 23 [Appendix C] is that after the project opens, it will be 1 percent—which is different than \$1—or \$1.5 million, whichever is more as a result. We would expect ticket sales to be a higher number than \$1.5 million, but if it, for whatever reason, was lower than that amount, the \$1.5 million would be the required amount.

ASSEMBLYWOMAN GONZÁLEZ:

Okay. My question is, in the event that you do not generate that revenue or that profit, how are we still implementing the community benefits package?

JEREMY AGUERO:

I suppose they would be required to pay the \$1.5 million even if ticket sales were very low. Again, I think it is a pretty unlikely outcome, but in the event that it happened, the A's are still committing to \$1.5 million every year for the next 30 years.

ASSEMBLYWOMAN CONSIDINE:

Thank you, Mr. Chair. Thank you for the presentation. I have kind of a specific question. It is my understanding that the property, the nine plus acres, will become exempt from property taxes. Property taxes that are currently being paid, but it is exempt from property taxes because it will fall under the Las Vegas Stadium Authority. On page 21 of the presentation [Appendix A], it says on bullet one that the A's will transfer ownership of the land underlying the stadium to the Las Vegas Stadium Authority. I believe I previously read that the real estate investment trust that currently owns that property is selling that nine plus acres to the A's for \$1. Then, if I am reading this correctly, does that mean the A's then are transferring the property to the Las Vegas Stadium Authority? My question is, why go through all of that instead of the real estate investment trust just turning it over to the Stadium Authority? Since it is going through the A's, if you could please let me know what the benefit, tax write-off, or what it is the A's get for being that sort of pass through.

JEREMY AGUERO:

There is no inherent benefit. The A's are acquiring that property in fee simple from the landlord, if you will. In doing that, they also have other obligations; demolishing, facility building, some infrastructure, and doing some things such as that. That property upon which the baseball stadium project will be constructed will be transferred to the Stadium Authority Board in fee simple until such time as they are ready to move forward with the project. Senate Bill No. 1 that is in front of you merely provides the opportunity for this project to move forward. If the project does not move forward for some reason, obviously, they would not be inclined to transfer that property, which is very valuable, to the Stadium Authority Board. Once the project does move forward, the transfer of that becomes an asset in fee simple to the Stadium Authority Board, that is then an asset of the public that is owned by the Stadium Authority Board. The concept that

there is somehow a benefit for them to transfer it like they are a strawman sitting between those two things—there is no benefit. This is the same structure that existed on Allegiant Stadium. In that particular case though, we did not know where the stadium was going to be located. Wherever it was that they acquired that property, they too had to turn it over to the Stadium Authority Board because at that point, the public owns that asset and will continue to own it even after the stadium is constructed.

ASSEMBLYWOMAN CONSIDINE:

Just so I have it clear in my mind; if this all works the way you are saying, the real estate investment trust turns it over to the A's. I know you say fee simple, but that is just a title. Is there a dollar? Is there a cost? What is the financial obligation? Then, if this all goes through that way, when the A's do have it and then they fee simple it over to the Stadium Authority, is there any monetary value that moves towards any entity involved in that?

STEVE HILL:

The real estate investment trust owns all 36 acres that are there. They are willing to transfer that property at low price because they believe that it will make the other remaining 27 acres more valuable, more valuable even than the fair market value of the land that they are providing. The opportunity for the A's here is to receive inexpensive land and that allows the entire financial structure of this deal to work for them. There is no other benefit to the A's than that. I believe that is the case. It is not really something they are required to disclose to us, but our understanding is that is right.

ASSEMBLYMAN KOENIG:

Thank you, Chair. I represent [Assembly] District 38, which is the middle nothing of the state, the western half of the middle nothing of the state. I represent the rural of the rurals. My constituents have a hard time seeing how any of this is going to benefit them. I mean, there are construction jobs, but those are not going to them. There are stadium jobs once it is built; those are not going to them. I mean, I can see how bringing in tourists, that money is going to go into the general pot, but the one thing that we have talked about and there have been multiple questions about is the community outreach with the community benefits. Are there any plans, or what benefits can I go back to my constituents out in the middle of nowhere and say there are going to be some community benefits that affect the rurals?

JEREMY AGUERO:

I can pull up the community benefits plan, and I do not know that I am going to cite it perfectly here, but I know that in the sections that deal specifically with things like working on some of the baseball and softball fields, it includes both urban and rural elements. I can pull it up here, and I can look at other places, but in the conversation with the A's, they are actually the ones, and again, it probably was from conversations associated with others, including folks like you in this room, that they wanted to include some of the rural elements. You mentioned, what I think is going to be the most significant of the impacts, and that is the revenue that is generated as a result of the increased tourism and increased gaming taxes, payroll taxes, and room taxes; many of those inure directly to the State's General Fund and are distributed disproportionately to the rural communities throughout our state. I think the combination of those two things—is it a direct benefit the same way it is to Clark County? No, but is it a benefit? Absolutely.

ASSEMBLYMAN KOENIG:

Thank you for that answer. I just wanted something on the record that I could take back and say, Yes, we are going to receive something.

STEVE HILL:

If I could just add one other point to what Mr. Aguero correctly pointed out. The intent that the A's have had all along, and they have been asked to make this more clear in the community benefits agreement and have agreed to do this, is that the scholarship and internship program will be available across the state to all NSHE [Nevada System of Higher Education] institutions and all folks in Nevada.

ASSEMBLYWOMAN SUMMERS-ARMSTRONG:

Thank you, Chairman, and thank you for the presentation. In section 26 [Appendix C], it talks about contracts; small business, local business, contracting, subcontractors, and general contractors. I know that there have been discussions with our labor partners about PLAs [Project Labor Agreements], and what I do not see in this section is a legislative commitment that those jobs are jobs for people in the state of Nevada. From my perspective, and I think from others, is current residents of the state, people who have been here two or three years already, not folks who come to do work because we know that our residency requirements are very low. I would like you to speak to how we can ensure, and if you are willing to add language to that effect, that these jobs will be folks in our state; that the small business opportunities will be for folks who are already residents here, that have been residents here for 2 to 3 years already; and that we will not have people coming from out of state taking advantage of our very generous residency requirements to become residents, taking these jobs, and then, you all counting that as local jobs.

STEVE HILL:

I understand the question had not come up previously. There are a number of requirements around the project, and you are correct, there are not residency requirements in this bill. My experience has been, I spent 20 years in the construction industry, that while it is a somewhat transient industry and when times are not great in other states and they are good in Nevada, we will see some come in from out of state in order to work on these projects. Certainly, a majority, and typically a vast majority, of the workforce and the construction industry are local. There has been enough work to keep them in Las Vegas for a number of years, even through the pandemic. My sense is that there would be a very high percentage of locals, by that definition, that are doing the work.

JEREMY AGUERO:

If I can just add one additional element to offer to your question. In section 26, that you are referring to, subsection 2, paragraph (b) [Appendix C] specifically requires that the business not be temporary and is operated in Nevada for not less than four years before entering into a contract and agreement. Respecting the fact that the crux of your question was largely around the employees, the small local businesses have to be a business that existed in the state for the prior four years. Obviously, many of those will have employees working for them that are also residents of the state. I just wanted to add that one little piece.

ASSEMBLYWOMAN SUMMERS-ARMSTRONG:

That still does not address my concern, and that is if you would be willing to tighten up the language to be more specific. Just because a business has been operating in the state for four years, does not mean that they would not look out of state to fill positions. Just because a union is in the state of Nevada, registered and local, does not mean that they would not hire from outside of the state. I think you can understand my concern because if we do not have this specifically laid out, we will lose opportunities for apprenticeships and for pre-apprenticeships if people outside of the state can fill this. I think that it needs to be very clear that is the case.

ASSEMBLYWOMAN ANDERSON:

Thank you, Mr. Chair. My question has to do with section 22, subsection 2, paragraph (h) [Appendix C]. It is page 9. It is basically the lines 21 down to about 29. It has to do with the term "adequate contribution" and when it comes to specifically the impacts of transportation. Also, with this study of the infrastructure, will part of that be a discussion of what happens when there are multiple events on the same night of a very popular corner in Clark County. Then also, if possible, if you could touch upon the timeline of that construction as it relates to slide 11 [Appendix A], where it appears the stadium would be open in 2028. Would the construction be at that same time for the Nevada Department of Transportation?

JEREMY AGUERO:

Paragraph (h) that you mentioned was developed in conjunction with Clark County. The language that is included in there, the amendment that you see, is language that specifically came from them to make sure that, as Mr. Hill said in earlier comments, every major project has to go through a high-impact project process. I think from that perspective, the idea would be those

things should be addressed because the county, as the host jurisdiction, is in the best position through its public works process to make sure that all these issues are addressed as part of that process; parking, utilities, airport operations, and all of those types of things.

The second half of your question is really one about timing, and I think the timing element here that is critical is that this has to be put in place before the development agreement, or as part of the development agreement, that exists with the Stadium Authority Board because no bonds can be issued before the development agreement, lease agreement, non-relocation agreement, and the community benefits plan are all in place. I realize you are just asking about one of those, but that actually has to be put in place in advance of the project receiving the first dime of public money. In addition to that—I may be answering your question too long here—the other part is even the transferable tax credits require that some of these things be put in place. For example, the bonds be issued before they can obtain the first tranche of those dollars. From that perspective, I think that the ability for the county to mitigate any of the potential transportation issues, directly to your question, is created by the fact that the high-impact project, that agreement has to be put in place before all of the other things on our timeline takes place.

ASSEMBLYWOMAN ANDERSON:

Thank you so much for that clarification. And I did not clarify, who defines “adequate?” Is that a decision made by the Stadium Authority? Is that a decision made by the county? Or would that be addressed in those same documents that you were just referring to? Thank you, Mr. Speaker, for giving me that time for clarification.

STEVE HILL:

Just like every high-impact project in Clark County, that would be Clark County’s responsibility. They have the authority to determine whether to issue a permit as a result of that high-impact process.

ASSEMBLYWOMAN TAYLOR:

Thank you, Mr. Chair. Gentlemen and team, thank you for the presentation. My question is going to be a little bit different in that it is about the attendance projections. I understand the numbers that you shared with us and the average for the league as well as the average for the A’s over the past 10 years. I have also looked up those numbers, and it seems as though in the years 2018/2019, the A’s had attendance at approximately 20,000. I know that is below the 27,000 that we are looking to, but those are the highest numbers I can see going back. I understand that there was COVID-19. Now, we are projecting that there will be 27,000 in the new area. One of the things that has to have a direct impact is the success of the team. In those years, the team was much more successful. Over the past five years—and we know the team is really having some challenges right now—the team has struggled. When the team struggles, people do not show up. People love to come to Las Vegas, but people are not going to come if the team is really bad. My concern is that the attendance projections are based upon assumptions that are unrealistic. Can you talk a little bit about that? How are we going to make sure that attendance gets up to 27,500?

STEVE HILL:

Yes, a big reason that the A’s are looking at other cities, looking at Las Vegas—they are not looking at other cities, just one—is because of the stadium situation in Oakland. The environment around that stadium is not an attractive one right now for people to attend games. When they have been good, they are below Major League average. They know that when we bring events, whether that is sports, concerts, or trade shows, there is greater attendance in Las Vegas than there is any place else for a similar event. They are only projecting their attendance to get to league average. They are investing an unprecedented amount in a baseball stadium, and I know are committed to bringing a winning team to Las Vegas. Now, some years that works and some years that does not, but they are committed to doing that. They are committed to investing a great deal of money in order to build a world-class stadium in an environment that is going to attract locals, certainly, but also in a city that attracts more visitors than any other city in the United States. We think that combination will get them to that attendance number. Also, as I mentioned earlier, the rest of what they project is substantially less than what we know is going to happen at that stadium. This is an asset that the LVCVA [Las Vegas Convention and Visitors Authority] and the community

can use to help bring more events, certainly, than the eight ticketed events that they talk about in their numbers in this presentation. We think that is also going to make a big difference.

ASSEMBLYWOMAN TAYLOR:

My question in particular was the commitment to the A's. That is 81 events. How do we know that the A's are going to be better? It is great to hear the commitment. We do not see that reflected in the bill, and I am wondering if there is some way that can be reflected. Otherwise, the assumptions are based upon things that are just not going to happen.

STEVE HILL:

I do not see how that could be reflected in the bill.

ASSEMBLYMAN GRAY:

Thank you, Mr. Chair. So many questions and so little time. The projections are great. They are rosy, but I have heard, even in this building today, the state will be on the hook if this fails; or no, it will just be Clark County that will be on the hook if it fails. I have two basic questions relating around that. One, are all your projections based on generally accepted accounting practices; and two, who is actually on the hook—for the record—if this fails and goes sideways on us?

JEREMY AGUERO:

Generally speaking, when you think about generally accepted accounting practices, that is an accounting concept and not really a projection concept. I do not want to leave you with the impression that somehow this was sort of a gap statement in some way or another. Are the analyses reflective of standard industry practices relative to estimates and projections? Absolutely, they are. They are backed by a substantial amount of research, and frankly, a number of firms have taken the time and opportunity to work through those. From an analytical standpoint, the number of folks that have gone through it and the adjustments that have been made leaves me very comfortable in answering the first half of your question.

The second half of your question deals specifically with what happens if the revenues fail to meet expectations. How does it sort of flow through? You sort of have that on the public side and you sort of have it on the private side too. The A's are going to invest \$1.1 billion. If they fail to generate sufficient revenue, obviously, that will be a poor investment for them.

I think your question was more specific on the public side and what happens there? In the event that revenues come in under expectations, we have one and a half times cash coverage that exists; one times coverage going to principal and interest, and the other half is available to make sure that if the projections are rosy, as you said, and they come in under expectations, you would still have another third of the revenue that would be diminished relative to that before you would have to go onto any additional source of revenue to get there. I realize folks feel like sort of this 50th percentile in terms of attendance feels somehow aggressive—fair enough. I think, as Mr. Hill said, on the other side of the ledger, the number of events that are outside of baseball is probably significantly underestimated relative to that.

Holding all of that to the side, what happens next in the event that the revenues come in and the 1.5 times coverage is not enough, there will be 0.5 times coverage that comes from a state backstop. A line of credit, if you will, that if there is a lean year, or lean two years, those that can be accessed has to be paid back through the waterfall. In the event the revenues come in so low that they are less than 50 percent of what was actually expected—so that is to say, not only did you not get the one times plus the cash coverage, plus you also had to use another full half times coverage that is held in the line of credit—at that point, there is a full year's reserve that has to be utilized. After that is fully depleted, there is another full year's reserve that has to be depleted. In the event that you had what would be the equivalent of four consecutive years of generating zero revenue from the project, at that point, it would be the full faith and credit of the county that would be responsible for ensuring that those payments were done. Now, as Mr. Hill indicated in an earlier response, the state backstop would still exist during that period. It would sort of be split between the state and the county in terms of ensuring that the bonds continue to be paid.

CHAIR YEAGER:

Members, we do have Legal [Legal Division, Legislative Counsel Bureau] on the way to come down and respond to that question as well. They will be here shortly, but we will come back to that question of who is ultimately on the hook. In the meantime, I want to continue to take questions. We will go next to Assemblyman Miller.

ASSEMBLYMAN C.H. MILLER:

Thank you, Mr. Chair. Thank you all for being here and thank you for the work that you guys have been doing to get us to an agreeable place. I am going through the community benefits agreement, and I appreciate that a lot more work has been done on this. I have a couple of things. Well, I will ask one at this time and we will see where we end after that. As I understand, the A's will be playing in the Las Vegas Ballpark for a period of games, potentially during the transition period. If that is the case, I am curious to know what type of community benefits will be in place for that transition period that we could use as kind of an evaluation period about what type of relationship we are getting involved with. The biggest thing that I care the most about as we look at such a major and significant investment—I am pretty sure that financially we can figure it out, it will work. That is my gut. That is what I believe. We are an entertainment town, we bring people in, and we can fill stadiums. But with this long-term commitment of 30 years, possibly longer, what type of relationship are we going to have? I see there has been work done on the community benefits, but I would like to know; one, what type of community benefits will roll out immediately? Then additionally, have we discussed any particular claw backs if community benefits are not met according to the agreement?

YOLANDA KING:

The initial rollout of the community benefits plan is noted in section 10 [Appendix B] of the term agreement and subsection (c) where it states that there will be a minimum contribution of \$500,000 per year to support the community needs. This would be prior to the opening of the stadium. That was an attempt from the team to show commitment to the community early on rather than waiting for the stadium to be completed.

ASSEMBLYMAN C.H. MILLER:

I appreciate that and I see that. I think that is great, but I mean additionally, beyond the money, what type of relationships and partnerships are we going to be able to have in our communities prior to? Because I know that there is a cultural issue with the relationship between the leadership of the team and the community there in Oakland, I want to ensure that when or if this team makes it to Nevada, we are creating a new culture and a new relationship. I think that starts with whatever game they play on day one; whether it is in the first stadium, it is during the construction phase, or potentially this interim phase where—and I may be wrong if they are not planning to play in the Aviator Stadium [Las Vegas Ballpark] right now, but if that is the case, what does it look like? How are we building a long-lasting positive relationship for our community?

Yolanda King:

Part of that engagement that the team is committed to starts with going throughout and touring Nevada in general and gaining an understanding of what the needs are. They have particularly discussed the underserved community, not just in Southern Nevada but throughout urban and rural areas. Talking to the community and talking to the various local governments. Particularly, as we talk about the rural areas, as well as the underserved areas, and just getting out there and talking to the community, nonprofit organizations, and local governments—and understanding the community and what they need—that has been a commitment that the team has committed to. In terms of if this passes, they are going to start and continue that conversation with the community and getting out there and being known as Nevada's team and not necessarily just a Southern Nevada team. They do plan on continuing with those conversations throughout the entire community in Nevada.

ASSEMBLYMAN C.H. MILLER:

Thank you for that. My next piece would just be the final piece of that, which was, what type of claw backs are we looking at? Have you guys thought about that? Is anybody discussing what that would look like? If, say for example, somewhere in the review period, the community benefits

agreement is not met. What is the actual consequence to the community benefits agreement not being met?

JEREMY AGUERO:

I point you to section 23, subsections 10 and 11 of the legislation as amended. In subsection 10, there is a specific requirement for remediation in the event that it has been determined that they are failing to meet the requirements, the expectations of the agreement, and also, the expectations of the Community Oversight Committee. It also points you to subsection 11, and in subsection 11, it specifically requires a remedy that I think is pretty significant. It actually allows the Stadium Authority Board to take legal action for specific performance, or I suppose, damages in the event that they fail to meet the expectations of the community benefits plan.

CHAIR YEAGER:

We do have Mr. Powers here from Legal [Legal Division, Legislative Counsel Bureau]. I would ask if one of you down there could make a seat for Mr. Powers. Mr. Powers, I know you were en route, but Assemblyman Gray had asked the question of ultimately who is on the hook—I think the question was—if this does not work out, if this goes sideways or goes south. If you could provide us, from a legal perspective, your analysis of that question based on the mockup of the bill, please.

KEVIN POWERS, GENERAL COUNSEL, LEGAL DIVISION, LEGISLATIVE COUNSEL BUREAU:

Thank you, Mr. Chairman. For the benefit of the viewing public, the LCB [Legislative Counsel Bureau] is a nonpartisan agency. We do not support or oppose any particular policy, viewpoint, or piece of legislation. However, we do provide the Legislature and its members with objective legal, fiscal, and policy advice. The Legislature is free to use that advice to perform its constitutional functions.

With regard to the question from the Member, and this is related to sections 29 and 30 of the bill, that is the heart of the financing structure of the bill, I need to explain both how the bill works and why the bill works the way it does. To do this, we have to understand some basic principles of state and federal constitutional law. Under Article 9, Section 4 of the *Nevada Constitution*, the state cannot assume the debts of any county. What that means is, the state cannot pledge its full faith and credit as a guarantor or surety of the county. In addition, under Article 9, Section 3, if the state does engage in full faith and credit debt, then the state has to meet certain constitutional requirements. It has to impose a specific tax. The tax has to pay off the bonds within 20 years and that bond issuance with other outstanding bonds of the state cannot exceed the constitutional state debt limit. In Sections 29 and 30, there are provisions to ensure, one, that the state is not committing its full faith and credit to the repayment of the county bonds because the state *Constitution* prohibits it. In addition, the state, through its Legislature, is not surrendering any of its sovereign powers to enact, amend, or repeal laws. That means the Legislature, in the future, is free to adjust the state component of the revenue stream; it can lower those taxes, it can repeal those taxes, and there is no recourse by the bond holders against the state. The reason for that, again, is the state is not pledging its full faith and credit. The result of all of that is, currently under the bill, there will be a state component, a revenue stream from the state. That will be a continuing appropriation as long as the Legislature does not decide to change that in the future.

When the county issues its bonds, those bonds are only pledged with the full faith and credit of the county. What that means is, the county will have a contract with the bond holders and that contract will be protected by the contract clause of the federal constitution. Ultimately, the bondholder's recourse is only against the county. What that means then is, if for some reason the state revenues fall short and the reserves are not there to cover that falling short of the state revenue, the credit enhancement is not available to cover that. Falling short of revenue means that the county has to ensure that those bondholders are paid. If the county has money available in its bond redemption fund, it can use that money to continue to pay the debt service on these county general obligation bonds. However, and in the worst case scenario, where the state revenue is not at the expectations that are needed, reserves are depleted, and the county does not have enough money in its current redemption bond fund, then the county would have to increase taxes in the county to cover those county general obligation bonds because, again, the contract clause requires the counties to do that because they have entered into a contract with the bondholders pledging

the full faith and credit of the county. But again, to emphasize, this bill ensures that the state's full faith and credit is not pledged for the payment of the county bonds. Thank you, Mr. Chairman. I am certainly available for any questions.

CHAIR YEAGER:

Thank you, Mr. Powers. Assemblyman Gray, did that answer the question that you had?

ASSEMBLYMAN GRAY:

It kind of hemmed around that, but as long as you brought up the *Constitution*, I would like to do a quick follow-up with that. Is that okay?

CHAIR YEAGER:

Since we have Mr. Powers here, please, go ahead.

ASSEMBLYMAN GRAY:

Thank you. You brought up the *Constitution*, sir. I am wondering and I will not belabor the point by reading everything, but Article 8, Section 10, if the letter of the *Constitution* is not exactly applicable, I believe the spirit of the *Constitution* is applicable. How are we getting around that? It just does not jive with me or a lot of my constituents, more importantly.

KEVIN POWERS:

Article 8, Section 10 provides that no county shall become a stockholder in any joint stock company, corporation, association, or whatever, or loan its credit in aid of any such company, corporation, or association, except railroad corporations, companies, or associations.

To understand this constitutional provision, you have got to understand what the economic circumstances were in the United States in the early 1800s. These kinds of provisions were not in most state constitutions in the eastern United States. With the development of the Industrial Revolution and railroads, there was a tendency for states to loan their credit and back private obligations for the construction of railroads and other improvements like canals, dams, ferries, and bridges. Because there was no restriction on using state or local credit to back private obligations, what would happen is, the private companies would fail, and the state and local governments were on the hook for paying back those bonds. There was a great recession in 1837, which caused many of these defaults to occur.

Following that, state constitutions started including provisions like Article 8, Section 10. What those provisions mean is that a county government cannot loan its credit to back private company bonds. What it can do though, like it can in any other circumstance, is put its full faith and credit behind county bonds for a public purpose. Improving economic infrastructure is a public purpose. Constructing the stadium improves economic infrastructure—it is a public purpose. The county is putting its general obligation bonds behind that construction project, but the Stadium Authority will own that stadium. The private company will not own that stadium, and the county bonds will pay for that stadium. Once those bonds are paid off, then at that time, the Major League Baseball team will have the option of seeking to acquire the stadium and take over control. At that time, there has to be a third-party appraisal for fair market value where the Stadium Authority then transfers ownership of the stadium to the Major League Baseball company, but for fair consideration. That is a lot more history than most of you probably wanted, but that is what I am here for.

CHAIR YEAGER:

Thank you, Mr. Powers. I still think we need to get continuing legal education during the legislative session. Mr. Powers, I think you said you can stay around, but I wanted to ask anybody who has a question pending right now, if it is a strictly legal question that would be for Mr. Powers, if you could just raise your hand and let me know that. Otherwise, we will excuse him from the table for the moment and we will see if anything else comes up. I do not see anyone, Mr. Powers. Thank you for being here and for explaining that. We will continue along with other member questions. The next question will come from Assemblywoman Gorelow.

ASSEMBLYWOMAN GORELOW:

Thank you very much for the opportunity to ask a question. My question is about the project funding structure and how the \$1.1 billion versus the \$380 million for Nevada to pay was determined. Because, as you mentioned, this is a very iconic corner, probably the most iconic in the state, the country, or I would even say, the world. As you also mentioned, it is very valuable. Why are we giving you \$380 million, and you are not giving us \$380 million to be there?

JEREMY AGUERO:

I think at the heart of your question is adding value for everyone, right? You are right, that corner is iconic. It is arguably one of the most important corners, certainly in our state, and as you mentioned, in destinations anywhere. People know Las Vegas Boulevard. In terms of what is required to make the stadium work from a fiscal perspective, we are talking about putting \$1.5 billion into that asset. From that structural standpoint, as you saw from one of the charts that I showed, the private sector investment is a huge amount of money, \$1.1 billion. I do not want to diminish in any way the public support that comes from that, that is \$380 million. But let us imagine, to your question, that we kind of reverse the model. We essentially say, Hey look, you are going to need to pay us \$380 million in order to construct this asset. In which case, the project goes from \$1.5 billion to let us call it, \$1.9 billion overall. It becomes infeasible to make that project work.

In addition to that, in some ways, I think you are getting what you are asking for in this because the project itself generates \$3 of revenue for every \$1 that the public is putting in in terms of the incentive. That adds up to about \$360 million of net present value today. If the project is never constructed, those incremental visitors never come, they do not spend the amount of money, and we do not get the same level of taxes. From that perspective, I would suggest two things. One, if we were to reverse the model as the question suggested, you would make it infeasible. No one would enter into that project. We would not get it anyway. By constructing, as it is currently structured, the net present value benefit to the state of Nevada is significant and generates the type of revenue that—I think your question was largely leading to—we would like to receive for the investment and development of such a project.

STEVE HILL:

I would just add a couple of points to the correct ones that Mr. Aguero made. Las Vegas will be the smallest television market in Major League Baseball if they move to Las Vegas. The revenue that comes to a baseball team, or any professional sports team, varies. Ticket revenue is a part of it but just a portion of it, certainly less than a majority of the revenue. Particularly in non-football sports, regional television revenue matters a great deal.

The other thing that matters a great deal is suite revenue. In a small market, you have less eyeballs. For example, the largest markets right now are probably in the \$120 million a year range for their regional television contract. In Las Vegas, it is probably somewhere between \$40 and \$50 million. There is a disadvantage there. There are also less corporations in Las Vegas than in most large cities to purchase suites, which is where a great amount of team revenue and help in building a stadium comes from as well. What you will see—and that kind of explains the page that we had in the presentation around the size of the market and the percentage of participation from the public in helping to build a stadium. When you have the small markets, it is incumbent if the city actually wants the facility built and wants the team there for that city to help more than in cities like New York where—those were the other stadiums on that sheet—they were able to build with less public money than we are proposing here. Proportionately though, this is an exceptional deal for Nevada.

ASSEMBLYWOMAN GORELOW:

May I do a follow up please, Chair?

CHAIR YEAGER:

If it is related to the original question and you do not feel that it was answered. As long as it is not a new question.

ASSEMBLYWOMAN GORELOW:

I think my point is more to that being such an iconic and valuable corner that there are a lot of investment opportunities we could go down the path on and not have to pay \$380 million for. If we are to do another casino, another Tropicana that is bigger and better, we would then not have to pay \$380 million. We would get room tax, alcohol tax, gaming tax, and food tax; all of that would be included and we would not have to give anything up. So again, I appreciate what you are saying, but ultimately, I think that is a really valuable corner and you are wanting us to pay a lot of money. Thank you. Not quite sure that was a question.

CHAIR YEAGER:

We will just leave that as a comment for the time being in the interest of other questions. We have a question next from Assemblyman Carter.

ASSEMBLYMAN CARTER:

Thank you, Chair. My question has got to do with—okay, we are kind of like the mistress here now. Everybody knows that the shiny wears off eventually. I am thinking down the road of when we end up with a dirty dog of a stadium, like they have in Oakland, in 20 years and the cost benefit analysis makes the A's go looking for the next mistress. Why are we—under section 22, subsection 5—why is there not a full claw back of public funds or at least of the nonrefundable transferable tax credits? We may have to tear down a stadium that is an eyesore on the [Las Vegas] Strip, and we should be able to be compensated for that.

JEREMY AGUERO:

A few things to offer relative to that. First and foremost, I think we have talked a little bit about the non-relocation agreement. If they choose to leave at any point during the next 30 years, they have to pay off the bonds. They have to pay off the refundable portion of the transferable tax credits. If they choose to leave early, the public, through the Stadium Authority Board, should own the stadium free and clear including the underlying land, which in the last question is obviously quite valuable.

The second piece is there is a specific provision in the development agreement section that talks about the fact that the developer, the A's in this case, are required to maintain the standard of the building all the way through the lease. They are required to do that. The Stadium Authority Board is specifically put in place to enforce the laws that this body passes and those agreements as they exist. The law specifically states that it is the A's responsibility to do that. They get called before the Stadium Authority Board every single year with the capital plan, and it is the responsibility of the Stadium Authority Board to ensure that standard is upheld. Even though there are specific capital requirements and capital contributions, they are required to meet that standard all the way through the end of that 30 years. Now, you make a really good point about the fact that assets age over time. There is no doubt about that, but there has been a lot of thought that has been put into this particular legislation. I would argue the agreements that were created as a result of Senate Bill No. 1 that gave rise to Allegiant Stadium insulate our community and this asset from exactly the problem that you are concerned about.

ASSEMBLYWOMAN BILBRAY-AXELROD:

Thank you, Mr. Chair. Thank you, guys, for being here on the hot seat. First, I just want to say that I am concerned with taking out the Nevada Treasurer from the ex officio. I think that would provide a lot of oversight even to my colleague, Assemblyman Gray's, point. I think that would help.

My question is—while I appreciate NSHE [Nevada System of Higher Education] universities being part of this, absolutely, this is literally adjacent to land owned by UNLV [University of Nevada, Las Vegas]. In fact, just to the east, that frontage right there on Tropicana Avenue is owned by UNLV. Have the A's reached out and talked to them about possibly working with their headquarters, possibly operations? Moreover, the sports management; there is a master's at UNLV, and I would love to see a partnership with that. Then, my final part of the question, is the UNLV baseball team going to be able to play at the stadium?

STEVE HILL:

To my knowledge, the A's have not begun the process of thinking about where their headquarters would be. It is a few years out. They have been and we have been focused on this part in order to allow the project to move forward at all. If Catherine [Aker] has an opportunity to come back up and I am wrong about that, she can correct me, but I think that is the answer to the question. They have talked with UNLV. University of Nevada, Las Vegas Baseball right now has a great college stadium, but it does not really draw a fan base that could afford to regularly play in a stadium of this size because it just costs so much to operate. I know that there have been some conversations allowing that to happen periodically.

The other question you asked? Yes, the community benefits agreement calls out internships, scholarships, and developing mentorship programs all around sports management.

JEREMY AGUERO:

It is section 11 [Appendix C], Assemblywoman.

ASSEMBLYWOMAN DICKMAN:

Thank you, Mr. Chair. Thank you, Mr. Hill and Mr. Aguero. It is clear how much work has gone into this proposal and presentation. My question has to do with—and I hope that I have not missed this somewhere—the specific location being in statute and with the proximity to the airport. Has the project received final approval from the FAA [Federal Aviation Administration] and the airport authority [Harry Reid International Airport]? What is the option if, for whatever reason, they might deny?

STEVE HILL:

The A's have talked with the airport. I have also spoken with the airport. The FAA only has authority for air use. They do not have land use authority; that resides with Clark County. What the FAA will do, if a project is either in consideration or going to be in place, is weigh in, express concerns or potentially necessary mitigation that can alleviate those concerns, or at some level, say you cannot fly on the north runway, or something along those lines. That conversation has at least been had at some level. The way the attitude of the runway works with where the stadium will be and the direction in which the stadium will be directed, the concerns really are not height; it is light pollution, something that would blind pilots, so they will have to mitigate that. The A's have agreed to do that. They do not want fireworks used that would rise above the stadium, and they have agreed to do that. No lasers. Those are the flight issues. They also asked us to add, and we have in the amendment, the language that is—

JEREMY AGUERO:

The Safe and Efficient Airport Operations.

STEVE HILL:

That is direct FAA language that speaks to those issues.

ASSEMBLYWOMAN PETERS:

Thank you, Mr. Speaker. I am looking through the documents that were provided and have been worked on over the last couple of days. The one thing in there that I asked about was not included: the obligation for a family-friendly work environment. There is nothing in here that obligates that outside of maybe a living wage. That is hugely concerning to me given the provocation for taxpayer dollars and in this state where we struggle to keep families uplifted and together, how that would not be an obligation for using these funds.

That being said, I have a specific question related to your food security plan, which I think is mentioned once in each of these documents, maybe not even in the amendment in its entirety, although I am briefly looking through the sections where it might be. What is the plan for the food security obligation? Is it going to be equitably distributed across the state or considered in both our northern communities and in Clark County? I think you keep saying that we are going to see benefits across the state, and I am, and I believe several of my colleagues are, having a hard time believing that when you are asking for a tax incentive that can eat into those social services that the rest of the state do use. It is hard to justify for my community, which you are actually moving a benefit away from us because the stadium is two hours away from where we currently

are, when it will be seven or so hours away with this move. I am just concerned that is a placating statement and not a reality, specifically to the community benefits agreement and the obligation to those social services investments, which is minor considering how much the ask is today. What is the obligation or plan for equitable spread of those benefits?

STEVE HILL:

A couple of things. One, this is a good investment for all of Nevada. There will be more tax revenue to spend on social services across the state if we do this deal than if we do not. I think Ms. Aker talked about the team's commitment to food security and also the team's commitment to not having this just in Clark County and Las Vegas. She can come down and correct me if I am wrong, but this is an ongoing conversation too. What is there is what has been decided so far, and I do not want to lead you on. I do not want to just give you a placating statement. She has said that the A's committed to that, but that is as far as the conversation has gone so far. The Community Oversight Committee needs to be put in place. That conversation needs to be had and the contract that will be put in place needs to be put in place, and that will be a part of that conversation.

ASSEMBLYWOMAN PETERS:

Maybe, forgive me for my bluntness, but I really have a struggle seeing how this plays out in the benefit for our Northern Nevada communities. We hardly have enough as it is to take care of our communities across the state. We have done a fantastic job this last session, I believe, with one of the best budgets that we have ever seen. But when you are asking for a monetary ask to the size that is being requested in this—a commitment that is not included in any of these documents, that does not include the people who are in my community asking for what the plan is—it is not enough. I have continued to ask for this, these family-friendly, community-based commitments and I just have failed to see them. And it is disappointing.

ASSEMBLYMAN D'SILVA:

Thank you, Mr. Chair. Thank you, Mr. Hill and Mr. Aguero, for your presentation. I have a question—and I am asking this question from the purview of the general audience at large—and that is the fact that there is a strong argument made out there that sometimes these publicly financed stadiums are problematic economically, and they are particularly problematic for states that have had issues funding education. My question is, how can we respond to these sorts of criticisms? I think there is adequate literature out there too. Just this week, I read from the *Berkeley Economic Review* and from the *University of Michigan Journal of Economics* that publicly financed stadiums were problematic for not just economies but were particularly problematic for state economies that have been faced with educational deficits, which I believe Nevada is one of them. What would your response be to such a question?

JEREMY AGUERO:

Great question. I am going to echo what Mr. Hill said just a moment ago. If this project is not constructed, the revenues that are flowing in are zero. The bonds that are going to be issued are going to be repaid from the revenues generated by the construction and operation of the stadium. That is the revenue that comes in. There is not a dime that is taken from K through 12 education. There is not a dime that is redirected away from K through 12 education.

Now, the point that was made earlier, I do not disagree with. If you were not using those dollars to repay the bonds, those dollars could be used for some other purposes including K through 12 education, but the other side of the equation is the incremental visitor dollars. Under the Pupil-Centered Funding Plan, the vast majority of the funding for K through 12 education comes from the Local School Support Tax, property tax, general fund allocations, and more than a handful of other revenue sources. You take something like the Local School Support Tax and the fact that visitors contribute probably about 23 percent of our taxable retail sales—at least in the Southern Nevada region—the ability to generate those revenues that come from visitor spending means our schools are going to have more money, not less money.

I answered the question earlier, relative to the out-of-state folks that want to be critical relative to the use of public dollars for projects like this, and again, I will make the same statement. They are 100 percent right in their application of it in the vast majority of areas in which stadiums and

arenas are constructed, but in areas like ours where you have this tremendous amount of visitors, it plays out differently than it would otherwise. I will offer Allegiant Stadium as, I think, a shining example of what has happened. Every one of the same arguments being made about that—we heard about education. The bonds require about \$30 to \$35 million a year, maybe a little more than that now, to be generated in order to pay the principal and interest on the bonds. Last year, based on the known value of visitors that went to events at Allegiant Stadium, it generated about \$72 million in tax revenue. After the principal and interest has been paid, those are dollars that are going to our schools; that are going to public safety; that are going to state and local governments for social services; and all of those other things. As much as we want to have the conversation about the fact that it does not benefit us statewide, it absolutely does because the revenues that are generated, most notably along the Las Vegas Strip, inure to the benefit of the state's general fund and are re-allocated throughout the entire state of Nevada, largely based on need, per capita, per student, or something along those lines. And in doing that, we collect the revenue in one area, and we distribute it throughout the entirety of the state. Whether it is this facility that is being constructed or others that we can look at that have had measurable demonstrative effects that are similar, I would suggest that we will have more money, not less, to help hopefully push our education system forward.

STEVE HILL:

And if I could just add to those points. Economic development for Nevada is about bringing money from outside of Nevada into Nevada. What we are projecting is this stadium will do that at a rate that the activity and money that comes in from out of state, which is the only thing that generates economic development in the state, will also produce these tax revenues that will be substantially more—three times as much—as what is invested. What these articles out there are claiming is that we are not going to be able to do that; no place can do that—in Kansas City or in Buffalo, and I mean those are great places. There is a community benefit to a stadium that is separate and apart from an economic development benefit of a stadium and community pride—rallying around your team and having something for all your citizens to do might be a great reason to spend money on the stadium. But we are discounting all of that in this conversation. We are just talking about the economic and fiscal generation that the stadium will cause. These articles say that we cannot do that in Las Vegas and that is just simply not right because we have all of these people who choose to come when there is something that they want to come for. All we are saying is we are only going to increase our visitor volume by 1 percent. If that stadium increases our visitor volume by 1 percent, pardon the pun, it is a home run. That is going to create that three times investment for the state and local governments.

ASSEMBLYMAN ORENTLICHER:

Thank you, Chair. Thank you for your presentation. Also, to Ms. King and Ms. Aker. My concern had to do with this return on investment that is so critical. You have answered part just now, which would be the opportunity cost. Would we get a better return on our investment in public health or drawing down federal dollars? And your responses, I gather, we would not have those dollars because we would not have these visitors bringing the new money in. In your view, I gather, you are saying there are no opportunity costs. But the other part—I just want to make sure on your model—if I am looking at slide 38 [Appendix A], it looks like if we just look at the annual operation, \$17 million a year for 30 years, that is over \$500 million. It sounds like you are saying that alone would pay back our investment, which does seem inconsistent with what the other economists are saying. You suggested that the difference is they are not taking into account the incremental visitor? That is what makes this different. Even without the incremental visitor, it seems like you are on a different page than other economists. Could you explain? Am I reading that properly that you think we would pay it back even without one incremental visitor?

JEREMY AGUERO:

I do not know the answer to that question because I have not run it in absence of that. I can tell you that I have looked at models that do not have visitor related activity, and the numbers are much less significant in terms of that return on investment. Is it possible that it could be close to a break even proposition? I suppose, because of the mix of sales tax and the live entertainment taxes that we have in the state of Nevada. But I am sorry, sir. I have not sort of run an analysis in

absence of the revenues that we know exist here. I am not contrary to the conventional wisdom in other markets. Frankly, I have done a fair amount of analysis throughout the United States and there are places where projects make sense and places where projects do not. In this particular case, I did not do an analysis that looked at an absence of revenues we know will be generated as a result of our tax structure here in the state of Nevada.

ASSEMBLYMAN NGUYEN:

Thank you, Mr. Chair. Thank you, gentlemen, for being here today. First, I just want to say that I was a little disappointed earlier to hear that a listening tour was conducted during the last year, or maybe more, and it seems like what was said on public record seems to be very brief of that listening tour. As someone who works closely with the community on a daily basis for the past decade, the behind the scenes work to engage the community seems to be below standard with this project.

One of the major issues that I did not see in this community benefits agreement, and it is something that we worked together as a Legislature for the past regular session, was language access. Language access is really missing from this program. In terms of a deeper dive of the community conversation for our state, I think the folks that are behind the scenes on this would learn that we need to be innovative. As Mr. Aguero said earlier, we need to be different, right? Different from everyone else so that we can lead the pack.

My question is on the community benefits agreement in terms of innovation. This seems to be a very basic document. For a large investment that we have as a state, we seem to be very “check the box” on this type of language that I see here. In section 6 [Appendix B], when you talk about livable wage, it is like one sentence. Livable wage is there, but is it sustainable? If we are going to have construction workers and operation workers, I mean health care is a standard these days, right? It is not a premium like the old days; it is standard now because you want to raise the quality of life. You want to raise the ability for folks to go to work and also be able to get to work, like transportation subsidies, paid time off, all of these things. I think there could be more to this livable wage concept, but I just feel like it is very basic here and it is not in the bill language at all. Hopefully, one of you could help me address this part because as the entertainment capital of the world, if we are going to set the way for so many to follow, perhaps this particular component is still missing a lot of important elements.

STEVE HILL:

I will start with the first comment. I think Ms. Aker made it clear, and if she did not, I will help make it more clear. She started a listening tour. It is in anticipation of hopefully having a project actually implemented so that you can implement a community benefits agreement and engage in the community. It was not our intention, or the A’s intention, for that to be complete by the time we came to this session. They have said that it is not complete, and they will continue to do that. The way the law had been set up—and we have listened to you over the past several weeks that, Hey, the plan had you in mind, which was let us get this approved and then let us go put a community benefits agreement together was not being done fast enough—we have worked hard with you over the past several weeks to get to the point we are now. This is not, in my opinion at all, a “check the box” document. I went through six community benefits agreements that were given to me as examples of the top of the class across the country around stadiums, and by the way, many of those were for stadiums where the public investment was substantially more than the public investment that is being contemplated now. Virtually, none of which was ever going to be repaid. I took and have worked with the A’s, with all of you, and with Ms. King to create this document, which is not complete either. This is a much stronger bill because of the input that all of you have provided. It is also a much stronger community benefits agreement than we have ever had in this state. I think it will be a national model by the time we are done.

ASSEMBLYMAN NGUYEN:

Mr. Hill, if you could address my question on livable wage in terms of what you can do, to—just more than what you wrote here.

STEVE HILL:

I apologize for that. The real answer to this is, virtually, more than 90 percent of the jobs that will be around the stadium will be covered by a collective bargaining agreement. Many of those jobs are through the Culinary [Union] and I think everybody here would agree that they pay more than a livable wage. They provide benefits to their employees, and this will help in that effort. I think you will hear from the Culinary [Union] later. Certainly, you can talk to them more about this, but these folks work at the Las Vegas Convention Center where I work as well. Many of them are concession employees, for example. They do move from working in the Convention Center, to working at T-Mobile Arena, to working at Allegiant Stadium. The wrap around aspect of bringing Major League Baseball to Las Vegas during the season when we currently do not have anywhere near as many professional sporting events is going to help all of those employees more easily achieve year-round employment and the number of hours through their contract that it takes in order to achieve those benefits. It virtually assures that all these folks will have the benefits that are in the contract with the Culinary [Union] and other collective bargaining agreements. Virtually, all of those employees will be above the livable wage standard.

ASSEMBLYMAN NGUYEN:

Thank you for going into that a little bit. I just hope that in the continual phases of this discussion that we could add stronger language into what you just said because it is not just up to an entity, like the Culinary [Union], to negotiate for their membership. I think the MLB [Major League Baseball] or the A's team, as an organization, can set the standard so when you connect with the Culinary [Union] members, you already have certain things in place that make it even better for folks and for Nevadans to be able to participate and benefit from this project.

ASSEMBLYWOMAN MOSCA:

Thank you, Mr. Chair. My question is for Ms. King. I thank you all for your hard work and everything that has been added into the community benefits agreement. On section 23, subsection 6 [Appendix C], it says the baseball stadium Community Oversight Committee constitutes a public body. My question was, is the purpose that it will be truly a public body where the community will come together and share the thoughts that they want into this term sheet so that we can get the community feedback, or is this the term sheet we are going to go with?

YOLANDA KING:

Yes, that was the entire intent of putting in there that the Community Oversight Committee would be subject to open meeting laws so that those meetings would be open to the public and they can provide their input with regard to the benefits.

ASSEMBLYMAN O'NEILL:

Thank you, Mr. Chair. Sort of going off this community benefits agreement, I want to go to the other end. When I read it, it is a list of binding terms; there are some very specified requirements in here and you leave out some others. I have multiple questions almost from every line where my colleague from the south talked about just livable wage not being detailed enough. I am asking, you go into such detail—is this truly all there is, or should there be something added? I will give you an example; you talk about universities under education, you only talk about universities from the south. The north is left out. I see that regularly throughout this page that, excluding Clark County, the remaining part of our state is forgotten about. As a state, we are contributing state money to this program and should also be addressed in this. Then, going back to the front page when you list about who can work there, you never talked about not being well-versed in the construction business. I find it very hard to meet some of these requirements on the number of people and the types of people that have to be employed. It does not say that cannot be met. What is the out clause? What are the results? What else do you do?

Under appreciation, you talk about everybody in the moon, but you leave out our first responders. You talk about women veterans. You do not talk about [all] veterans, period. That is what I want to know, this is so specified and detailed in here, how binding is it and what can be added? Do we have to write the whole world in there, or can we do more generalities? And do not forget the north, please—anything above Indian Springs.

STEVE HILL:

While you were not here, I did address the university topic. The A's have been asked to list all, instead of just saying these two, and then everybody else generally. They have agreed to do that. That will certainly be a part of this agreement. As I mentioned to Assemblyman Nguyen, this is just the first part of this process. This is intended to help inform a conversation that will take place with a Community Oversight Committee; will ultimately be a contract with the Stadium Authority that can be enforced; and will have the opportunity to add to these things. A lot of what is identified, specifically, has been requested individually by members of this body. They wanted to see that on a piece of paper. The A's certainly value veterans and that means all veterans and first responders. They do these things already. These were just specific—they wanted to see that particular commitment in writing now, but this will be expanded. They are going to provide a community suite every game—81 games—for a different group, a different nonprofit organization, different groups like that each game. They will spotlight groups each game. There will be lots of opportunities to celebrate all out there who deserve to be celebrated. These are just some of the specifics that were asked by this body.

ASSEMBLYMAN O'NEILL:

If I may say, what I hear from you is, this is not a list of binding terms. This is just a generalized statement to stimulate conversation. Is that a fair summation, Mr. Hill?

STEVE HILL:

It is binding in what is there, it is not limiting by what is there. It can be expanded upon.

ASSEMBLYMAN O'NEILL:

So, there will be more to come. In other words.

STEVE HILL:

Yes, that is right.

ASSEMBLYMAN O'NEILL:

Thank you. Thank you, Mr. Chair, for the time.

ASSEMBLYWOMAN TORRES:

Thank you, Mr. Speaker. Thank you for the presentation and for what I know is going to continue to be a lengthy day ahead of us. I want to speak specifically to section 23 of the legislation [Appendix C]. I am looking at page 12, subsection 2(a) of section 23, it requires workforce diversity and that is mentioned in here. As of right now, my question is, what considerations have occurred to ensure that we are looking at workforce diversity for both low wage earners as well as high wage earners. Because to me, it is important that we have a diverse workforce, but it does not just mean that that diversity is doing the lowest wage jobs. Unfortunately, it is often what we see in corporate America. I am just wondering what conversations have been had and what that looks like now.

JEREMY AGUERO:

The community benefits plan as it is currently structured has a couple of targets in it. Relative to the percentage of workers that have to be minorities—women, veterans, all these number of groups—those numbers are pretty high overall. As to what we saw in this with a similar approach, although substantially lower targets under Allegiant Stadium, is that diversity became a target for every subcontractor and group during the construction and then during the operations of Allegiant Stadium. Is it perfect? No, I do not want to leave you with that impression. But at the level that they are, I think the targets are going to require that every contractor and subcontractor participate and go out and find folks to participate.

I think when you look in there and you talk about opening up the bonding requirements, when you talk about having mentorships that are brought through, those types of things are designed specifically to give folks the opportunity to be lifted up. Now, you talk about the idea of specific workers in different categories of jobs or occupations that are there, and we do not want to make sure that they are all crammed down the bottom; at the same time, giving business owners that have the opportunity to grow and develop. Because what we do know is that businesses that are

minority-owned, veteran-owned, or women-owned, for example, have a tendency to give much greater opportunities to minorities, women, veterans, those that are disabled, and those type of things. I believe that the targets are high enough that there is going to be a natural incentive to do exactly what you are asking for.

ASSEMBLYWOMAN TORRES:

If I could request later on that we get the information to what that diversity looks like right now for the Oakland A's; what that diversity looks like for the top and the bottom of workers; because I think it is really critical that we have people that are wearing the suits in that building that are diverse candidates, as well as individuals that are cleaning the stadium.

ASSEMBLYMAN YUREK:

Thank you, Chair. Thank you to all our presenters for taking the time to put on this very thoughtful presentation and to be here to answer all our questions today. One of the largest criticisms that I have been hearing from my constituents regarding this sort of project is why we would invest such a significant amount of our tax dollars into a franchise, and more specifically, into an owner who has not done his best—it would appear from the outside—to invest in a team that would succeed. You have given some explanations here today about some of the challenges in Oakland that they have experienced there.

In light of what is making Nevada different from these other municipalities elsewhere where these sorts of projects have failed, Nevada, and more specifically Las Vegas, is known as the entertainment capital of the world. We know how to put on a show. Everything we do is at its best, from entertainment and food to everything we do. My question is, what assurances do we have from Mr. Fisher that he is willing to make the type of financial investment that is required so that the A's have a good shot at being the best to compete down in Southern Nevada and therefore, making this sort of investment worthwhile?

STEVE HILL:

If you would like a job promoting Las Vegas, just give me a call. I have talked to Mr. Fisher. One, I will say that he is investing the most money in the baseball stadium. He is investing in Las Vegas. He knows what our city can do for the A's. He has told me he is committed to bringing a winner to Las Vegas. As I said earlier, there really is no way to contract or to put it in a law that he will do it. But it makes sense that he wants to, and it makes sense that if he is going to spend this kind of money, he is going to want it to be successful. I believe that will happen. I think Las Vegas will help make that happen.

ASSEMBLYWOMAN MONROE-MORENO:

Thank you, Mr. Chair. Thank you all for this presentation. I think this is the third time I have heard it now. I have to say that I disagree with a few things that you have said today. You have made statements that without this project, there would be no revenue generated on that corner. Maybe I misunderstood what you said, and if I did, I am sorry, but the corner of Tropicana and the [Las Vegas] Strip, it has been stated a number of times today, is one of the most valuable corners on the [Las Vegas] Strip, in the state, and quite possibly in our country. Something else is going to replace the Tropicana if the current owners decide to demolish it. No matter what that is, if it is a casino or if it is another sports project, maybe an NBA [National Basketball Association] stadium, that may not have the financial ask that is included in this current deal. I think that corner is going to make money no matter who goes there. It is a new shiny thing that you say people are going to come to Nevada to visit. No matter what goes on that corner, it is going to be the new shiny thing on our [Las Vegas] Strip. Whatever that new shiny thing is, it is going to bring good paying jobs for our brothers and sisters in the Labor and Culinary Unions, no matter what goes in.

This legislative session, this body has had more money than we have ever had in our history—since I have been in this building—to deal with our budget. We have passed some amazing legislation out of both houses, bipartisan legislation, that only got across the courtyard and got vetoed. You are asking us to give a lot of credits in addition to credit that already came off our books. We are going to have to add these credits along with additional credits, take those off the books before future legislative bodies will even be able to think about putting together another

budget, and they may not have the dollars that we have this current legislative session. Once this construction is complete in 2028, the team is going to come here, and they will be playing at the Las Vegas Ballpark. Correct? How much money will we generate in those years leading up to that time? Will we get that money, the state and the county, while they are playing at Las Vegas Ballpark so at least we get something out of this deal and not just taking money off our sheets?

JEREMY AGUERO:

Playing at the Las Vegas Ballpark is one potential option. I do not think that is an option that has necessarily been determined that is what the A's are going to do. I know it has come up here a couple of times. I have talked to them many times about what the options look like to play games in the interim. That has been one of the options. I would not want to suggest it has been the option, or even the top option. In the meantime, during the construction of the facility, the community benefits plan requires half a million dollars every year to be contributed, dispersed, and utilized throughout the community. Forgive me if I am over answering your question, but during the construction of a \$1.5 billion project, there are many jobs that are created. There are taxes that are generated both on construction materials and labor. Those benefits will all inure in advance of the A's actually throwing out the first pitch at the new stadium.

To the early portion of your question, relative to the utility of that property, if I suggested—I want to make sure that it is clear for the record—I am not here to suggest that the corner of Tropicana Avenue and Las Vegas Boulevard will not be developed. Of course it will, and you are 100 percent correct. I would only offer that at least based on the plans that are there, what this does is add another dimension to what is going to be developed there. I think that what the private sector has recognized through this is that the advent of having a baseball stadium located there increases the value of that asset and potentially creates something that would otherwise not be creatable. To your point, there could be 100 other things that could be creatable there. This is a bit of a unique opportunity based on the structure and what we are talking about in terms of the development. If I suggested anything other than that, I want to make sure that I am not intending to take it to a level that you suggest that I may have suggested.

ASSEMBLYWOMAN MONROE-MORENO:

The only reason that I mentioned the Las Vegas Stadium was because in your presentation, on page 27 [Appendix A], it specifically mentioned the Las Vegas Aviators, that they would not be forced to move while the A's were playing there. That is why I did mention that. Wherever they play, if they are going to be in Nevada playing, if this bill passes—and I think everyone knows how I feel, I made that very clear in the first time we met and you have not convinced me yet, but I am hoping you do—will the state of Nevada and Clark County, if they are playing in Clark County, be making revenue? And if this bill passes, what do you anticipate that revenue is until the stadium will not be making anything? That is my opinion. Will we be making revenue in those years leading up to the first pitch at that new, shiny, pretty stadium on Tropicana Avenue and the [Las Vegas] Strip?

STEVE HILL:

Just to be clear on the stadium and where they can play conversation, where major league teams can play is subject to collective bargaining. The [Major League Baseball] Players Association has to agree to play wherever they are going to play. If it is an alternative location and the A's have committed to have that conversation and to work to have some of their games not only at the ballpark, but potentially at the ballpark in Reno as well, they cannot commit to it because they have to enter into a collective bargaining conversation with the Major League Baseball Players Association. They can, and will, and have said they will have exhibition games certainly in the ballpark there, just to be clear about that. They would like to be able to play some games in Nevada prior to moving into the stadium but cannot make that commitment right now because of that.

CHAIR YEAGER:

Would anyone else like to ask a question in round one of question asking? I have looked at my sheet here. Most of you have asked a question. Some of you have sneakily asked several questions. Do not think I did not notice, but I am trying to give a little bit of leeway and want to

make sure that nobody else who has not asked a question yet wants to ask one. If so, just indicate by pressing your speak button. I do not see anyone pressing their speak button. So, as advertised, we are going to go to round two of questions. If you have asked a question and would like to ask another one, if you could please light up your screen—and a reminder that questions are welcome but not required. I will give this a second. This is kind of like playing *The Price is Right*. Okay. We will start with Assemblyman Delong.

ASSEMBLYMAN DELONG:

Thank you, Chair, and again, I appreciate your presentations. I am going to stick with financial because that is what I think about the most. In the bill, the development partners and the A's put up \$100 million which is the first spend. What I want to know is the value of the property—the nine acres—included in that \$100 million or is that \$100 million cash that they will put up in addition to the land?

JEREMY AGUERO:

It is in addition to.

CHAIR YEAGER:

That was the way you ask a question. Thank you, Assemblyman. We will go next to Assemblywoman Backus.

ASSEMBLYWOMAN BACKUS:

Thank you, Mr. Speaker. I felt like I did good on round one. I wanted to make a statement and then also ask a question. My first statement just goes to the CBA [community benefits agreement] with respect to appreciation nights and awareness days, and I just wanted to offer, I am hoping that the “but not necessarily be limited to” is not intentionally disregarding our Indigenous communities. We do have 28 Nations in our state, and most importantly, the land that the stadium is being asked on is that of the Nuwu Southern Paiute People. I just want to make sure that was out there. That was really important to me.

My question is, and I have been struggling with section 29, so this may actually go to Mr. Powers as opposed to you guys up there, but if you have the answer, that is great. Where I am struggling is, I understand we cannot pledge the proceeds as a state, but what I am understanding is we are giving up state revenue to pay down the bonds. When I am reading section 29, I am just having a hard time with that. For example, it goes in that the county commissioners shall pledge and as part pay the principle of an interest of the bonds. Subsection (a), in the items listed thereunder, includes a list of our state revenue. So, the state's share of sales tax, as well as now the LSST [Local School Support Tax], goes to the education fund and I am struggling to read in there that the state money is really going to go to pay back the bonds. If Mr. Powers could probably help me out there, I would appreciate it. And maybe somewhere else too, I may be overthinking this.

KEVIN POWERS:

The way the payment is set up for the bonds, state revenues are available to pay for the bonds as long as the Legislature continues those revenues. So, as long as those specific taxes listed in the bill are in place, as a matter of law, they will be collected from within the sports and entertainment improvement district, and they will be given to the county to use to pay back the bonds. My discussion earlier was to ensure that is not a pledge of the full faith and credit of state. If the Legislature were to repeal one of those taxes, that revenue stream would fall away and then the other pockets of money would have to be looked to. If the Legislature reduced the rate of one of those taxes, then that money would fall away. Again, you would have to look through a different pot of money. For example, the MBT, the Modified Business Tax, has a provision in it that adjusts the rate depending on how other tax collections are done. That is an automatic revision. Sometimes, the Modified Business Tax will be lowered automatically by a matter of law. This bill acknowledges that could happen. If that state revenue is not there, you look to the other revenue sources. Ultimately, if those revenue sources are not there, you look to the general obligation of the county to pay back its general obligation bonds.

ASSEMBLYWOMAN CONSIDINE:

Thank you, Mr. Chair. I just want to make clear that I understand how transferable tax credits work. If I understand this properly, there is \$180 million in transferable tax credits. The stadium, or the A's, can take up to \$36 million in transferable tax credits each year. What a transferable tax credit is, if I understand it properly, it is kind of like a coupon so that the A's could use it to pay down their taxes or they could sell it to any other taxpayer in the state. They could sell it to a resort casino, they could sell it to a manufacturer, they could sell it to anyone, and then that entity uses that coupon to not pay their taxes. So, if that entity owes \$25 million in taxes in one year, they can use the coupon to not pay it, which essentially means the way that this is \$180 million in transferable tax credits can mean that it is \$180 million in taxes we lose sort of right out of the gate as soon as they are either used by the A's or the coupon is transferred to another entity who then uses it to not pay their taxes.

On the flip side of that, if the A's use the transferable tax credit coupon, then when they sell it to another entity, that becomes private money for them to use to pay for construction. I do not know if it could be used to pay for the half a million dollars for the CBA [community benefits agreement] or they could use that money to build and construct the stadium itself. I do not know if that also means that they sell the transferable tax credits, they get funding, that funding is used towards the \$1.1 billion they have pledged to pay down the stadium or to pay for the stadium—if that is how all that works.

Then, that \$180 million, I understand is potentially refundable but not required to be refunded; that is part of the \$380 million bucket we have to pay back. Then, all of the money that is raised in the stadium—every tax, like for the hot dog, for the beer, for the Uber driver, for the T-shirt, for everything in that stadium area—I do not know if that means, as Mr. Hill mentioned previously, if you extend the boundary for the parking garage or if anything that is raised in the parking garage goes into that as well, all of that goes right into the buckets to start paying that down. We are giving \$180 million in transferable tax credits, which could be sold or not sold, but they will be used. Then, we are taking taxpayer money to repay the \$180 million in transferable tax credits along with everything else. Do I have all that correct?

STEVE HILL:

That was very accurate. I would phrase it as investing instead of losing, but it was well described. The only exception that I would take to what you said is, it is not an option not to repay the transferable tax credits. The law is written that the revenue will stay in place until those tax credits are paid back.

JEREMY AGUERO:

If I can just add one thing; the A's cannot use the transferable tax credits to offset their own tax payments. It specifically excludes that from taking place.

ASSEMBLYWOMAN CONSIDINE:

Thank you. I appreciate that. I needed that clarification. So then, when we are adding \$380 million, the \$380 million includes \$180 million in transferable tax credits we are paying back to the stadium, but then if the A's cannot use it, that is \$180 million in transferable tax credits that are sold to other entities that then use it to not pay taxes, which means that is negative taxes we have. Explain to me then, how is it \$180 million and not \$360 million dollars in tax credits, or loss of revenue, that we as people in the state are losing.

STEVE HILL:

You are correct. The transferable tax credit is a certificate that says you do not have to pay whatever taxes are listed in the bill that are eligible not to be paid if you are the holder of that certificate. Over the course of five years, that does not start until the next biennium, July 1 of 2025. You would pass out only \$36 million a year in each of those five years. No matter how many times it moves around, there is only one person who can actually redeem that certificate and claim they do not owe the taxes. So, it will only cost the state the \$180 million investment over those five years. They can sell it along the way because they cannot use it and they can only use it for the construction of the stadium, but it is limited to that \$180 million. Just a point on the \$380 million in total, that is a cap. It is unlikely that the combination of what we are considering

here today will actually get to that cap. The projection on bonding with the state providing the enhancement is about \$125 million. The county is providing a \$25 million credit toward the development agreement which would bring that to about \$150 million. Then the \$180 million would be on top of that, which would then be \$330 million. That is more likely to be in the range. That is the entirety of the package, unless interest rates drop significantly between now and the times the bonds are issued. In which case, you could issue somewhat higher principle in bonds than we could right now.

ASSEMBLYWOMAN THOMAS:

Thank you, Mr. Chair. Again, thank you for the presentation in round two. I will not be able to sleep tonight if you do not answer this question for me. You have mentioned something about money going into the bank and it is sitting there for about maybe two years, if I understood that correctly. I want to know what happens to that interest. Who gets that?

JEREMY AGUERO:

We are talking about the bank; you are referring to the State Infrastructure Bank. That is the money that is set aside to provide the line of credit, the credit enhancement we have talked about. If it earns interest, it stays in that account and can continue to be used because the principal and interest payments will ratchet up slightly every year. That interest will allow it to grow so that the State Treasurer, assuming those dollars are not used, will require fewer dollars to request from the Legislature, if additional dollars are needed. There is a provision that is included in the amendment that essentially says at the end, at the point in which the bonds are paid off—let us imagine under a hypothetical scenario, you put the \$14 million in and it is never used; that \$14 million is \$25 million 30 years from now. For exactly the interest, those dollars revert to the State's General Fund at the point at which the bonds are fully paid off.

CHAIR YEAGER:

Assemblywoman, are you going to be able to sleep tonight? Okay, I wanted to make sure the question got answered. We will go next to Assemblywoman La Rue Hatch.

ASSEMBLYWOMAN LA RUE HATCH:

Thank you, Chair. As a Social Studies teacher, I know math is not my subject that I teach, but some of this is just not quite adding up to me. I know my colleagues have all asked questions about a lot of details and we are being told to believe that attendance, which has never gone beyond 20,000 attendees, is now going to reach 27,000; that paying \$36 million a year in public money is a good deal in exchange for \$1.5 million in in-kind donations from the A's; and that somehow a deadbeat owner is going to invest in his team overnight and a losing team will become a winning team. I do not know that those questions have been answered. I think we have seen from my colleagues that those questions have not been answered. I am not going to ask those again because, as a teacher, I know if you keep getting the same answer over and over again from a student, it is time to move on because you are not getting anything new from that kiddo.

My question instead is on the state-of-the-art clause. There are numerous references to state-of-the-art stadiums. On page 7, there is a reference in section 2, paragraph (c) saying that we need to operate a "state-of-the-art stadium." On page 10, there is a reference to "first-class, premier Major League Baseball facilities." And then on the next page, page 11, it talks about the cost of development. I know that in many of these deals, state-of-the-art clauses have been inserted as a way of ringing extra public money out down the line. If some other stadium gets some new fancy gadget, then the taxpayer is now on the hook for paying for that new fancy gadget. I just want to clarify on page 9, it says that "any and all development and construction cost overruns for the development and construction of the project must be the sole responsibility of the developer partner." So, we are all good there, except that "any cost overrun must not be the responsibility of the developer partner if the cost overrun is caused by a change in development or construction mandated by the Stadium Authority after the execution of the development agreement." I just want to clarify, is the Stadium Authority on the hook in NRS [Nevada Revised Statute] to having the state-of-the-art facility? If yes, if they say we have to get this because it is in NRS, is the taxpayer then going to be on the hook for paying for that new state-of-the-art gadget for this facility?

STEVE HILL:

No, they will not.

ASSEMBLYWOMAN LA RUE HATCH:

Speaker, could we get maybe some clarity from Legal [Legal Division, Legislative Counsel Bureau] as well? I just want to make sure on the record that we are not on the hook for that.

CHAIR YEAGER:

That would be fine as well. And members, I would just ask, we are on questions. There may be a time for statements if and when this comes to a vote. If you could refrain yourself to questions, that would be much appreciated as the Chair of the Committee. Mr. Powers, if you have something to add to that, please.

KEVIN POWERS:

The standard in the statute will be a first-class Major League Baseball stadium. As a public body though, the Stadium Authority is made up of multi-members who have to assess the balance between what is included in the stadium and the level of financing they have to build the stadium. There will always be that balance. There will be no obligation to do the most exciting next thing if there is not financing to do the most exciting next thing. As a public body, they have a fiduciary duty to manage these funds in a way that accomplishes the general intent for a first-class Major League Baseball stadium but does not also contradict legislative intent to fund it at only a certain level.

ASSEMBLYWOMAN SUMMERS-ARMSTRONG:

Thank you, Chairman. In my previous life, I worked at an agency that did a lot of capital improvement projects. One of the things that was part of every one of those that were funded and completed by that agency was to have a third-party engineering firm to monitor the construction of that project. I have to ask this question on the fly because my colleague asked my question. This has also been burning in the back of my mind. One of the things that I do not see in here is some type of protection that would ensure that the world-class stadium is being built to those standards. In that previous life, this third-party engineering firm, their responsibility was to review all architectural engineering plans to ensure that whatever was being constructed met those world-class standards. I do not see that here. I think it would be important to know whether or not that is part of the plan and where that would be. Is that part of the legislation? Does that come later? Is that something the LVCVA [Las Vegas Convention and Visitors Authority] is responsible for?

The reason that I mentioned this and the reason this is of concern is, the third-party person would help to eliminate some of the concerns of my colleague so that we do not miss things the stadium's plan might miss that would meet the standards of whatever is "world-class," so we do not have change orders, and so all the things that make this world-class—which I think is very vague and could be interpreted in any different way. You could say a Kohler toilet is world-class, but you want to put in a Beam toilet and say that is world-class. I do not get it. Anyway, where is the Governor? Where is the standard? How is it going to be enforced to ensure we are not having overruns and that everything is being done to the standard that is necessary for this to be world-class?

JEREMY AGUERO:

I would like to draw your attention to page 40 in section 33, subsection 2, paragraph (c) [Appendix C] that specifically requires the retention of an independent engineer for exactly the purpose you just set forth. The same language was utilized in Senate Bill No. 1 for Allegiant Stadium. That independent engineer was Jones Lang LaSalle, who the developer partner would send all of their materials prior to every pay up. They did site reviews every month to make sure everything that was stated was actually provided. In addition to that, the Stadium Authority Board retains an independent construction representative that would walk the site consistently, review all of the plans, and also review everything once it was completed to ensure that the state's interest or the public's interest was being maintained.

ASSEMBLYWOMAN ANDERSON:

Thank you, Mr. Chair. I was going to try to find the slide and look through the papers for it. I cannot figure out where it is, so I am just going to get straight to the point. You mentioned earlier about the naming rights as well as the very small media market being under the direction and also under the ownership of the owners of the team. Will any of this money also be able to go back to pay the bonds or is that 100 percent public money that can be paid? In other words, somebody says, Hey, here is a million dollars. I want to name the stadium after Carson City. Is any of that money able to go back to the bonds, or is 100 percent public tax revenue that would have to pay back those bonds?

STEVE HILL:

The revenue that is generated by the operation of the stadium, including the naming rights, would stay with the A's. That is what is needed in order to pay back their investment in the stadium. So, that would not be available.

ASSEMBLYMAN YUREK:

Thank you, Chair, and thank you again for taking our questions. We have answered so many of these substantive questions to varying degrees of satisfaction I can tell. If you will indulge me for what I hope does not come across as a trivial question, but as a prior law enforcement officer and as a legislator who has prided himself on being a strong advocate for our first responders, I noticed in subsection 5 of the CBA [community benefits agreement] [Appendix B], similar to my colleague from [Assembly] District 37, conspicuously missing from that is any reference to honoring or showing appreciation to our state's first responders, our police officers, our firefighters, and our veterans. There are a lot of other groups in there. My question is, were they intentionally excluded? And if not, can you offer some assurances on the record that we will be able to, at some of these events, honor our state's first responders?

STEVE HILL:

They were not intentionally excluded, and I can give you absolute assurance that they will be recognized at the stadium and at the games.

ASSEMBLYWOMAN COHEN:

Thank you, Chair. I am concerned about the bonds being paid off by the 17 taxes listed because of the requirements of the [Nevada] Department of Taxation being required to use commercially reasonable procedures. Given there was testimony in the other house about the department using commercially reasonable procedures or the revenue being excluded, how do we know that there are going to be funds to pay off the bonds?

JEREMY AGUERO:

The revenues that are estimated are those that are utilized in the preliminary model and are easily measurable and identifiable for the [Nevada] Department of Taxation. They include sales tax, live entertainment tax, modified business tax, and commerce tax. These are taxes the [Nevada] Department of Taxation understands and, in cooperation with the taxpayer, are fairly straightforward.

I think at the heart of your question is, what about some of the other taxes that are not included relative to that? The idea is, as those become more readily identifiable, they can be included for that revenue to the extent they are identifiable enough that a commercially reasonable effort can be made to collect them. For example, let us say liquor taxes being passed through. In terms of an invoice, those will be able to be included. The ability to pay off the bonds is going to be a function of the revenues that are already identified. The Stadium Authority Board has to identify and provide that those revenues will generate the full two times coverage when the state's enhancement is included, whatever that set of revenues ultimately needs to be. Those revenues then go to Clark County and have to be determined to be similarly sufficient, both by the chief financial officer of the county and then also the State Treasurer to make sure the revenues that are identified meet the full two times coverage, again, when the credit enhancement is included. The bonds will not be issued unless all three of those parties determine there is sufficient revenue to meet the principal and interest payment plus an additional 50 percent and the state backstop.

ASSEMBLYWOMAN COHEN:

Okay. I still have concerns because the MBT [Modified Business Tax] and commerce tax—what is going to happen if the headquarters are off-site? The department is going to have a difficult time making those determinations.

JEREMY AGUERO:

Certainly, if something is going to be administratively too burdensome, there will not be a commercially reasonable way to do it. The conversations I have had with the [Nevada] Department of Taxation—I mean, we reallocate modified business taxes today for economic development purposes. We have the ability to identify the situs that is there. Yes, the taxpayer will have to identify the taxes that are paid by that taxpayer for, for example, the modified business taxes that are allocated specifically to that location. This happens in other communities, it happens in our state, and I do not have a concern that the [Nevada] Department of Taxation cannot work with the taxpayer to determine a commercially reasonable way to accomplish that.

ASSEMBLYWOMAN COHEN:

Okay, and we do not yet know where the headquarters are going to be for the A's?

JEREMY AGUERO:

A number of the A's employees will be located at the stadium. They have not indicated to me exactly how many or exactly how that will work for the employees, players, things like that. There is specific language within Senate Bill No. 1 that says that those employees will be deemed to be within the sports and entertainment improvement district for purposes of that tax collection.

KEVIN POWERS:

Just to follow up on that. Because the businesses that are operating in the sports and entertainment improvement district will be the ones paying the taxes, it is in their best interest to properly segment the taxes so the benefit of those payments goes to the sports and entertainment improvement district, the bonds continue to be paid, and everyone in the entertainment district continues to benefit from having the stadium there. There is a built-in incentive too for those businesses to properly segment their taxes and assist the [Nevada] Department of Taxation and local government in doing so.

ASSEMBLYMAN GRAY:

Thank you, Chairman. As you may or may not know, today the Moneyball Act was introduced into the United States House of Representatives which will compel or induce team owners to pay a relocation fee to the state and municipality from which they are leaving. If they do not do that, then they may be placed subject to the antitrust laws. If this goes through, are the Oakland A's still going to come to Nevada?

STEVE HILL:

I know the A's are committed to coming to Nevada. I am not aware of that bill. I really cannot answer that question.

ASSEMBLYWOMAN DICKMAN:

Thank you, Mr. Chair. I hope my question does not seem too trivial. Has it been said what this team is going to be called? The *what* A's, do we know?

STEVE HILL:

I do not know the answer to that question either.

ASSEMBLYWOMAN DICKMAN:

Well, the reason I ask is because I got an email from a constituent who thought it might make this a little more palatable to the north if they could be called the Nevada A's. You know, like there are the Florida Marlins and the Colorado Rockies. Is that something we could consider?

STEVE HILL:

It is really not ours to consider.

ASSEMBLYWOMAN DICKMAN:
So, the A's will decide, right?

STEVE HILL:
Yes, they will.

ASSEMBLYMAN WATTS:

Thank you very much, Mr. Chair. Just one follow-up request; I do not think we need to go into it, but it would be helpful to have based on the projections—and I am sure you already have this, and you can just follow up with me and probably other members of the Committee—when, under the current projections that have been provided, the bonds will be paid off, when the transferable tax credits that are refundable would be finished being paid off back to the state, and how much would be projected to—especially with the new waterfall structure—how much would be estimated to go to the homeless assistance fund over the 30 year period that we are generally looking at? I think that would be helpful as well as I know there were questions from my colleagues about the stress test and understanding how that would impact bond repayment; transferable tax credit repayment; the inflow to that homeless assistance fund; and impacts on kind of the fiscal and economic impact of the project. I would just appreciate if you could follow up after the hearing is done with some of that information.

The question that I had is, again, some of my colleagues talked about the importance of having family-friendly aspects to the community benefits agreement. In particular, we have talked a little bit about living wages. I know that there was a mention of health care, retirement, and education, both for employees and their families and providing those educational and leadership development opportunities to them. In particular, one of the things that I have seen is that now, I believe, the bill as amended provides that for certain companies receiving certain abatements of taxes, they would have to have a paid leave policy in effect. I know this might not be the appropriate question to you; it might be better directed to the A's themselves. I am wondering that since this is a proposal where taxes are not being abated but are actually being redirected to help support the investment in the project, if it is appropriate that they also have a similar paid leave policy put into effect.

JEREMY AGUERO:

Obviously, the legislation that is being contemplated here did not exist at the point at which the models were created. I do not have an analysis that can include legislation in that “would have” been perspective.

ASSEMBLYWOMAN GONZÁLEZ:

Thank you so much, Mr. Chair. I wanted to talk a little bit more about the \$1.1 billion portion of the project that you will be financing. You all have stated in the previous hearings that you will not discuss the private financing of that. Is that correct?

STEVE HILL:

No, that is not correct. That financing has to be proven and guaranteed by a third party before we can request—along with having all the agreements we have talked about in place. All of those things have to be done including identifying the source and the capacity of that financing before we even ask Clark County or the state to participate with public funding.

ASSEMBLYWOMAN GONZÁLEZ:

So, all of that has not been done yet?

STEVE HILL:

Yes, that is correct. We cannot start that process unless this passes now.

ASSEMBLYWOMAN TAYLOR:

Thank you, Mr. Chairman and gentlemen. I want to follow up on what my colleague, Assemblywoman Considine, mentioned just in terms of the transferable tax credits. I know that \$120 million of those are refundable, and you said they will be refundable, so that is great. I am wondering when and how that happens?

JEREMY AGUERO:

The way it happens is through the waterfall that we talked about. One of the provisions that is included in the amendment is the tax rate will continue until such time as they are fully paid back to the state. Under the models that currently exist, there is some repayment that happens very early in the process because the construction generates a fair amount of revenue. You have some money that flows through the waterfall. Then, you have an extended period of time—I think past 2035—before enough money is in the waterfall to start making those payments back and generated. The waterfall is constructed to take into account that if revenues come in over expectations, the state and the county should benefit as a result of that. Much like what we have seen at Allegiant Stadium, revenues have beat expectations and there is a waterfall that comes through. If that was to happen here, it will dramatically accelerate the rate of that repayment. We can run some models respecting the fact that we do not know exactly what the interest rate is going to be when the bonds are issued. We do not know all of the revenues that are going to inure to that, which can have a significant impact on when those revenues will take place. If revenues come in expectations, it is going to be a lot sooner. If revenues hit expectations, it will extend past the 30-year period in which those revenues will ultimately go to repaying \$120 million in tax revenue.

STEVE HILL:

Just to add to Mr. Aguero's comments. The fact that this body has added \$30 million to the amount that will be repaid delays the ultimate repayment of all of it because it is a good thing, not a bad thing.

ASSEMBLYMAN ORENTLICHER:

Thank you, Chair. Thank you for answering all our questions so patiently. I want to go back to some of the questions we have asked. We have two questions. Should we invest in baseball? Is that the right thing for Las Vegas? And, if the answer is yes, are the A's the right team? Is this the right match, or should we be thinking other opportunities will come along, whether through expansion or other teams that might be moving. Concerns have been raised. We have gotten lots of emails about people in Oakland who have been troubled by their experience with the current owner. You all have assured us that John Fisher is committed. He really does want to make this work. Mr. Hill, if I am remembering correctly, I think you said before when asked is there a way to concretize that commitment, you could not think of anything.

One thing that is troubling when we think about the commitment of Mr. Fisher is that he does have the lowest payroll in the league. I know there are teams with high payrolls that do not have great seasons, there are teams with low payrolls that have good seasons, but there is some correlation. It does matter to some extent. One way to concretize this commitment would be to say Mr. Fisher would commit to at least spending the median, or 85 percent of the median, finding that range that makes sure we can count on a competitive team. And if he is committed to doing that, then this should be an easy thing for him to satisfy. Is that something we could put into the bill?

STEVE HILL:

A couple of things; as to whether there would be potential Major League Baseball opportunities that would be better than this one, I think Major League Baseball would hesitate to say anything that would feel threatening to our process or disrespect our state, but it is my strong opinion that if we do not take this opportunity that we have now, we will not have an opportunity with Major League Baseball anytime in the near future, and near being quite a while. I do not think that putting some type of payroll commitment into the legislation would be acceptable to Major League Baseball or the A's. This is, by the way, a competitive process. They are not looking at other cities right now but have gone to the owners' meetings in New York to protect the unique opportunity Las Vegas has to attract Major League Baseball to our state. So, I think that request would be beyond what Major League Baseball would be willing to allow.

ASSEMBLYMAN ORENTLICHER:

I appreciate why people may be concerned, but this gets back to, as you have indicated and we all recognize, we are a very desirable city for Major League Baseball. I will not name other cities that want a baseball team, but they do not compare. People want to come to Las Vegas, and we are very attractive to Major League Baseball.

ASSEMBLYWOMAN PETERS:

Thank you, Mr. Chair. I will come back to my previous line of questioning and express disappointment. I am curious about investment in affordable housing. I did a little digging into the proposed legislation and unanimously passed legislation in California on the development of the A's Stadium for the port there, and there was a component of affordable housing built into that. I am wondering if in this proposal—the Clark County homelessness prevention and assistance fund—are we expecting that to assist in developing affordable housing or is that completely left off the table on this piece of legislation?

JEREMY AGUERO:

Clark County would have broad discretion relative to the use of those funds. The only thing that I would offer is that fund gets fully funded if the project overperforms. I do not want to leave you with the impression that somehow that is going to be sufficient revenue to address an affordable housing issue in Clark County. The other part of your question, relative to other projects, whether it is ones that were undertaken by the A's or others, many of those are real estate related projects. The stadium is one portion of a much larger development. We see that in the NFL [National Football League], and we have seen it in Major League Baseball. This is not the case. This is a development in a highly defined, highly urbanized area. There is not ancillary real estate where a similar type of investment would take place.

ASSEMBLYMAN O'NEILL:

Thank you, Mr. Speaker. Sort of going off some of the prior questions, going to page 7 of—I am looking at the mock-up—proposed amendment 3001 to Senate Bill No. 1 [Appendix C]. On page 7, it talks about the Clark County homelessness prevention and assistance fund. Can you give me a little more detail on that or any of the money going in there? It talks about what they can do, but is it subject to audit? Will there be any reports given back to us on what the money that is being contributed by the A's, what their actual performance is of this fund?

JEREMY AGUERO:

Clark County has plenty of audit requirements that it goes through as a government. I am sorry, did I say something incorrect?

ASSEMBLYMAN O'NEILL:

I am asking about us. I would like to know how that money is spent or if the Legislature has had input or response back to how that money is being spent. Because when I read it, it says “prevent homelessness.” It is a great overarching statement. Homelessness, unfortunately, has been with us since before biblical times. It talks about “help individuals and families regain stable housing.” I would like to know how they are doing that. What is reporting back? It is just that I feel this money the A's are giving forth, what we are giving forth to support the A's, there should be a response back to the Legislature.

KEVIN POWERS:

Although this particular piece of legislation does not require the county to report on this particular fund, as was mentioned, the county has reporting requirements that it must comply with under the law. That will be public information—how much money is taken in and how much money is spent. In addition, both during session and during the interim, legislative committees have the power to investigate any matter that is related to potential future legislative action or legislative business. Any legislative committee within its jurisdiction could request members of the county to come and explain how revenues are being used from this particular fund. In addition, even if those county officials are reluctant, all legislative committees have the power of subpoena, and if that comes up, please contact me.

ASSEMBLYMAN NGUYEN:

Thank you, Mr. Chair. Just wanted to follow up on—I was again going over the pages of the bill. I know that my colleague from [Assembly] District 37 asked this earlier, but I just want to follow up and ask, does it hurt the legislation to add back the ex officio board member such as the State Treasurer? So much of the language in this bill involved the State Treasurer, yet the role was eliminated with the amendment. If the state will be on the hook for this, would an ex officio position like the State Treasurer that is so involved with the financial components be an effective oversight with the Stadium Authority on top of the IFC [Interim Finance Committee]? If we are going to be transparent about this—the State Treasurer, with the State Infrastructure Bank, and with all of the financial components to ensure that we are following every step of the way—I am not sure why that position was taken off. I think from a statewide perspective, having a lot of the northern interest represented as well as a constitutional officer position who is responsible to be the guardian of our state dollars—if you could explain, that would be great.

JEREMY AGUERO:

I do not disagree with anything you just said, and no, it does not diminish the bill in any way whatsoever by having the State Treasurer act as an ex officio member of the Stadium Authority Board.

ASSEMBLYMAN NGUYEN:

Just to be clear, you are going to be okay adding that back on?

JEREMY AGUERO:

I have no objection, sir.

ASSEMBLYMAN NGUYEN:

Okay, perfect.

ASSEMBLYWOMAN BROWN-MAY:

Thank you, Mr. Chair. I have had a little bit of time to follow up on the previous line of questioning relative to the community benefits agreement. I have spoken with my county commissioner who represents the district I am in [Assembly District 42], and I have not really been able to identify the list of organizations or community members that were met with. I am confused. I heard the A's have been in town for about a year working on a community benefits agreement. Then, I heard we are working on a community benefits agreement just in the last couple of months. I am confused, and I just really want to get on the record where we are heading with this. I am curious to know if we can get a list or data. Is there something to support where you went and who you talked to? Just so that we have that, and I can wrap my head around it before we go to vote. I think that is really going to be important for a number of folks that have weighed in in my email in the hours that we have been here. Really important, and I am curious to know if you have the data. I would love to see that.

Then, relative to the community benefits agreement term sheet that we have, I understand that it is binding to a degree of what we have originally, but it can be expanded upon as we go into the community. I appreciate that, but I think there are a couple of key pieces that we need to get into this document before we go forward. One of them is on page 1, number 3, under subcontracting and vendor diversity [Appendix B]. I think that we call out nonprofit organizations initially, but then, in the second part of that paragraph, we do not identify nonprofit organizations as contractors that can provide services or supports. I think that is just an interesting piece; we have nonprofit organizations that actually provide support services and contracts throughout our community—I could call out a couple of them—but are doing contract fulfillment and should be recognized as contractors. I think we have seen them alienated inadvertently in other ways and in other agreements throughout our community. I would not want to leave nonprofit organizations out as possible contractors.

Then, on page 2, under number 6, we talk about living wages [Appendix B], “ensure employees working in construction or operations are paid at least living wages,” I would want an “and” in there. We have to make sure all of our employees receive living wages and that they are not accessing state Medicaid rolls. So, they are not costing us money to do this; that we are paying fair wages is really important.

Then, under number 10, on page 3, we call out teenage sex trafficking [Appendix B]. I think it is important that we realize that people of any age can be taken advantage of, so we probably should work on getting rid of “teenage.” People with disabilities, police, firefighters, et cetera—I think you have heard that throughout the day—are not included in those paragraphs. I think we need to add that in to make sure we are not excluding anybody inadvertently. Those are really my comments, less of a question, but I think it is important to see the revisions and have that data before we go forward.

STEVE HILL:

I do know the A’s, just going back to the calendar, are developing a list and we will get it to you shortly. I do not think anything you just recommended would cause any objection, but we will ask the folks working on this to get with you.

ASSEMBLYMAN D’SILVA:

Thank you, Mr. Chair. Thank you again for your continued presentation and answering these questions. I know it has been quite a long afternoon. My question is really pertaining to the private funding dynamics. I know this is kind of a tangential question, but I think it is of great public interest, and it is over \$1.1 billion that is going to be coming from private funds and there have been issues with funding drying up. We currently have two projects on the [Las Vegas] Strip, the Dream project, I believe, and the Fontainebleau, which is sitting there not being worked on because the funding dried up. We had a huge problem with the city center development in the early 2000s. My question is this, number one, what is going on there with the private funding? Do we know who is bringing this proof of funds to the A’s? Number two, can we be assured that this project will be completed on time? And then number three, during the actual construction phase of this project, can we have some sort of transparency in regard to what is going on with those private funds that are going to be utilized to complete the project?

JEREMY AGUERO:

The bill specifically requires that if the project is not constructed in 60 months, absent force majeure, there are reversionary clauses that go in. With regard to the transparency element associated with it, this was the question that I believe was asked by Assemblywoman Summers-Armstrong, relative to transparency throughout the process. There is an independent engineer every month, there is a pay application process—what has been completed, there are receipts that back that up, and there are reports that have to be done, all of which are required here. I would point you to page 41 of the document, and paragraph (f) that talks about the developer partner has provided a financing commitment [Appendix C]. You are right, there is always uncertainty in the financial markets, but the developer partner, in order to move forward and actually access any public money, has to show where its financing is going to come from. You will see the numerical paragraphs that are underneath paragraph (f) talk about an irrevocable deposit of cash; closed construction financing; and the irrevocable letter of credit, which has to be there and show not only where the financing is going to come from, but that the financing is irrevocable so when the public revenue come in, there is no opportunity for the private sector not to provide its share necessary to have the project completed.

CHAIR YEAGER:

Do we have anybody else for round two of questions? Okay, I am not seeing any additional questions. Mr. Hill, Mr. Aguero, Ms. King, Ms. Aker, and Mr. Powers, thank you so much for being here with us. I think we started this morning, I cannot remember, but this morning and into this afternoon. Members, as always, if you have questions for them after we leave here, you are free to reach out to them directly to ask questions. For now, we will excuse you all from the table and we will open this up for testimony in support.

As indicated previously, we will be taking testimony in support in person, both here in Carson City and in Las Vegas. Each speaker will have two minutes to provide testimony in support. I will be timing, and I will let you know when your two minutes has expired. When I do that, if you could please wrap up your comments. We will start with testimony in support here in Carson City. Actually, let us go down to Las Vegas first because we are still working out the logistics up here

in Carson City. I see we have three at the table in Las Vegas. Whoever would like to start first down in Las Vegas, please go ahead.

JIM GIBSON, CHAIR, BOARD OF DIRECTORS, LAS VEGAS CONVENTION AND VISITORS AUTHORITY; AND CHAIR, CLARK COUNTY BOARD OF COMMISSIONERS:

Thank you very much, Mr. Chair. Jim Gibson, the Chairman of the Las Vegas Convention and Visitors Authority in addition to being the Chairman of the Clark County Commission at this time. I am happy to be here with you and we appreciate the work that is going on in an effort to get it right.

Today, as you consider the legislation before you, which reflects the great work that has been done, I want to ensure that you are informed about the role Clark County has played in these discussions. Our sole focus has been to uphold the prudent financial practices of Clark County. This legislation compels Clark County to issue bonds for the financing of the stadium. Throughout our conversations with the A's, it has been imperative that the terms of a bond issue meet the standards that the county would require for any similar county bond issued specifically to the amount of the bond funding, the revenue to debt service coverage requirement, and the amount to be held in reserves. County Manager Kevin Schiller and Chief Financial Officer Jessica Colvin have briefed each member of the board individually throughout this process—that is our board—and have carried the perspective of each forward as they have worked on behalf of Clark County to negotiate financial terms that reflect the financial practices of Clark County that have been established over years and decades. It is the perspective of the county's financial experts, that includes Kevin and Jessica, that the deal before you is fiscally sound. The county's commitment to issue about \$120 million in general obligation bonds was not agreed to lightly. Clark County's ability to fulfill this request is possible because the terms of the bond require; one, a debt service coverage ratio of two times; two, a debt service reserve equal to two years of average annual debt service; and three, the replenishment of the reserve fund throughout the life of the bonds. These terms are in place to reduce the risk of a default to the investor, and more importantly, to prevent any burden to Clark County residents.

Additionally, the county will provide up to \$25 million toward the cost of infrastructure associated with the development of the site. This could include costs associated with utilities, roadway or pedestrian improvements, fire, police, or other requirements to be identified in the development agreement between the A's and Clark County. That is because this is a high-impact project. We will work to learn about the issues and then enter into a contract which will cover Clark County and the A's and spell out specifically the requirements they will have to meet in order to develop this high-impact project.

I think it is important to note that the structure of this agreement is for a timeline of 30 years. While those of us who have crafted the agreement will no longer be in our positions, elected, appointed or otherwise, Clark County's financial contributions are intended to withstand a lot of unknowns throughout this time frame. While I am not able to predict that the stadium, or the A's will be successful, I am certain what you have before you for consideration is the best version of an agreement to bring the A's to Clark County with the protected support of public financing. Thank you very much.

CHAIR YEAGER:

Thank you, Chair Gibson. I did give you a little bit more time due to Clark County's intimate involvement in this project. Just so you know, I have encouraged members who have questions of the county to either reach out to you or to county staff. So, they may be reaching out to you shortly after this hearing or into tomorrow. If you could just let your folks know that they might have some incoming questions, I would appreciate it.

JIM GIBSON:

Thank you, Mr. Speaker. We are anxious to be able to have any kind of a dialogue that makes sense.

CHAIR YEAGER:

Thank you so much. Let us stay down in Las Vegas. Whoever would like to go next, please.

VIRGINIA VALENTINE, PRESIDENT AND CHIEF EXECUTIVE OFFICER, NEVADA RESORT ASSOCIATION:

Good afternoon, Mr. Speaker, members of the Assembly. My name is Virginia Valentine with the Nevada Resort Association, and I am here to speak in support of Senate Bill No. 1. We are happy to see today the amendments that were made to improve the transparency, accountability, and empowerment of the community benefits part of the program. Also, the governance changes. I will not repeat myself with previous testimony, but I do just want to summarize by saying that the A's are making a very large investment. I believe the stadium has been right-sized. This is a great project for tourism in Nevada. This gives visitors a new reason to come, to stay longer, and when they stay longer, we know they spend more money. We believe it will create jobs and raise more money for local and state coffers. We urge your support of the bill. Thank you very much.

AARÓN IBARRA, REPRESENTING SOUTHERN NEVADA BUILDING TRADES:

Good afternoon, Chair and members of the Assembly. My name is Aarón Ibarra. I am with Southern Nevada Building Trades. I will try to keep it as short as possible. We represent over 30,000 families here in Southern Nevada. I want you all to keep in mind that we have a 15 percent apprenticeship requirement with the A's. That is significant. Not every project that we build has that percentage of apprenticeship requirement. Apprenticeship requirements allow us to actually open up our apprenticeships and go and do outreach in our community to build those opportunities many folks do not currently have. As someone that was born and raised here, having those opportunities to be able to get a good paying wage and not have to always go through the university setting is significant. Just keep in consideration that we have a 15 percent requirement and a 5 percent first-year apprenticeship requirement. It is significant that you do not see that in very many projects in Southern Nevada. We hope that you support this bill. Thank you.

DANIEL LINCOLN, BUSINESS REPRESENTATIVE, DISTRICT COUNCIL 16, INTERNATIONAL UNION OF PAINTERS AND ALLIED TRADES:

Good evening, Chair, members of the Assembly. My name is Daniel Lincoln. I am with IUPAT [International Union of Painters and Allied Trades], District Council 16. We represent over 1,700 painters, glaziers, and floor coverers here in Southern Nevada. This is the third time that I have testified in support of this bill, or a bill that is like it. I must say that as I sit and listen to all the testimony, specifically in opposition, I actually am a little bit excited because it sounds like we are finally going to get some allies in battling big business and billionaires. When I listen to the opposition testimony of some of the progressive organizations, they are finally starting to understand the importance of holding billionaires accountable. See, that is what we do as labor unions. And if you notice, it is the labor unions that are testifying in support of this bill because we are the ones that are actually out there doing it. We are the ones that are walking the lines. We are the ones that are going to court and arbitration. We are the ones that are sitting at the negotiating table actually holding CEOs and corporations accountable. This is what we do. We are forced to negotiate with CEOs, corporations, and billionaires because we fight for our members. We are the experts at this. We know a good deal when we see one. We are not in the business of cutting off our nose to spite our face. When there is an agreement that is good for workers, that is what we do. I would ask that the members of this Committee of the Assembly understand that when labor is testifying in support of the bill, it is because we know it is good for workers. This bill is a jobs bill. Make no mistake, a vote against this bill is a vote against good paying union jobs and I would urge your support. Thank you.

PHIL JAYNES, PRESIDENT, INTERNATIONAL ALLIANCE OF THEATRICAL STAGE EMPLOYEES LOCAL 720:

Good afternoon, Chair, Assembly. My name is Phil James. I am the president of IATSE Local 720, that stands for International Alliance of Theatrical Stage Employees. It has been mentioned a lot today that we are the entertainment capital of the world. We are the union that makes all that magic happen behind the scenes and makes that entertainment happen. I cannot add any more than what the gentleman to my left just added. That was a great speech about labor. So, with that, I am just going to say ditto and we support this bill.

ANA WOOD, GOVERNMENT AFFAIRS CHAIR, LAS VEGAS ASIAN CHAMBER OF COMMERCE:

My name is Ana Wood. I am the Government Affairs Chair and member of the Board of Directors of the Las Vegas Asian Chamber of Commerce. Good afternoon, Speaker Yeager and members of the Assembly. Since 1986, the mission of our Chamber has been to serve and represent the professional interests of Nevada's growing AAPI [Asian American and Pacific Islander] business community. With a population of more than 355,000 Asian Americans, AAPI is the second largest minority in Nevada. The Asian Chamber of Commerce supports the creation of the sports and entertainment improvement district. This addition to our city will not only bring national baseball to Las Vegas, it will strengthen businesses and build community. Currently, there are more than 22,000 Asian-owned businesses in Nevada. Senate Bill No. 1 will enable Asian small businesses and entrepreneurs to grow and succeed through connectivity and opportunity. It will provide employment; growth in leadership; engage communities by enhancing mentoring programs, including youth and seniors program development; showcase diversity; bring new talent and various other ethnic groups to our city; attract additional tourism from Southeast Asia and worldwide; and increase overall productivity, which will further Nevada's economic growth.

Public and private partnership is a win-win for all. With more than 20 years in community development program experience, I can assure you that the A's previous commitment to community is solid, as shown by their commitment and engagement in Oakland through coordinating lunch and learns with community members in addition to the A's team donating time, programs, and scholarships to schools such as Lincoln Elementary, Lincoln Park, and other organizations such as Oakland Asian Cultural, Oakland's Chinatown Chamber of Commerce, Asian Pacific Environmental Network, Stop Asian Hate, Family Bridges, and many other countless ones. Collaboration and working in unity toward the good of our community is number one for Nevadans, for youth, seniors, and all residents.

As our city continues to grow, the growth of its incoming businesses—what better way to highlight the best of Las Vegas and the best of communities across America than by revitalizing that specific area of Las Vegas Boulevard South. It would also increase occupancy at nearby smaller hospitality establishments and boost our economy. We are unique. We are strong.

In closing, let us set aside our differences. Let us move forward and leave our children with a keepsake of what America is all about: hardworking people, immigrants, small businesses, entrepreneurs, union workers, and seniors. Let us bring baseball, a long-time sport, and bring together the joy of having families at these games. It is for those reasons that I respectfully ask for your support of Senate Bill No. 1. The return of your investment will be multiple. On behalf of the Las Vegas Asian Chamber of Commerce Board of Directors and its members, I thank you for your time and consideration. Thank you so much.

ANN BARNETT, CHIEF EXECUTIVE OFFICER, NEVADA CONTRACTORS ASSOCIATION:

Good afternoon, Chairman Yeager and the esteemed members of the Assembly Committee of the Whole. For the record, Ann Barnett, CEO of the Nevada Contractors Association, here to express our support for Senate Bill No. 1. Our association is comprised of skilled contractors and subcontractors who have successfully constructed monumental projects in Nevada, such as Allegiant Stadium and the recent Las Vegas Convention Center expansion. Passing this legislation will provide for the creation of thousands of high-paying construction employment opportunities on yet another world-class venue; as well as support our small and diverse businesses; and contribute to Nevada's overall economic growth. Taking these substantial benefits into account, the Nevada Contractors Association strongly supports Senate Bill No. 1. Thank you.

NICK DiFRANCO, REPRESENTATIVE, INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL 12:

Mr. Chair and Assembly. Nick DiFranco, on behalf of the Operating Engineers Local 12. We are also in support of the bill. It is going to create a lot of good paying jobs as well as benefits. Thank you.

ALFONSO LOPEZ, ORGANIZER, SHEET METAL WORKERS LOCAL 88:

Good afternoon, everyone. For the record my name is Alfonso Lopez. I represent the sheet metal, air, rail, and transportation workers. We, too, are in full support of this bill. Thank you very much.

CHAIR YEAGER:

Is there anybody else in Las Vegas in support? Okay, I do not see anyone coming to the table. We will come back up here to Carson City. Thank you for your patience as we went to Las Vegas first and we figured out the logistics of how to get you down on the Assembly floor. Whoever would like to start first, please go ahead.

VINCE SAAVEDRA, EXECUTIVE SECRETARY-TREASURER, SOUTHERN NEVADA BUILDING TRADES UNIONS:

Thank you, members of the Assembly. For the record my name is Vince Saavedra. I am the executive secretary-treasurer to the Southern Nevada Building Trades. I represent roughly 30,000 working families. The blue-collar worker is the community. They have elected me to speak on behalf of those 30,000 workers, and they want to build the stadium.

Like my colleagues said, we, the Southern Nevada Building Trades, have an agreement with the baseball club that will require 15 percent of the construction hours to be done by apprentices and 5 percent to be first-year apprentices. That is going to create a pathway and potentially generational change for people who have never had an opportunity to join a union or skilled trade. In addition to that, the A's have committed to signing a project labor agreement, which will ensure paying those workers a fair, livable wage. There has also been a commitment to have a minimum goal of 51 percent of the construction work hours be performed by minorities, veterans, females, and disabled workers. This is a great opportunity for Nevada, and I urge you to vote yes. Thank you very much.

SUSIE MARTINEZ, EXECUTIVE SECRETARY-TREASURER, NEVADA STATE AFL-CIO:

Thank you, Speaker and members of the Assembly. For the record, my name is Susie Martinez, and I am the executive secretary-treasurer of the Nevada State AFL-CIO [American Federation of Labor and Congress of Industrial Organizations]. On behalf of over 150,000 members and 120 unions, which include many of our service trades, our construction trades, and many of our trades, we are very proud, and we are very much in support of this bill. For many years, we have been building our city and making it the amazing entertainment capital that it is. Now, with this bill, we can make it the sports capital of the world as well. We encourage you to pass this bill. Thank you very much.

PAUL CATHA, POLITICAL DIRECTOR, CULINARY WORKERS UNION LOCAL 226:

Good afternoon, Chair and members of the Committee. My name is Paul Catha, and I represent the Culinary Workers Union Local 226. The Culinary Union supports Senate Bill No. 1 now that the involved parties have come to an agreement that is good for workers in Southern Nevada. While the Union avoids picking sides between different unionized employers, the Union supports the A's decision to partner with the unionized Tropicana Las Vegas. The Culinary Union will negotiate to ensure that Tropicana worker's rights under the contract are strictly followed so that workers have additional compensation, health care coverage, and pension benefits when the property is closed for redevelopment. Culinary Union contracts include strong language on layoff, recall, seniority, training, and placement, so that unionized workers will have access to free job training, continued benefits during closure, seniority rights of first access to job openings if the property reopens, and placement into other job opportunities as they are available. The Culinary Union applauds the A's on agreeing to card check neutrality language to allow the workers at the stadium to freely choose whether to unionize. The Union looks forward to the labor management relationship that will come with Major League Baseball's arrival in Las Vegas. The Culinary Union urges the Nevada Legislature to support and pass Senate Bill No. 1. Thank you.

GREG ESPOSITO, CHAIRMAN, PLUMBERS, PIPEFITTERS AND SERVICE TECHNICIANS LOCAL 525:

Greg Esposito, representing Plumbers and Pipefitters Local 525 in Las Vegas, Nevada. After the first time I heard the A's presentation in front of this body, I started working with Catherine Aker from the A's on connecting them with some of the community organizations that we have

worked with in the past. We had great conversations with the Nevada Partnership for Homeless Youth; Richard Jack from Ty's Place; Whitney Elementary School that does amazing work for the homeless children along the Boulder Highway Corridor; and actually, with a suggestion from somebody in this body, the Community Health Alliance up here in Washoe County. The common thread was an interesting, almost giddiness between the two parties. Every time they would have a conversation, Catherine was talking about, Oh, yeah, we already work with this organization in Oakland that does this and we are looking forward to coming to Nevada and doing it again. Every conversation had that tone.

My organization believes in putting back into the community because that is how you build a community. That is how you keep yourself thriving. Through working with the A's, I am looking forward to what it is they are going to bring to this community from a social standpoint. Thank you very much for your time, and we fully encourage you to support this bill.

DANNY THOMPSON, REPRESENTING LABORERS UNION LOCAL 872; AND INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL 396:

Good afternoon. For the record, Danny Thompson, representing Laborers Local 872 and IBEW, International Brotherhood of Electrical Workers, Local 396. This truly is a jobs bill, and these are not just ordinary jobs. These are thousands of high-paying, well-benefited jobs, not jobs that will require the state to make Medicaid payments on. These are jobs that people can live on and have a life, have a retirement, and be productive members of the community. This unique opportunity allows Nevada to continue to be the destination that it is and further, going to be the sports destination of the world. We support this bill wholeheartedly and we hope that you will do the same. Thank you.

JASON GRAY, VICE PRESIDENT OF GOVERNMENT AFFAIRS, MGM RESORTS INTERNATIONAL:

Speaker Yeager, honorable members of the Committee. For the record, I am Jason Gray, Vice President of Government Affairs for MGM Resorts International. As we testified before the Senate Committee of the Whole on June 7, MGM Resorts strongly supports the Southern Nevada Tourism Innovation Act, including the amended version presented today to facilitate the construction and operation of a world-class Major League Baseball stadium in Las Vegas. We welcome Major League Baseball and the A's and believe the relocation to Las Vegas would cement our destination status as the premier sports and entertainment destination in the world. An unthinkable proposition to many not long ago, but certainly not to this body and not to those of us who know what is possible in Nevada and what Las Vegas is capable of creating when opportunity presents.

A Major League Baseball stadium would bring material positive economic impacts to the state and local governments and to the resort corridor. As we have seen with T-Mobile Arena and Allegiant Stadium, home games drive a created visitation and spending from spectators and fans. This means more guests staying in hotel rooms, dining in restaurants, and taking in the overall Las Vegas experience, with state and local governments sharing in those incremental revenues. In addition to a robust schedule of Major League Baseball games, a venue of this size and structure would enable our destination to welcome entertainment, sporting, and other special events that may not otherwise come to Southern Nevada. As the largest private sector employer in Nevada, a significant contributor to the state's hospitality industry, and Nevada's top economic engine, MGM Resorts strongly supports responsible investments that enhance and spur the growth of tourism to our destination. We appreciate your thoughtful consideration and urge your support. It means a great deal to us, our 41,500 Las Vegas team members and their families, and to the state's tourism and hospitality industry. Thank you.

CHAIR YEAGER:

Is there anybody else here in Carson City who would like to testify in support? I do not see anyone coming forward. Just let me do one last check, anyone in Las Vegas in support?

Let us go ahead and stay in Las Vegas since I started there. Is there anyone in Las Vegas who would like to testify in opposition? If so, please come to the table. Once we are done with Las Vegas, we will come back up here to Carson City. Whenever you are ready, please go ahead.

ALEXANDER MARKS, DIRECTOR OF STRATEGY, NEVADA STATE EDUCATION ASSOCIATION:

Good evening, Alexander Marks, with the Nevada State Education Association, speaking in opposition of Senate Bill No. 1. I will say it again; we are talking about the A's but let us talk about the whys. Why is this still a priority? Why can't a billionaire do this on his own if it is so innovative? Why couldn't the Legislature spend 11 days in a measure to reduce our overcrowded class sizes, the largest in the country? Now that the regular session is over, why could we not simply fund a 20 percent raise from the state level for our educators?

We all know it is a rainy day in Nevada. We watched as nearly \$3 billion was stashed away in rainy day reserves instead of putting more into public education. Sure, a 26 percent increase is a good start, but only a third of where we should be. Now, educators watch this special session as \$380 million is being proposed for another publicly funded stadium. We are 48th in education. We are behind Mississippi. We have the largest class sizes in the nation and our shortage of teachers and education support professionals threatens the basic function of our school system. Issues that would legitimately merit a special session. Oddly enough, \$380 million was just about the same amount educators asked the Legislature for a 20 percent raise. It did not take 11 days to say no, it took until educators were done providing public comment. In its basic form, the amended version of Senate Bill No. 1 remains a bill with the \$380 million giveaway in public funds, which ultimately is the biggest issue, yet Nevada was the only state in the country to receive three F's in education funding in the *Making the Grade* report released by the Education Law Center.

Educators are watching and what they see are the same issues piling up and the state has now moved on to a new object. There has been more planning of a world-class stadium than there has been implementing a plan for optimal funding to ensure a world-class education. A plan of which was largely ignored this session. When a bill to address summer school or to ensure schools have campus security monitors to help our kids stay safe on campus are vetoed, or when bills to provide a clean 20 percent raise to reduce our class sizes do not even get acknowledged, that is all our educators and community are seeing. Our decisions reveal our priorities. Some R's [Republicans] and D's [Democrats] want the A's, while our schools keep getting the F's. Nevadans will get the I.O.U.s [I owe you], and we ask why? Thank you.

CHAIR YEAGER:

Is there anybody else in Las Vegas who would like to testify in opposition? Seeing no one coming forward, we will go here to Carson City. Whoever would like to start, please go ahead.

CHRISTINE SAUNDERS, POLICY DIRECTOR, PROGRESSIVE LEADERSHIP ALLIANCE OF NEVADA:

Good evening, Chair and members of the Committee. For the record, my name is Christine Sanders, and I am the policy director with Progressive Leadership Alliance of Nevada here in opposition to Senate Bill No. 1. While we appreciate all the amendments that were discussed today as they are a step in the right direction, they do not change the fundamental problem with this bill. It remains a corporate welfare proposal that will leave Nevada taxpayers on the hook, rather than revenue and funding the programs Nevadans need, especially when we were told there was not enough money only a week or so ago. We do not do this for regular people in Nevada. Meanwhile, we are telling corporations to come here, and we will foot the bill.

The "Nevada Way" is always business first at the expense of what our communities need most. Why has there been no special session to protect tenants from rapidly rising rents and communities from being displaced? Why has there been no special session to address our transportation needs as a state? We are not opposed to good paying union jobs or diversifying Nevada's economy, but we should not have to be giving tax incentives and handouts to billionaires to do so. It is irresponsible of the state to prioritize new corporate development over the needs of Nevadans. If the A's want to come to Nevada, they are more than welcome to on their own dime, but it is time for the state of Nevada to prioritize what Nevadans are asking for. We urge your opposition to this bill. Thank you.

ANNETTE MAGNUS, EXECUTIVE DIRECTOR, BATTLE BORN PROGRESS:

Good evening, Chair and members of the Committee. For the record my name is Annette Magnus, and I am the Executive Director of Battle Born Progress. Today, I testify against Senate Bill No. 1 for the final time in my role. I have been very consistent on this issue over the years. I am a proud, born and raised Las Vegan, whose grandfather was the secretary-treasurer of the

Building Trades and uncle was the secretary-treasurer of the Culinary Union. I remain against this bill regardless of the amendments or spin we have heard.

I would also like to note, we have mobilized our 22,000 plus subscribers who live in Nevada against this bill. I have joked as we come to the end of my time with BBP [Battle Born Progress] that this has been like the *Eras Tour* of all the worst ideas I have seen in this building. I was standing right in this exact spot in 2016 when the Allegiant Stadium was run through in a very similar fashion—during a special session with very limited public comment like today. Somehow though, we managed to bring forward an even worse deal by leaving the taxpayers on the hook because, as you have heard, there is no actual revenue to back these bonds. This just does not add up. The A's are a failing team and should not receive our tax dollars when their billionaire owner does not need the cash. And yes, we have always fought against billionaires looking for handouts. Just look at the deal the same owner went back on with the Quakes [San Jose Earthquakes] in San Francisco and the stadium the public built them. They are still last in their league and have not invested in that team as promised, even with the new stadium. A new stadium will not make the team good. I hate to break it to you, but the Raiders [Las Vegas Raiders] are still a losing team, and their record has gotten worse since they moved to Las Vegas. I would also like to know why the management is not here today fully answering to why they deserve our tax money, especially after that same management has had such an awful track record with the people of Oakland.

I could go on and on about how I have extensively researched studies showing stadiums are bad economics. I have spoken with officials and individuals in Oakland witnessing the mistreatment of the community and fans by this team. Much about this bill troubles me including the closed books, transportation issues, and the county's financial responsibility. My dad always taught me if something seems too good to be true, it probably is. This bill is like putting lipstick on a pig of a bad deal, and a bad team, and this owner should not be trusted. I do not care what you add to this bill, it will not get us to be quiet about how risky this bill is to our state and the people of Clark County.

I will end by saying this, I am an avid sports fan. I grew up watching baseball with my dad. On Saturday, I was at the first Stanley Cup game when the Knights [Las Vegas Golden Knights] won. I would like to be watching it right now. Not only are they an actual winning team, but they also somehow managed to play in a privately funded facility. Imagine that. I continue to urge you to vote no for this scam. Thank you.

HANA FAHMI, PRIVATE CITIZEN:

For the record, my name is Hana Fahmi. I am here on my own behalf. I come before you today to express my deep reservations about the potential move of the Oakland Athletics and their owner, John Fisher, to our beautiful state. While it may seem enticing to have a Major League Baseball team right in our backyard, we must carefully consider long-term implications of such a decision. John Fisher's ownership of the [Oakland] Athletics has been marked by a lack of commitment to the team and its fans. A billionaire businessman who has consistently shown a preference for cost cutting measures over investing in the team's success. This has resulted in a revolving door of talent, leaving fans disheartened and disillusioned. Las Vegas should not welcome an owner who has demonstrated such disregard for their fan base and sports itself. We deserve an owner who will prioritize the team's competitiveness and strive for excellence off and on the field. Fisher's track record does not inspire confidence in his ability to provide the stability and commitment necessary for a successful franchise.

Las Vegas already boasts a very vibrant entertainment industry and a thriving tourism sector. We should focus our efforts on supporting and nurturing the existing local businesses and organizations that have played a vital role shaping our city. Recently, selling out a 10,000-seat stadium for an away game for the Knights; it is pretty impressive. Rather than importing a team and an owner with questionable commitments, let us invest in our community and encourage the growth of local talent. I am sadly afraid to envision a future where the sports capital becomes somewhere where only visitors can come because the Nevadans have not had proper education. Our classroom sizes are too big, the rising cost of living—we will not be able to go. Thank you for your time and consideration.

LACY ASPEN, PRIVATE CITIZEN:

Hello, for the record, I am Lacy Aspen. I am here on behalf of myself. I just want to say that I live in Northern Nevada and when hearing about all the benefits and great things about this bill, it really sounded like I was an outsider in the conversation and that I really was not going to see any of these proposed benefits. The community investment plan really is very vague and looks kind of thrown together without any way to measure or be held accountable. I just would like to ditto everything that has been said and that it is important to be accountable for all citizens of Nevada and not just those in one county. Transparency and accountability are crucial for ensuring that public funds are being used effectively and efficiently. I urge you to vote in opposition. Thank you.

MATTHEW WILKIE, PRIVATE CITIZEN:

Good evening, Speaker Yeager and members of the Assembly. My name is Matthew Wilkie, for the record. I had a speech prepared, but I am just going to wing it. The first thing I would like to point out is every single person that spoke in support of this bill is being paid to be here, representing a business and a corporation. As someone who is not being paid to be in this building right now, I find it asinine that we are here in a second special session spending taxpayer dollars to talk about giving even a penny to a billionaire while we have had bills in this session that have either died or been vetoed that would have helped youth mental health; would have helped veteran homelessness; and we are here talking about this.

I am going to keep it real, real quick. This is my day off just by chance. I am struggling to pay my bills, to keep a roof over my head, and to keep the lights on, as are many of your constituents. I will tell you, paying my bills is what I am worried about. I am not worried about going to a stadium, as are many of your constituents.

To further go down that rabbit hole of Assemblywoman Taylor and Assemblyman Gray, the last time the A's averaged 27,000 people per game was in 2004, from what I gather. With that said, I definitely am against this bill, and I would like to have you think about one thing before you place a vote on this bill. I have heard pretty much every single one of you, in some form or another, say where we put our money depicts our values. Before you put any vote on this, think about this; is the value you want to leave this building is giving money to a billionaire while we have people sleeping on our streets? Thank you for your time.

JEREMY KOO, PRIVATE CITIZEN, SACRAMENTO, CALIFORNIA:

Thank you, Mr. Chair, members of the Assembly. My name is Jeremy Koo. I am not any of your constituents. I am a resident of Sacramento, originally from the city of Alameda, just a 10-minute drive to the Oakland Coliseum. I can remember being an A's fan for 30 years since I was five years old, and I have been a regular Las Vegas and Reno tourist since I was 21. In fact, on a couple of occasions, I have been one of these visiting sports fans that Mr. Aguero and Mr. Hill are so optimistic about, having seen the [Las Vegas] Golden Knights play at T-Mobile Arena twice, to which I say for hopefully just three more hours, Go Knights Go! It is evident, therefore, that Las Vegas is a world-class city for professional sports. I have seen it. It deserves world-class owners. Why should Nevada settle for John Fisher's idea of how to run a baseball team?

National and local baseball writers, former executives, and A's fans have all written and spoken about how Mr. Fisher operates. Read those columns and understand that Mr. Fisher is no Bill Foley or even a Mark Davis. It is a major news event if Mr. Fisher attends an A's game. He never speaks publicly. He has not once indicated a scintilla of pride that he gets the privilege of owning a Major League Baseball team. Not once has he personally shown that he treasures the honor of helming an MLB [Major League Baseball] team that its community can be proud of. Yesterday, fewer than 5,000 people saw the 18 and 50 Athletics beat the Tampa Bay Rays at the Oakland Coliseum. Tonight, with the help of word of mouth, social and earned media, at least 22,000 more Oakland A's fans will be at the Coliseum. This is most likely the highest attended game of the entire season to demonstrate that Oakland A's fans are ready to embrace and reward an owner willing to show any sign, any sign at all, that owning a Major League Baseball team is not just another asset on the balance sheet to him. To conclude, Mr. Chair and members of the Assembly, for better or for worse, Oakland A's fans are stuck with John Fisher, but Oakland and Las Vegas deserve far better. Thank you.

CHAIR YEAGER:

Is there any additional testimony in opposition here in Carson City? I do not see anyone coming forward. I will check one more time in Las Vegas, anyone else in opposition? I do not see anyone coming forward. At this time, we will move to neutral testimony. Is anyone here in Carson City in the neutral position? I do not see anyone coming forward. And how about in Las Vegas? Anybody in the neutral position? I do not see anybody coming forward. I will close neutral testimony.

I did want to remind folks, who might be watching this meeting online, that you do have the ability to submit comments via email. Again, that email address is asmcow@asm.state.nv.us. We will accept comments by email for the next 24 hours. It is 5:15 p.m., so you have until 5:15 p.m. tomorrow to send any comments to that email address and your email will be made part of the official record on this hearing. [Appendix D, Testimony in Support] [Appendix E, Testimony in Opposition] [Appendix F, Testimony in Neutral]

With that, I am going to close this informational hearing on this informational presentation on economic development and stadium infrastructure projects.

ASSEMBLYWOMAN JAUREGUI:

Thank you, Mr. Speaker. I move that the Committee of the Whole rise and report back to the Assembly. Just for everyone's clarity, because this was just an informational hearing, we do not have possession of the bill. We will not be taking action on the informational measures that we heard today. This was just an informational hearing. The Assembly does not have possession of the bill. Thank you, Mr. Speaker.

CHAIR YEAGER:

Assemblywoman Jauregui has moved that the Committee of the Whole rise and report back to the Assembly. All those in favor signify by saying aye. Any opposed, nay. Motion carries.

On motion of Assemblywoman Jauregui, the Committee did rise and report back to the Assembly.

ASSEMBLY IN SESSION

At 5:16 p.m.

Mr. Speaker presiding.

Quorum present.

MESSAGES FROM THE SENATE

SENATE CHAMBER, Carson City, June 13, 2023

To the Honorable the Assembly:

I have the honor to inform your honorable body that the Senate on this day passed, as amended, Senate Bill No. 1.

SHERRY L. RODRIGUEZ
Assistant Secretary of the Senate

UNFINISHED BUSINESS

SIGNING OF BILLS AND RESOLUTIONS

There being no objections, the Speaker and Chief Clerk signed Assembly Resolution No. 1.

INTRODUCTION, FIRST READING AND REFERENCE

Senate Bill No. 1.

Assemblywoman Jauregui moved that the bill be referred to the Committee of the Whole.

Motion carried.

Assemblywoman Jauregui moved that the Assembly adjourn until Wednesday, June 14, 2023, at 11 a.m.

Motion carried.

Assembly adjourned at 5:19 p.m.

Approved:

STEVE YEAGER
Speaker of the Assembly

Attest: SUSAN FURLONG
Chief Clerk of the Assembly

THE EIGHTH DAY

CARSON CITY (Wednesday), June 14, 2023

Assembly called to order at 11:15 a.m.

Mr. Speaker presiding.

All present except Assemblywomen Monroe-Moreno and Newby, who were excused.

Prayer by Assemblywoman Tracy Brown-May.

Join me in today's prayer. Whoever Your Heavenly Being is, we all can come together collectively to offer our thanks and our praise. We offer our prayers and our thanks for all of our Heavenly Father's good works. We want to offer our thanks and continued blessings on the Vegas Golden Knights and their outstanding win on their home rink. This we could not have imagined. We are ever so grateful to host such a wonderful team that has helped build community.

As members of this distinguished body, I know we each are thankful for the opportunity we have to build community and support our constituents. As we go forward today, we humbly ask for wisdom and the ability to live in Your virtue. Let today be one filled with grace, and may Your blessings be on this Chamber, with our members, and with all of Nevada. Together, we offer our thanks.

AMEN.

Pledge of allegiance to the Flag.

Assemblyman C.H. Miller moved that further reading of the Journal be dispensed with and the Speaker and Chief Clerk be authorized to make the necessary corrections and additions.

Motion carried.

MOTIONS, RESOLUTIONS AND NOTICES

Assemblyman C.H. Miller moved the Assembly resolve itself into a Committee of the Whole for the purpose of considering Senate Bill No. 1.

Motion carried.

COMMITTEE OF THE WHOLE IN SESSION

At 11:20 a.m.

Chair Yeager presiding.

Quorum present.

Senate Bill No. 1 considered.

CHAIR YEAGER:

The Committee of the Whole will come to order. Members, I wanted to let you know that we are having some technical difficulties. We do have an agenda out about this meeting. It is posted here in the building, but we are having some problems online posting the agenda for the Committee of the Whole. We will continue to try to do that, but it has been posted at least internally in the building.

As the members know, we had an informational hearing yesterday on essentially the topics that are contained within Senate Bill No. 1. For formality's sake, we will open the hearing on Senate Bill No. 1. At this point, not seeing any presenters and not seeing anyone to provide testimony in

support, opposition, or neutral, and standing on the record that we made yesterday in this Committee of the Whole, we will go ahead and close the hearing on Senate Bill No. 1. I believe at this time, Assemblyman C.H. Miller has a motion he would like to make.

ASSEMBLYMAN C.H. MILLER:

I move the Assembly return Senate Bill No.1 to the body without recommendation.

CHAIR YEAGER:

Do I have a second on that motion?

ASSEMBLYMAN O'NEILL:

I second, Mr. Speaker.

CHAIR YEAGER:

Great. I have a motion from Assemblyman Miller and a second from Assemblyman O'Neill. Again, that is to send the bill back to the floor without recommendation, so nobody is committing to supporting the bill. We are committing to getting it back to the floor. Is there any discussion on that motion from any of the members of the Committee of the Whole? Seeing no discussion, all those in favor of the motion, signify by saying aye. Any opposed, nay. The motion carries.

ASSEMBLYMAN C.H. MILLER:

I move that the Committee of the Whole rise and report back to the Assembly.

CHAIR YEAGER:

Assemblyman Miller has moved that the Committee of the Whole rise and report back to the Assembly. All those in favor, signify by saying aye. Any opposed, nay. The motion carries.

Assemblyman C.H. Miller moved that Senate Bill No. 1 be returned to the Assembly without recommendation.

Seconded by Assemblyman O'Neill.

Motion carried.

On motion of Assemblyman C.H. Miller, the Committee did rise and report back to the Assembly.

ASSEMBLY IN SESSION

At 11:22 a.m.

Mr. Speaker presiding.

Quorum present.

REPORTS OF COMMITTEES

Mr. Speaker:

Your Committee of the Whole, to which was referred Senate Bill No. 1, has had the same under consideration, and begs leave to report the same back with the recommendation: Without recommendation.

STEVE YEAGER, *Chair*

MOTIONS, RESOLUTIONS AND NOTICES

Assemblyman C.H. Miller moved that all rules be suspended, Senate Bill No. 1 be declared an emergency measure under the *Constitution* and placed on General File and third reading.

Motion carried.

Mr. Speaker announced if there were no objections, the Assembly would recess subject to the call of the Chair.

Assembly in recess at 11:25 a.m.

ASSEMBLY IN SESSION

At 4:55 p.m.

Mr. Speaker presiding.

Quorum present.

Assemblyman C.H. Miller moved to dispense with the reprint of Senate Bill No. 1.

Motion carried.

GENERAL FILE AND THIRD READING

Senate Bill No. 1.

Bill read third time.

The following amendment was proposed by Speaker of the Assembly:

Amendment No. 2.

AN ACT relating to economic infrastructure projects; enacting the Southern Nevada Tourism Innovation Act; amending the Southern Nevada Tourism Improvements Act; requiring under certain circumstances the establishment in Clark County of a sports and entertainment improvement district for the financing of a Major League Baseball stadium project; authorizing the Clark County Stadium Authority to carry out the provisions of law governing the Major League Baseball stadium project; ~~requiring the creation of a Clark County homelessness prevention and assistance fund;~~ authorizing the pledge of certain taxes, fees and charges for the payment of bonds and other purposes relating to the financing of the Major League Baseball stadium project; requiring the State Treasurer, under certain circumstances, to provide a credit enhancement on bonds issued to finance the construction of the Major League Baseball stadium project; requiring the issuance of general obligations of Clark County for the financing of a Major League Baseball stadium project under certain circumstances; authorizing the issuance of transferable tax credits to developer partners for qualified projects relating to the Major League Baseball stadium project; eliminating certain exemptions from prevailing wage requirements relating to railroad companies or monorails; requiring certain new or expanding businesses to provide certain paid family and medical leave to employees in order to qualify for a partial abatement of certain taxes; making an appropriation; and providing other matters properly relating thereto. **If this amendment is adopted, the Legislative Counsel's Digest will be changed as follows:**

Legislative Counsel's Digest:

Existing law creates the Clark County Stadium Authority as a public body to carry out the provisions of the Southern Nevada Tourism Improvements Act governing the National Football League stadium project, and existing law

provides for the Stadium Authority to be governed by a Board of Directors. (Chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 19)

This bill enacts the Southern Nevada Tourism Innovation Act to establish a method to finance a Major League Baseball stadium project. **Sections 4-17** of this bill define terms for the purposes of the Southern Nevada Tourism Innovation Act. **Sections 18-35** of this bill establish a method to finance the design, entitlement, acquisition, construction, improvement, repair, demolition, reconstruction, equipment, financing, promotion, leasing, subleasing, management, operation and maintenance of a Major League Baseball stadium project.

Section 21 of this bill authorizes the Stadium Authority to exercise certain powers which are in addition to the powers granted to the Stadium Authority under the Southern Nevada Tourism Improvements Act.

Section 28 of this bill requires that, upon receiving notification that the Stadium Authority has taken certain actions relating to the relocation of a Major League Baseball team, the Board of County Commissioners of Clark County must create a sports and entertainment improvement district, the general location of which is the southeast corner of Las Vegas Boulevard and Tropicana Avenue in Clark County, to assist in the financing of a Major League Baseball stadium project. Under **section 28**, the sports and entertainment improvement district is required to: (1) be located entirely within Clark County and outside the boundaries of any incorporated city; (2) include only parcels of land, or portions thereof, on which the Major League Baseball stadium project is located or will be located and any surrounding or adjacent properties necessary for the operation of that project; and (3) not include any operating hotel or other public accommodation facility or any operating licensed gaming establishment. **Section 28** authorizes the Board of County Commissioners to amend or modify the boundaries of the sports and entertainment improvement district but prohibits such an amendment or modification from: (1) impairing any bonds issued to finance the construction of the Major League Baseball stadium project; (2) excluding from the sports and entertainment improvement district any parcel of land, or portion thereof, on which the Major League Baseball stadium project is or will be located or any surrounding or adjacent property necessary for the operation of that project; or (3) including within the district any operating hotel or other public accommodation facility or any operating licensed gaming establishment

Section 22 of this bill requires the Stadium Authority to negotiate and enter into a development agreement, lease agreement and non-relocation agreement with respect to the Major League Baseball stadium project if the Board of Directors determines that a Major League Baseball team has committed to locate or relocate within the sports and entertainment improvement district. **Section 22** also establishes requirements for the development agreement, lease agreement and non-relocation agreement. **Section 33** of this bill sets forth additional provisions which must be included in the development agreement, lease agreement and non-relocation agreement, including, without limitation,

the maximum financial contribution of the Stadium Authority to the development and construction of the Major League Baseball stadium project. **Section 24** of this bill provides for the confidentiality of certain information provided to the Stadium Authority under certain circumstances. **Section 25** of this bill generally exempts the Major League Baseball stadium project from laws requiring competitive bidding or specifying procedures for the procurement of goods or services, and from laws governing public works projects, except that the pertinent construction contracts must comply with the statutory prevailing wage provisions and, if the Stadium Authority determines a subcontract can be competitively bid without affecting the quality of the project, the subcontract must be competitively bid. Additionally, **section 26** of this bill requires that any contract or agreement entered into by a prime contractor for the construction of the Major League Baseball stadium project must include provisions requiring that at least 15 percent of the subcontracts for the project must be with small local businesses.

Section 27 of this bill requires the Stadium Authority to retain the sole and exclusive right to enter into agreements for the sale, license or transfer of personal seat licenses, stadium builder's licenses or other similar instruments for any and all seats in the Major League Baseball stadium project to generate revenues for the construction of the Major League Baseball stadium project.

Section 34 of this bill requires the Board of County Commissioners of Clark County to issue general obligation bonds of the County upon the request of the Board of Directors of the Stadium Authority if certain requirements have been met. **Section 34** also requires the proceeds from the issuance of the general obligation bonds to be distributed to the Stadium Authority and used for certain purposes related to the Major League Baseball stadium project.

Sections 29 and 30 of this bill enact provisions governing the sources of revenue used to pay the debt service on bonds issued by the County pursuant to **section 34**. **Section 29**: (1) requires the Board of County Commissioners, in order to pay the principal and interest on bonds issued by the County pursuant to **section 34** and to make certain other payments, to pledge the proceeds of certain taxes, fees and charges imposed by the State and the County; and (2) provides that, with respect to the taxes, fees and charges imposed by the State, such a pledge does not constitute a pledge of the full faith and credit of the State and does not prevent the Legislature from enacting, amending or repealing any law or other legislative measure relating to those taxes, fees or charges. **Section 30** of this bill requires, under certain circumstances, the State Treasurer to provide a credit enhancement on bonds issued to finance the construction of the Major League Baseball stadium project. **Section 41** of this bill makes an appropriation of \$14,000,000 to the Nevada State Infrastructure Bank Fund for this credit enhancement, effective upon the passage and approval of this bill.

Section 32 of this bill requires the county treasurer of Clark County, after paying any principal, interest or other costs due in connection with any bonds and establishing a reserve fund, to transfer the proceeds of the taxes, fees and

charges pledged to the financing or refinancing of the Major League Baseball stadium project to the Stadium Authority to be used for certain purposes.

Section 31 of this bill authorizes a developer partner of a qualified project to apply to the Stadium Authority for a certificate of eligibility for transferable tax credits. **Section 31** prohibits the Stadium Authority from approving more than \$36,000,000 in transferable tax credits in a fiscal year or \$180,000,000 in total for all qualified projects in this State.

~~Section 20 of this bill requires the Board of County Commissioners to create a Clark County homelessness prevention and assistance fund to provide assistance to people who are at risk of becoming homeless or are currently experiencing homelessness by supporting certain programs.~~ **Section 23** of this bill requires, as part of the development and operation of the Major League Baseball stadium project, the development of a community benefits agreement and the creation of a baseball stadium community oversight committee to oversee the implementation and administration of the community benefits agreement.

Section 35 of this bill provides that the authority of the Board of Directors to undertake the Major League Baseball stadium project expires under certain circumstances.

Sections 36-37.5 of this bill revise the membership of the Board of Directors of the Stadium Authority.

Existing law authorizes a person who intends to locate or expand a business in this State to apply to the Office of Economic Development for a partial abatement of certain taxes. The Office is required to approve an application for such a partial abatement if the Office makes certain determinations. (NRS 360.750) **Section 39** of this bill revises the determinations the Office must make to approve an application for such a partial abatement to require that a business provide certain paid family and medical leave to employees of the business. **Section 39** requires a business that will have at least 50 full-time employees on the payroll of the business by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective to, by the earlier of the eighth calendar quarter following the calendar quarter in which the abatement becomes effective or the date on which the business has at least 50 employees on the payroll of the business: (1) have a policy for paid family and medical leave; and (2) agree that all employees who have been employed by the business for at least 1 year will be eligible for at least 12 weeks of paid family and medical leave at a rate of at least 55 percent of the regular wage of the employee. Further, the business must agree in writing that the business will not take certain actions in relation to an employee's use of such paid family and medical leave. **Section 39** also provides that if a business has a policy for paid family and medical leave for employees on the payroll of the business outside of this State that meets or exceeds the requirements for a policy of paid family and medical leave set forth in **section 39** and the business agrees in writing that its employees on the payroll in this State are eligible for paid family and medical leave under the policy, the Office must determine that

the business's policy meets the necessary requirements for obtaining the partial abatement.

Existing law requires that every contract to which a public body is a party that requires the employment of certain workers to perform the public work must require that such workers be paid at least the wages prevailing for the type of work that the worker performs in the region in which the public work is performed. (NRS 338.020) Existing law exempts from the requirements to pay the prevailing wage any work, construction, alteration, repair or other employment performed, undertaken or carried out, by or for any railroad company or any person operating the same, regardless of whether a public body is party to the contract. (NRS 338.080) **Section 38** of this bill removes this exemption, and as a result, any such activity or employment may be subject to the prevailing wage requirements.

Existing law also exempts the work of or incident to the installation and operation of a monorail from the prevailing wage requirements. (NRS 705.690) **Section 40** of this bill removes this exemption, and as a result, the work of or incident to the installation and operation of a monorail may be subject to the prevailing wage requirements.

Section 8.5 of Senate Bill No. 1 First Reprint is hereby amended as follows:

Sec. 8.5. ~~“Clark County homelessness prevention and assistance fund” means the fund created by the County pursuant to section 20 of this act.~~
(Deleted by amendment.)

Section 20 of Senate Bill No. 1 First Reprint is hereby amended as follows:

Sec. 20. ~~1. The Board of County Commissioners shall create a Clark County homelessness prevention and assistance fund.~~

~~2. In managing the fund, the County shall coordinate with local governments in the County that provide the services described in subsection 3.~~

~~3. Money in the fund shall be used exclusively to provide assistance to people who are at risk of becoming homeless or are currently experiencing homelessness by supporting programs which are designed to:~~

~~— (a) Prevent homelessness;~~

~~— (b) Help individuals and families to regain stable housing; or~~

~~— (c) Diminish the incidence of homelessness throughout the County.~~

~~4. To the extent practicable, money in the fund shall be invested in programs which provide a range of service, including, without limitation, emergency rental assistance, utility assistance, case management, job training, rehabilitation, respite and counseling services.~~ **(Deleted by amendment.)**

Section 23 of Senate Bill No. 1 First Reprint is hereby amended as follows:

Sec. 23. 1. The developer partner and the Baseball Stadium Events Company shall 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 the Baseball Stadium Events Company. The community benefits agreement must be approved by the Board of Directors.

The community benefits agreement must be reviewed and updated not less than once every 5 years and each such update must be approved by the Board of Directors.

2. The community benefits agreement must include, without limitation, provisions that:

(a) Establish requirements designed to ensure diversity among the workforce, subcontractors and vendors used to construct and operate the Major League Baseball stadium project;

(b) Require the payment of a living wage to employees of the Major League Baseball stadium project;

(c) Establish requirements for community engagement by the Baseball Stadium Events Company and the Major League Baseball team, including, without limitation:

(1) Participation by players of the Major League Baseball team in the community, including, without limitation, in education programs;

(2) The donation of tickets; and

(3) Programs to support youth baseball in underserved communities;

(d) Provide for the use of a community suite by charitable, community or economic development organizations;

(e) Require the developer partner and the Baseball Stadium Events Company to provide:

(1) Educational programming in the ~~the community,~~ State, including, without limitation, by working in partnership with local colleges and universities to provide programs of career development for the sports industry; and

(2) Scholarships, internships and mentorship programs; and

(f) Require the developer partner and the Baseball Stadium Events Company to make an adequate financial commitment in the community, including, without limitation, an annual commitment of cash and in-kind services which must not be less than:

(1) During the period beginning with the calendar year in which the County issues bonds and ending in the calendar year following the calendar year in which a certificate of occupancy or other governmental authorization in order to operate the Major League Baseball stadium project is issued, \$500,000 per calendar year.

(2) Beginning with the immediately succeeding calendar year after the end of the period set forth in subparagraph (1), an amount per calendar year that is the greater of ~~\$1,500,000~~ \$2,000,000 or 1 percent of Major League Baseball team ticket revenue generated by the Major League Baseball stadium project for the calendar year.

3. A baseball stadium community oversight committee must be created to oversee the implementation and administration of the community benefits agreement developed pursuant to subsection 1. The baseball stadium community oversight committee is hereby authorized to enforce the provisions of the community benefits agreement which it was created to oversee.

4. The baseball stadium community oversight committee must consist of seven members to be appointed as follows:

- (a) Two members appointed by the Board of Directors, one of whom the Board of Directors shall designate to serve as the Chair;
- (b) One member appointed by the Governor;
- (c) One member appointed by the Majority Leader of the Senate;
- (d) One member appointed by the Speaker of the Assembly; and
- (e) Two members appointed by the Board of County Commissioners.

Ê In appointing members to the baseball stadium community oversight committee, the appointing authority shall consider whether the members appointed to the committee reflect the diversity of this State, including, without limitation, the age, gender, gender identity or expression, sexual orientation, ethnic and geographic diversity of this State.

5. A person must not be appointed to the baseball stadium community oversight committee if he or she is:

- (a) An elected official;
- (b) An employee of the Major League Baseball team or an affiliate or related entity of the Major League Baseball team;
- (c) A representative of a business that is engaged by a business providing goods or services to the Major League Baseball team or the Major League Baseball stadium project; or
- (d) A representative of a labor union representing employees, or seeking to represent employees, working at or for the Major League Baseball stadium project.

6. The baseball stadium community oversight committee constitutes a public body for the purposes of chapter 241 of NRS.

7. In addition to such other reports as the Board of Directors or the baseball stadium community oversight committee may require, on or before December 31 of each even-numbered year, the developer partner and the Baseball Stadium Events Company shall jointly prepare and submit a community benefits progress and accountability report to the:

- (a) Governor;
- (b) Director of the Legislative Counsel Bureau for transmittal to the next regular session of the Legislature;
- (c) County manager of the County;
- (d) Chair of the Board of Directors; and
- (e) Chair of the baseball stadium community oversight committee.

8. The report required pursuant to subsection 7 must include, without limitation:

- (a) The terms of the community benefits agreement that were in effect during the period of time covered by the report;
- (b) An evaluation of the compliance of the developer partner and the Baseball Stadium Events Company with the terms of the community benefits agreement identified pursuant to paragraph (a); and

(c) An evaluation of the effect of the Major League Baseball stadium project on the community at large.

9. The Board of Directors shall appoint a community benefits director to advise the baseball stadium community oversight committee and monitor the compliance of the developer partner and the Baseball Stadium Events Company with the terms of the community benefits agreement. **A person must not be appointed as the community benefits director:**

(a) Unless the person resided in the County for at least 5 years immediately preceding the date of his or her appointment.

(b) If person is an employee of the Major League Baseball team or an affiliate or related entity of the Major League Baseball team or an employee of the Major League Baseball stadium project or an affiliate or related entity of the Major League Baseball stadium project.

(c) If the person directly provides good or services to a Major League Baseball team or the Major League Baseball stadium project or is an employee of a business that directly provides goods or services to a Major League Baseball team or the Major League Baseball stadium project.

10. If the baseball stadium community oversight committee determines that the developer partner or the Baseball Stadium Events Company has failed to comply with the terms of the community benefits agreement, the community benefits director shall notify the developer partner, the Baseball Stadium Events Company and the Major League Baseball team in writing that the baseball stadium community oversight committee has made such a determination of noncompliance. Upon receipt of such a notice, the developer partner and the Baseball Stadium Events Company, in coordination with the Major League Baseball team, shall submit in writing to the community benefits director:

(a) A response to the determination of noncompliance by the baseball stadium community oversight committee which includes, without limitation, any reasons that the developer partner or the Baseball Stadium Events Company has not complied with the terms of the community benefits agreement;

(b) A description of the actions that that the developer partner or the Baseball Stadium Events Company will take to cure any noncompliance with the terms of the community benefits agreement; and

(c) A projected timeline by which the developer partner and the Baseball Stadium Events Company will be in full compliance with the terms of the community benefits agreement.

11. If the baseball stadium community oversight committee determines that the response submitted by the developer partner and the Baseball Stadium Events Company pursuant to subsection 10 is insufficient or the baseball stadium community oversight committee determines that the developer partner and the Baseball Stadium Events Company are not taking the actions set forth pursuant to paragraph (b) of subsection 10 in a timely manner, the baseball stadium community oversight committee shall notify the Board of Directors

of its findings and may request that the Board of Directors initiate legal proceedings to enforce the terms of the community benefits agreement.

Section 32 of Senate Bill No. 1 First Reprint is hereby amended as follows:

Sec. 32. 1. After paying any amounts needed to pay any principal, interest or other costs due in connection with any bonds issued to finance or refinance the Major League Baseball stadium project and to establish a reserve fund to secure the payment of such bonds, the County Treasurer shall transfer the amounts pledged pursuant to section 29 of this act to the Stadium Authority. The Stadium Authority shall deposit such proceeds into the baseball stadium tax account created pursuant to section 19 of this act.

2. Except as otherwise provided in subsection 3, before the issuance of any bonds, the Stadium Authority shall use the money in the baseball stadium tax account created pursuant to section 19 of this act only for one or more of the following purposes:

(a) To pay all or part of the cost to acquire, construct, design, entitle, lease, improve, equip, operate or maintain, or any combination thereof, within the boundaries of the sports and entertainment improvement district, the Major League Baseball stadium project.

(b) To establish a bond reserve fund and other reserves for the payment of the principal of such bonds or of the sinking fund payments with respect to such bonds, the purchase or redemption of such bonds, the payment of interest on such bonds or the payment of any redemption premium required to be paid when the bonds are redeemed before maturity.

(c) To pay the costs incurred by the Stadium Authority to carry out the provisions of sections 18 to 35, inclusive, of this act in an amount not to exceed \$2,000,000.

3. The Stadium Authority shall not expend any proceeds of the taxes, fees and charges described in section 29 of this act to pay any costs to acquire, construct, design, entitle, lease, improve, equip, operate or maintain, or any combination thereof, the Major League Baseball stadium project unless:

(a) The costs are costs described in paragraph (c) of subsection 2; or
(b) The conditions set forth in paragraphs (a) to (d), inclusive, of subsection 1 of section 22 of this act have been satisfied.

4. Except as otherwise provided in subsection 5, after the issuance of any bonds, the Stadium Authority shall use money in the baseball stadium tax account created pursuant to section 19 of this act only for the following uses:

(a) To pay the administrative costs of the Stadium Authority in an amount not to exceed \$1,000,000 each fiscal year, as adjusted annually pursuant to subsection 7.

(b) From the proceeds remaining after the payments required by paragraph (a), to supplement the cost of operating and maintaining the Major League Baseball stadium project if the Board of Directors determines such payments are necessary because the Baseball Stadium Events Company has failed to perform or breached the lease agreement entered into pursuant to subsection 1

of section 22 of this act or a combined development and lease agreement entered into pursuant to subsection 4 of section 22 of this act.

(c) From the proceeds remaining after the payments required by paragraphs (a) and (b), to create and make contributions to a debt service reserve fund:

(1) Until the start of the fiscal year immediately following the date on which a certificate of occupancy or other governmental authorization required in order to operate the Major League Baseball stadium project is issued or obtained, in an amount equal to such remaining proceeds until the debt service reserve level on the bonds is two times the average annual debt service on such bonds; and

(2) After such date, in an amount not to exceed \$5,000,000 each fiscal year until the maximum debt service reserve level on the bonds is two times the average annual debt service on such bonds.

(d) From the proceeds remaining after the payments required by paragraphs (a), (b) and (c), to repay any amounts drawn under a credit enhancement or repay the special obligation of the County provided pursuant to section 30 of this act.

(e) From the proceeds remaining after the payments required by paragraphs (a) to (d), inclusive, to replenish any draws on the debt service reserve funds for the bonds in an amount equal to the total aggregate amount of any such draws.

(f) From the proceeds remaining after the payments required by paragraph (a) to (e), inclusive, and upon completion of the Major League Baseball stadium project, to make contributions to the baseball stadium capital projects fund created pursuant to section 19 of this act in an amount equal to at least \$5,000,000 per fiscal year, as adjusted annually pursuant to subsection 7.

(g) From the proceeds remaining after the payments required by paragraphs (a) to (f), inclusive, to refund to the State any amount of transferable tax credits made available to a developer partner pursuant to section 31 of this act in excess of \$60,000,000, up to a total aggregate refund of \$120,000,000 and transmit money to the ~~Clark~~ County ~~homelessness prevention and assistance~~ **for deposit in the community housing fund of the County to be used exclusively for the procurement and development of supportive housing and housing that serves low-income households** in the following amounts:

(1) Until a total of \$45,000,000 has been refunded to the State for any amount of transferable tax credits issued pursuant to section 31 of this act in excess of \$60,000,000:

(I) An amount equal to 90 percent of the proceeds remaining after the payments required by paragraphs (a) to (f), inclusive, to refund to the State any amount of transferable tax credits issued pursuant to section 31 of this act in excess of \$60,000,000; and

(II) An amount equal to 10 percent of the proceeds remaining after the payments required by paragraphs (a) to (f), inclusive, for transmittal to the ~~Clark~~ County ~~homelessness prevention and assistance~~ **for deposit in the**

community housing fund ~~of~~ of the County to be used exclusively for the procurement and development of supportive housing and housing that serves low-income households, except that the amount of proceeds transmitted pursuant to this sub-subparagraph must not exceed \$5,000,000 per fiscal year, as annually adjusted pursuant to subsection 7.

(2) Once \$45,000,000 or more has been refunded to the State for any amount of transferable tax credits issued pursuant to section 31 of this act in excess of \$60,000,000:

(I) An amount equal to 80 percent of the proceeds remaining after the payments required by paragraphs (a) to (f), inclusive, to refund to the State any amount of transferable tax credits issued pursuant to section 31 of this act in excess of \$60,000,000 until a total aggregate refund of \$120,000,000 has been made; and

(II) An amount equal to 20 percent of the proceeds remaining after the payments required by paragraphs (a) to (f), inclusive, for transmittal to the ~~(Clark) County Homelessness prevention and assistance fund~~ **for deposit in the community housing fund ~~of~~ of the County to be used exclusively for the procurement and development of supportive housing and housing that serves low-income households,** except that the amount of proceeds transmitted pursuant to this sub-subparagraph must not exceed \$5,000,000 per fiscal year, as annually adjusted pursuant to subsection 7.

(h) From the proceeds remaining after the payments required by paragraphs (a) to (g), inclusive, and upon completion of the Major League Baseball stadium project, to make contributions to the ~~(Clark) County homelessness prevention and assistance fund~~ in an amount equal to at least \$5,000,000 per fiscal year, as adjusted annually pursuant to subsection 7, **for deposit in the community housing fund of the County to be used exclusively for the procurement and development of supportive housing and housing that serves low-income households.**

(i) From the proceeds remaining after the payments required by paragraphs (a) to (h), inclusive, to make payments to a fund to provide early debt retirement in an amount determined by the Stadium Authority, a fund to make capital improvements to the Major League Baseball stadium project in an amount determined by the Stadium Authority and, subject to the provisions of subsection 10, a fund to pay for any infrastructure the Stadium Authority determines is required on or around the project, except that no payment pursuant to this paragraph may violate any covenant made in connection with the bonds and, if any payment would violate such a covenant, the amount of the payment must be used for such purpose as specified in the ordinance or other instrument under which the bonds were issued.

5. Upon the later to occur of the dates set forth in subparagraph (1) of paragraph (b) of subsection 7 of section 29 of this act, the Stadium Authority may use an amount not to exceed 10 percent of the proceeds of the taxes, fees and charges described in section 29 of this act generated in a fiscal year:

(a) To pay the operating expenses of the Stadium Authority; and

(b) To pay for capital improvements to the Major League Baseball stadium project in an amount determined by the Stadium Authority and, subject to the provisions of subsection 10, any infrastructure the Stadium Authority determines is required on or around the Major League Baseball stadium project.

6. The proceeds of the taxes, fees and charges described in section 29 of this act, less the amount otherwise allocated to the Stadium Authority pursuant to subsection 5, shall be returned to the taxing entity or other entity that collected such taxes, fees and charges for use by such taxing entity or other entity in accordance with law once:

(a) The bonds have been fully repaid and retired; and

(b) All refundable transferable tax credits issued pursuant to section 31 of this act have been repaid to the State pursuant to paragraph (d) of subsection 8 of section 31 of this act.

7. The monetary amounts specified in paragraphs (a), (f), and (h) of subsection 4 and the monetary amounts required by paragraph (g) of subsection 4 to be transmitted to the ~~Clark County Homelessness Prevention and Assistance~~ **for deposit in the community housing fund of the County to be used exclusively for the procurement and development of supportive housing and housing that serves low-income households** must be adjusted for each fiscal year by adding to the amount the product of the amount multiplied by the percentage increase in the consumer price inflation index between the calendar year ending on December 31, 2023, and the calendar year immediately preceding the fiscal year for which the adjustment is made.

8. Any debt service reserve fund described in this section to secure the payment of the bonds must be held by the County or a trustee for the bonds. The debt service reserve fund must be funded with cash and investments permitted by the bond ordinance and NRS 355.170. Interest on money in the debt service reserve fund must remain in the fund and be used for the purposes for which the fund was created. In addition to the uses of the debt service reserve fund in paragraph (b) of subsection 2, money in the debt service reserve fund may be:

(a) Allocated to pay the final years' debt service on the bonds secured by the reserve funds if the money in the fund is fully sufficient to retire all outstanding bonds secured thereby;

(b) When all bonds and any special obligations of the County under section 30 of this act are no longer outstanding, transferred to the baseball stadium capital projects fund created pursuant to section 19 of this act, provided that following such a transfer:

(1) No subsequent payment of such money from the baseball stadium capital projects fund may violate any covenant made in connection with the bonds; and

(2) If any subsequent payment of money from the baseball stadium capital projects fund would violate any covenant made in connection with the bonds, the amount of any such subsequent payment may be used for such other

purposes as required by the ordinance or other instrument under which the bonds were issued; or

(c) A combination of the purposes set forth in paragraphs (a) and (b).

9. Any allocation of money in the debt service reserve fund pursuant to paragraph (a), (b) or (c) of subsection 8 requires the approval of the Stadium Authority, except that the County may, in its sole discretion, allocate money in the debt service reserve fund to pay scheduled principal and interest payments on the bonds.

10. For purposes of determining the infrastructure required on or around the Major League Baseball stadium project to be funded as provided in paragraph (i) of subsection 4 and paragraph (b) of subsection 5, upon completion of the Major League Baseball stadium project and continuing each year thereafter, the County shall provide to the Stadium Authority a list of infrastructure on or around the Major League Baseball stadium project that the County proposes to be funded as provided in paragraph (i) of subsection 4 and paragraph (b) of subsection 5. The Stadium Authority shall consider such list when determining which infrastructure will be funded as provided in paragraph (i) of subsection 4 and paragraph (b) of subsection 5.

11. As used in this section : ~~1. "consumer"~~

(a) "Consumer price inflation index" means the Consumer Price Index for All Urban Consumers, U.S. City Average, West Urban (All Items), as published by the Bureau of Labor Statistics of the United States Department of Labor or, if that index ceases to be published by the United States Department of Labor, the published index that most closely resembles that index, as determined by the Stadium Authority.

(b) "Low-income household" means a household, which may include one or more persons, with a median household income of not more than 30 percent of the area median household income, based on the guidelines published by the United States Department of Housing and Urban Development.

(c) "Supportive housing" means subsidized housing that reduces barriers to retaining housing that are caused by a person's rental history, criminal history and income through the provision of onsite and offsite supportive services that are designed to assist a person who has:

(1) A disabling behavioral or physical health condition; and

(2) Experienced:

(I) Homelessness or been at imminent risk of homelessness; or

(II) Unnecessary institutionalization.

(d) "Supportive services" includes, without limitation, social services, community support services, case management services, employment services, health care and behavioral health treatment.

Section 36 of Senate Bill No. 1 First Reprint is hereby amended as follows:

Sec. 36. Section 22 of the Southern Nevada Tourism Improvements Act, being chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 20, is hereby amended to read as follows:

Sec. 22. 1. The Stadium Authority must be governed by a Board of Directors consisting of the County Treasurer, ~~and State Treasurer,~~ who ~~is a~~ **are** nonvoting, ex officio ~~member~~ **members** of the Board, and ~~nine~~ **11** members to be appointed as follows:

(a) Three members appointed by the Governor, at least one of which must be appointed in the manner set forth in subsection 2.

(b) Three members appointed by the Board of County Commissioners, at least one of which must be appointed in the manner set forth in subsection 2.

(c) ***One member appointed by the Majority Leader of the Senate, who must not be a person who is currently serving as a Legislator.***

(d) ***One member appointed by the Speaker of the Assembly, who must not be a person who is currently serving as a Legislator.***

(e) One member appointed by the President of the University who must be the executive director in charge of managing events for the University or, if that position ceases to exist, another officer or employee of the University who has experience in the management of events.

~~((d))~~ (f) Two members representing the public elected by the members appointed pursuant to paragraphs (a) ~~1, (b) and (c)~~ **to (e), inclusive**. In electing members pursuant to this paragraph, the members appointed pursuant to paragraphs (a) ~~1, (b) and (c)~~ **to (e), inclusive**, shall consider the recommendations of:

(1) A National Football League team that has:

(I) Demonstrated to those members that it is interested in locating or relocating within the stadium district; or

(II) Committed to locate or relocate within the stadium district;
and

(2) The person or persons who have:

(I) Demonstrated to those members that the person or persons are interested in and capable of entering into a lease with the Stadium Authority to operate the National Football League stadium project; or

(II) Entered into such a lease.

2. One member appointed pursuant to paragraph (a) of subsection 1 and one member appointed pursuant to paragraph (b) of subsection 1 must be selected from a list of nominees submitted to the appointing authority by the two companies who, either directly or through subsidiaries, affiliates or any related entity under common control with the companies, own or manage the businesses within the County, which in the aggregate generate the greatest amount of taxes on the rental of transient lodging in the County. If the appointing authority reasonably determines that the nominees on any such list of nominees submitted by a nominating

company are unacceptable, the companies must submit a new list of nominees. If the appointing authority has determined that no nominee on the first four lists of nominees offered by a nominating company is acceptable, all additional nominations for appointment to the Board must be made by the association of resort hotels whose membership collectively paid the greatest amount of taxes on the rental of transient lodging to the Fund for the Promotion of Tourism pursuant to paragraph (a) of subsection 1 of NRS 244.3354 and paragraph (a) of subsection 1 of NRS 268.0962 in the fiscal year immediately preceding the fiscal year in which the appointment is made and whose members include the two nominating companies or could include those companies if those companies chose to be members of that association. For purposes of this subsection, “affiliate” includes any company in which a nominating company owns fifty percent or more of the ownership interests.

3. ***In appointing members to the Board of Directors, the appointing authority shall consider whether the members appointed to the Board of Directors reflect the diversity of this State, including, without limitation, the age, gender, gender identity or expression, sexual orientation, ethnic and geographic diversity of this State.*** Each member of the Board of Directors must reside within the stadium district and must:

(a) Have experience in the design, engineering and construction of major commercial projects and estimating the costs of the construction of major commercial projects;

(b) Have experience in the financing of capital projects in this State;

(c) Have experience in the field of stadium, arena or event management;

(d) Have experience in workforce development, training, diversity or supplier engagement; or

(e) Be representatives of the private sector and have the education, experience and skills necessary to effectively execute the duties and responsibilities of a member of the Board of Directors.

4. A member of the Board of Directors may not be employed by the same person as another member of the Board or by an affiliate of such a person.

5. A vacancy on the Board of Directors occurs when a member:

(a) Dies or resigns; or

(b) Is removed, with or without cause, by the appointing authority.

6. A vacancy on the Board of Directors must be filled for the remainder of the unexpired term in the same manner as the original appointment pursuant to subsection 1.

7. A member of the Board of Directors is not entitled to receive any compensation for serving as a member of the Board or as an officer or employee of the Stadium Authority.

8. The members of the Board of Directors are public officers for the purposes of chapter 281A of NRS.

Assemblyman C.H. Miller moved the adoption of the amendment.

Remarks by Assemblyman C.H. Miller.

Amendment adopted.

Bill ordered reprinted, re-engrossed and to third reading.

Senate Bill No. 1.

Bill read third time.

Remarks by Assemblymen Backus, La Rue Hatch, Gray, DeLong, and Bilbray-Axelrod.

ASSEMBLYWOMAN BACKUS:

Senate Bill No. 1 enacts the Southern Nevada Tourism Innovation Act to establish a method to finance the design, entitlement, acquisition, construction, improvement, repair, demolition, reconstruction, equipment, financing, promotion, leasing, subleasing, management, operation, and maintenance of a Major League Baseball stadium project.

The bill requires the Clark County Board of County Commissioners to create a sports and entertainment improvement district located at the southeast corner of Las Vegas Boulevard and Tropicana Avenue. The district must not include any operating hotel, public accommodation facility, or any operating licensed gaming establishment. The Board must issue general obligations of the county upon the request of the Board of Directors of the Clark County Stadium Authority. Once certain requirements are met, any proceeds of the general obligations must be distributed to the Stadium Authority and used for the purposes related to the Major League Baseball stadium project.

Further, the State Treasurer is to appropriate \$14 million from the State General Fund to the Nevada State Infrastructure Bank for the credit enhancements. Additionally, the bill authorizes the Stadium Authority to approve not more than \$36 million in transferable tax credits in a fiscal year or \$180 million in total for all qualified projects in this state. The bill requires certain proceeds remaining after completion of the Major League Baseball stadium project to be distributed to the Clark County Community Housing Fund for purposes of procuring and developing supportive housing and housing that serves low-income households.

As part of the development and operation of the Major League Baseball stadium project, the bill requires the development of a community benefits agreement and the creation of a baseball stadium Community Oversight Committee to oversee the implementation and administration of the community benefits agreement. This bill also requires new or expanding businesses with 50 full-time employees to provide certain family and medical leave to employees in order to qualify for a partial abatement of certain taxes.

Finally, Senate Bill No. 1 requires the payment of prevailing wages on any work, construction, alteration, repair, or other employment performed, undertaken, or carried out by or for any railroad company or any person operating the same, regardless of whether a public body is party to the contract. Similarly, the work of or incident to the installation and operation of a monorail may be subject to prevailing wage requirements.

I have received a lot of emails in favor of and in opposition to Senate Bill No. 1, and I have taken into consideration the points being raised therein. Ultimately, the required public investment in the A's stadium, as required by Major League Baseball, will yield an economic benefit to our state, as we have seen with the Allegiant Stadium.

My support of Senate Bill No. 1 in no way suggests that I do not support funding of K-12 education. I am a proud product of the Clark County School District. I had the privilege and honor to serve as the Chair of the subcommittee on K-12 education this last legislative session. Through numerous Ways and Means and subcommittee hearings, the Legislature ultimately approved an increase of 26.3 percent in the Pupil-Centered Funding Plan in the next biennium. This is \$2.2 billion more than in the last biennium. In addition, the Education Stabilization Account is fully funded with \$826 million. In part, the ability to increase funding to our public education was due to record forecasted revenues.

Right now, we understand that Allegiant Stadium is overperforming its projections when it comes to addressing its repayment of the bonds—and this is after being faced with the

COVID-19 delay in opening the stadium. The state's investment in Senate Bill No. 1 is less than the investment requested for Allegiant Stadium. What better way to invest in economic development than through an additional professional sports team? We have now seen Nevada benefit from increased tourism through major sports teams coming to Las Vegas.

Senate Bill No. 1, like many federal programs, is also a jobs bill. We have heard that constructing the stadium is estimated to create over 14,000 jobs that pay prevailing wages. When the stadium opens, the A's are open to collective bargaining and will be statutorily bound to pay employees a livable wage. These hardworking Nevadans will also provide an indirect financial benefit to our state.

With the Aces winning a national championship last year and the Golden Knights securing the Stanley Cup just last night, it is clear that Las Vegas is becoming the entertainment and sports capital of the world. With that, I stand in support of Senate Bill No. 1.

ASSEMBLYWOMAN LA RUE HATCH:

I rise in opposition to Senate Bill No. 1. I appreciate the work and the consideration that has gone into this bill, but no amount of amendments will change the fact that we are giving millions of public dollars to a billionaire, and no amount of spin or changing of the numbers will change the fact that we are giving \$36 million a year in public funds in exchange for maybe \$2 million of in-kind donations. That math does not add up to me.

We did have an amazing budget this last session, and I am proud of the work we did. But even with that budget, we still have classes of 40 to 50. We still have women who cannot work because we do not have universal pre-K and they cannot get child care. We still have people sleeping on the streets. To me, I cannot justify voting for this bill and giving millions of dollars to a billionaire while our constituents are telling us they do not want this and our constituents are asking us to invest in their communities.

I urge my colleagues to reject this reckless waste of public dollars.

ASSEMBLYMAN GRAY:

I rise in opposition to Senate Bill No. 1. I think most of our constituents hired us to be policymakers, not investment advisors. That is the first reason we should not be voting for this. Second, even after Legal's explanation yesterday, I still believe it is in direct violation of Article 8, Section 10 of our state *Constitution*. I encourage folks to read that, and I encourage my colleagues to vote no on Senate Bill No. 1.

ASSEMBLYMAN DELONG:

I rise in support of Senate Bill No. 1. I have read the bill. I have listened to the information presentations that have been made by the experts. As a representative of Northern Nevada, this is what I see: I see approximately 15,000 good-paying jobs during construction in Clark County. I also see 8,000 good-paying jobs during the operation of the stadium in Clark County. For the entire state, I see \$38 million in taxes during construction and approximately \$50 million in taxes per year during operation. These taxes will be distributed to all counties in the state.

In summary, the bill brings new jobs to the state and increases the tax base for the state. I urge my colleagues to vote for Senate Bill No. 1.

ASSEMBLYWOMAN BILBRAY-AXELROD:

I rise in support of Senate Bill No. 1. I had the opportunity to chair the Committee on Education this session, and we did more in our committee than I think has been done in the Education Committee for many years. The number of bills that came through our two-day-a-week committee were what a five-day-a-week committee would do. I have never ever for one second not thought the kids of this state were the most important. As my colleague from Assembly District 37 mentioned, we put \$2.2 billion into our education system. I want to see that continue. Unfortunately, without new thinking out-of-the-box revenue streams, that is not going to happen.

I am so proud of Nevada, and I am proud of the work we have done. I am proud of Las Vegas and how we continue to reinvent ourselves. I am really excited to make memories with my daughter and see other families make memories with their kids where tickets start at \$12. There are people who will never go to a Raiders game because they are priced out of them. They will never go to a Golden Knights game because they cannot afford the ticket. This is something that

all Nevadans can take part in. I really appreciate the organization coming to us with their community benefits agreement, and I think this is going to be a real boon for Las Vegas. I proudly support this bill.

Roll call on Senate Bill No. 1:

YEAS—25.

NAYS—Anderson, Cohen, Considine, Dickman, Gorelow, Gray, Hafen, Hansen, La Rue Hatch, Brittney Miller, Nguyen, Orentlicher, Peters, Summers-Armstrong, Taylor—15.

EXCUSED—Monroe-Moreno, Newby—2.

Senate Bill No. 1 having received a constitutional majority, Mr. Speaker declared it passed, as amended.

Bill ordered transmitted to the Senate.

MESSAGES FROM THE SENATE

SENATE CHAMBER, Carson City, June 14, 2023

To the Honorable the Assembly:

I have the honor to inform your honorable body that the Senate on this day concurred in Assembly Amendment No. 2 to Senate Bill No. 1.

SHERRY L. RODRIGUEZ
Assistant Secretary of the Senate

UNFINISHED BUSINESS

SIGNING OF BILLS AND RESOLUTIONS

There being no objections, the Speaker and Chief Clerk signed Assembly Concurrent Resolution No. 1 and Senate Bill No. 1.

REMARKS FROM THE FLOOR

Mr. Speaker requested that the following remarks be entered in the Journal.

ASSEMBLYWOMAN HARDY:

I found out this morning that my father, Mel Close, passed away. Although I cannot be with my mom, my daughters, my grandson, and my family today, I feel I was meant to be here to honor and pay tribute to my dad in this building for not only his exemplary public service of almost two decades in this Legislature, but also—and most importantly—for being my dad. I have many wonderful memories being here as a kid. I cannot enter this building without thinking of the time I spent here, going up and down those front steps, sitting with him on the floor, and experiencing firsthand the legislative process among many of the giants of the Nevada Legislature.

This morning, as I talked with my mom and my daughters back home, my daughter Kelsey sent me a video. It was an oral history interview that was done by LCB [Legislative Counsel Bureau] in 2008 at his law firm. It was comforting for me to see him as I remember him and to hear his voice—his calm, kind, reassuring voice—as he recalled some of the time he spent here and how he began his career. One of the things he said was that when he was first elected in 1965, they were still meeting in the old Assembly Chamber.

In his first term, he was appointed Chair of Assembly Judiciary at 30 years old. He said that as he started his first meeting, he looked around and said, “Who is taking minutes of the meeting? Where is the secretary?” And they said, “Oh, sir, we do not have secretaries.” And he said, “Well, we cannot have that. We have to know what went on here. We need a secretary.” So they got him a secretary and as far as we can tell, those were the first minutes of a legislative committee that were recorded. To this day, we have all of our wonderful committee secretaries. That was started by my dad. He was Speaker of the Assembly before being elected to the Senate, where he also served as Chair of Judiciary and President Pro Tempore.

As people have found out that Mel Close is my dad—most people think my dad is Joe Hardy. I tell them no, he is my adopted dad, but Mel Close is my dad. Every single person says, “Oh my goodness. What a remarkable man.” So many had the pleasure to work with him and serve with

him. They all say the same things—he was kind, he was humble, and he was always respectful, even if there was disagreement. He would invite you into his office and hear you out.

When I first decided to run for the Assembly and then was elected, I vowed to myself that that is how I would serve. As long as I am here, I can think of no greater honor than to be thought of as somebody who was intelligent but always kind and respectful in their speaking. He was never boastful. He never sought the spotlight. He never sought attention. He did not want it. In fact, he would probably not want me to be doing this today. But that is what I loved about him. He did not seek it, and he always remained a humble person, even with all he achieved in his life.

I want to share a few things my daughters have posted and sent to me today in remembrance of him. My daughter Sydney said, “He was always the calm in any storm and when he was in your corner, you knew everything was going to be okay. My heart aches terribly, and I will miss him so dearly. I will never stop dreaming, achieving, and making you proud.” My daughter Kelsey did a report on him during her first semester of law school. She wrote, “My grandpa learned from his own father leadership skills and values of hard work, self-determination, and a strong work ethic.” She said, “My grandpa’s life story—his achievements, disappointments, and greatest accomplishments—have all played an important role in my own life and have helped influence my decision to continue to be involved in public service and to give back to the great state of Nevada.”

I want to thank you all for giving me this indulgence. Unfortunately, due to circumstances beyond my control, I was not able to see him or say goodbye. I appreciate you giving me and my family this time to do that today. I found this poem that I think describes him perfectly:

The measure of a man is meticulously defined.
The tapestry crafted and skillfully designed.
Each action a layer that builds on the last.
Carefully constructing and weaving his past.

Conviction of spirit and honesty combine,
Where integrity, truth, and honor entwine.
Compassion for others, not afraid to console,
With passion and drive to stretch for the goal.

A firm hand at the opportune time.
A shoulder to cry on, a poetic rhyme.
His principles strong with no compromise,
No hidden agendas, masquerades, or disguise.

The same around others as he is all alone.
He prospers in the Word as his soul has grown.
He courageously stands when most simply ran.
These are the qualities that measure a man.

I stand here today with tremendous gratitude and honor that I am his daughter, and I vow that as long as I am privileged to serve in this body, I will emulate him and what he taught me. I will miss you, Dad, every day of my life, and I will love and cherish you until that glorious day that we meet again.

MOTIONS, RESOLUTIONS AND NOTICES

Mr. Speaker appointed Assemblymen Yurek, Watts, and Mosca as a committee to wait upon His Excellency, Joe Lombardo, Governor of the State of Nevada, and inform him that the Assembly was ready to adjourn *sine die*.

Mr. Speaker appointed Assemblymen Torres, Gorelow, and McArthur as a committee to wait upon the Senate and inform that honorable body that the Assembly was ready to adjourn *sine die*.

A committee from the Senate consisting of Senators Hammond and Harris appeared before the bar of the Assembly and announced that the Senate was ready to adjourn *sine die*.

Assemblywoman Torres reported that her committee had informed the Senate that the Assembly was ready to adjourn *sine die*.

Assemblyman Yurek reported that his committee had informed the Governor that the Assembly was ready to adjourn *sine die*.

Assemblyman C.H. Miller moved that the 35th Special Session of the Assembly of the Legislature of the State of Nevada adjourn *sine die*, and that it do so in memory of former Assembly Speaker Melvin D. Close, Jr.

Motion carried.

Assembly adjourned at 6:11 p.m.

Approved:

STEVE YEAGER
Speaker of the Assembly

Attest: SUSAN FURLONG
Chief Clerk of the Assembly

APPENDICES**Thirty-Fifth Special Session, 2023**

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Document titled “Community Benefits Agreement Term Sheet,” prepared by Athletics Investment Group	
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Proposed Amendment 3001 to Senate Bill No. 1, prepared for the Assembly Committee of the Whole by the Legal Division, Legislative Counsel Bureau	
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1 Project Overview

Funding Structure

3 Governance and Oversight

4 Other Project Elements

5 Stadium Events

6 Stadium Impacts

SOUTHERN NEVADA TOURISM INNOVATION ACT

SENATE BILL NO. 1—COMMITTEE OF THE WHOLE

S.B. 1

JUNE 7, 2023

Referred to Committee of the Whole

SUMMARY—Revises provisions governing stadium infrastructure projects. (BDR S-9)

FISCAL NOTE: Effect on Local Government: May have fiscal impact. Effect on the State: Contains Appropriation not included in Executive Budget.

EXPLANATION – Minor in *boxed* *indics* is new; matter between brackets *formatted correctly* is material to be copied

AN ACT
relating to economic development; enacting the Southern Nevada Tourism Improvement Act; amending the Southern Nevada Tourism Improvement Act; requiring the establishment in Clark County of a sports and entertainment improvement district for the financing of a sports and entertainment center; authorizing the Clark County Stadium Authority for the carrying out of the provisions of law governing the Major League Baseball stadium project; requiring the creation of a resort corridor home/business prevention and assistance fund; authorizing the pledge of certain taxes, fees and charges for the payment of bonds and other purposes relating to the project; authorizing the Clark County Stadium Authority to authorize the State Treasurer to provide a credit enhancement on bonds issued to finance the construction of the Major League Baseball stadium project; requiring the issuance of certain obligations of Clark County for the financing of a Major League Baseball stadium project under certain circumstances; authorizing the issuance of bonds for the financing of the Major League Baseball stadium project; relating to the Major League Baseball stadium project; making an appropriation; and providing other matters properly relating thereto.

Proposed A's Stadium



9 ACRES
LOCATED ON SITE OF
TROPICANA CASINO RESORT



30,000
CAPACITY, STADIUM WITH
PARTIALLY RETRACTABLE ROOF

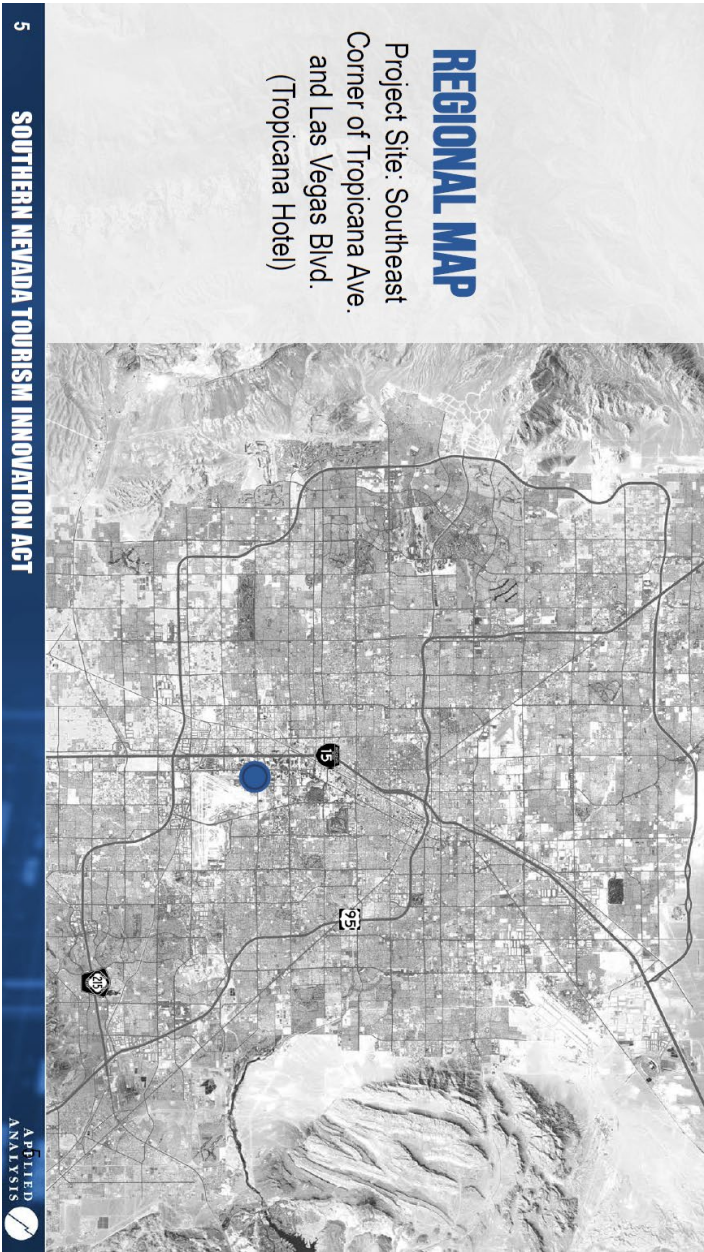


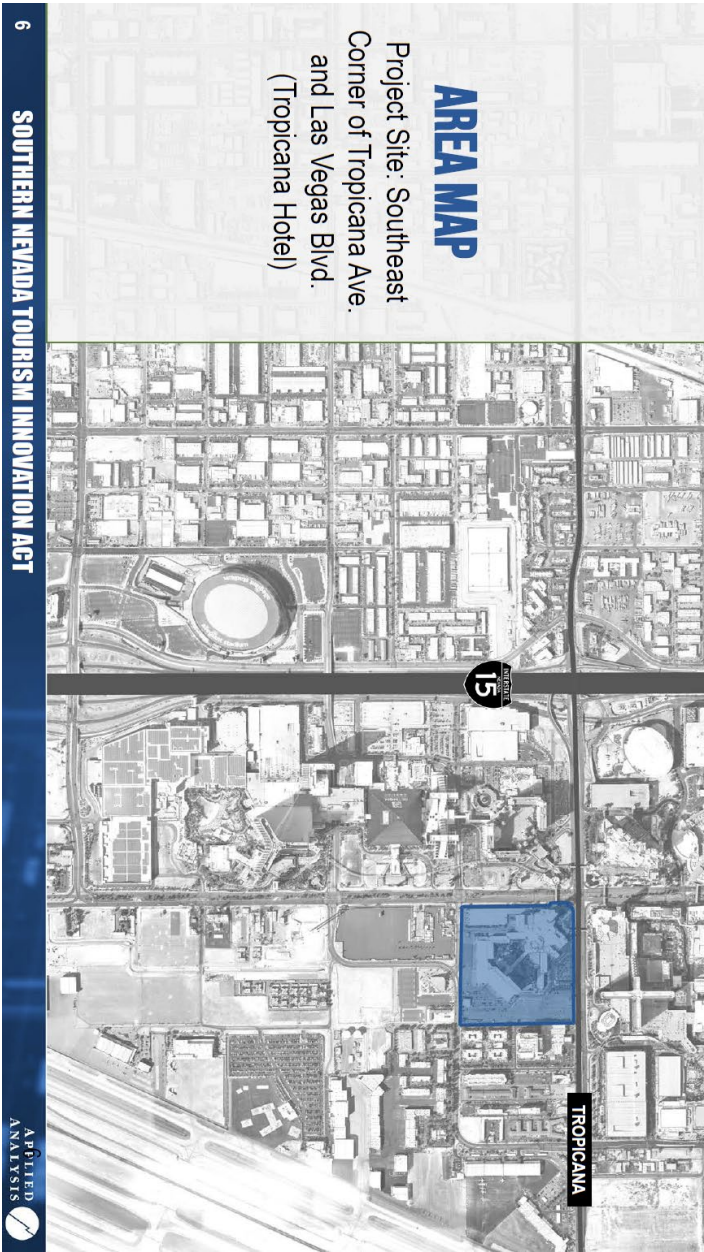
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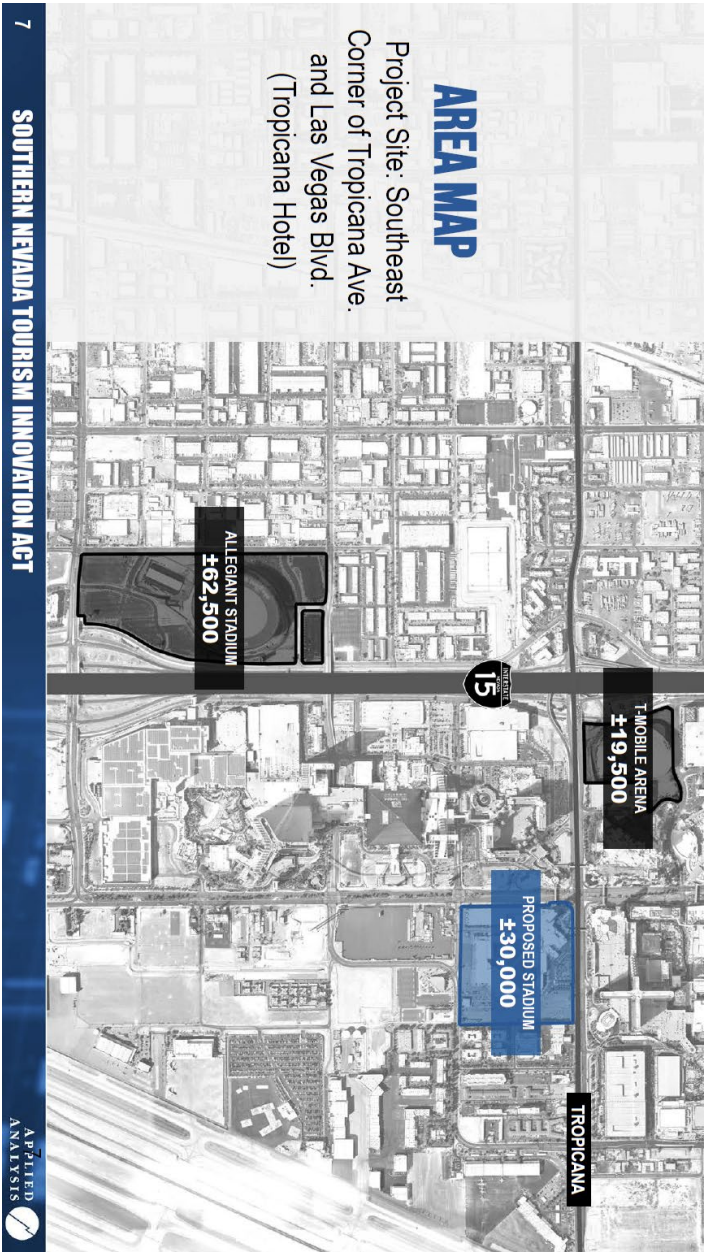
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SOUTHERN NEVADA TOURISM INNOVATION ACT

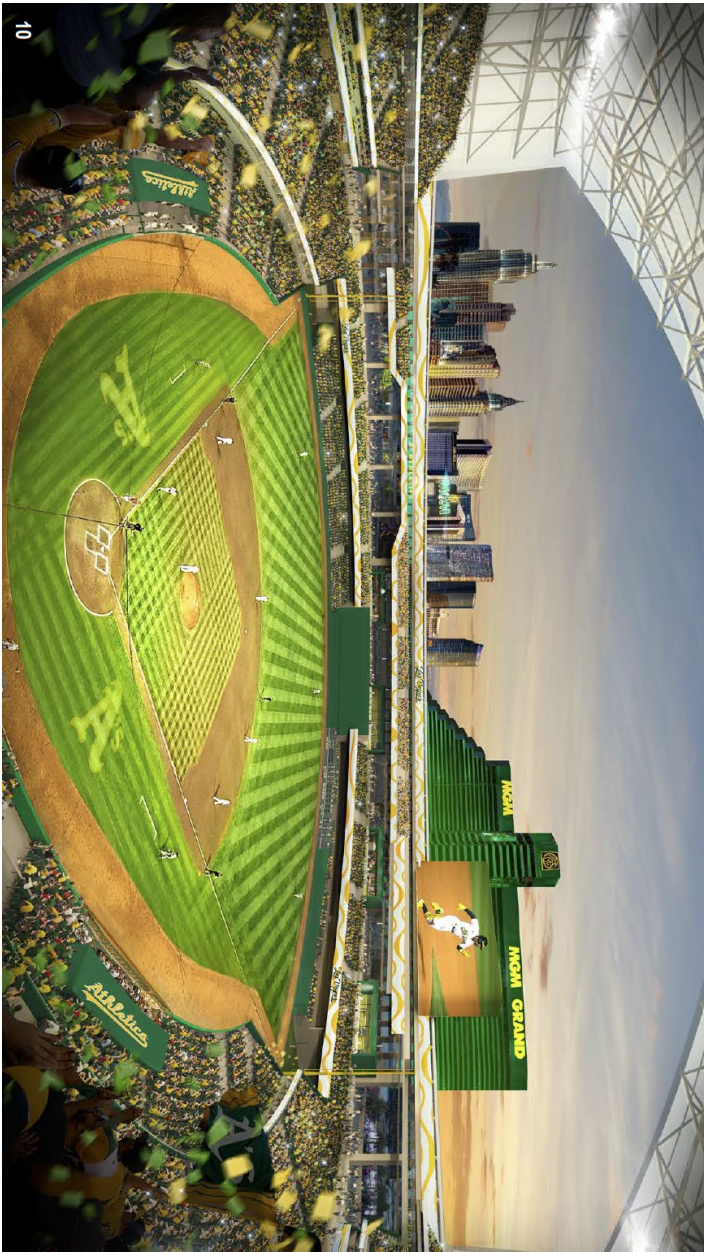
APPLIED ANALYSTS



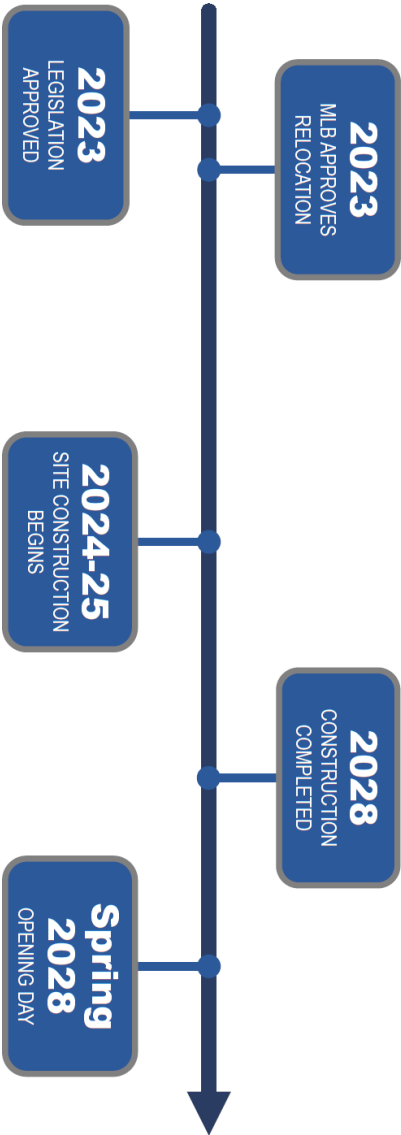






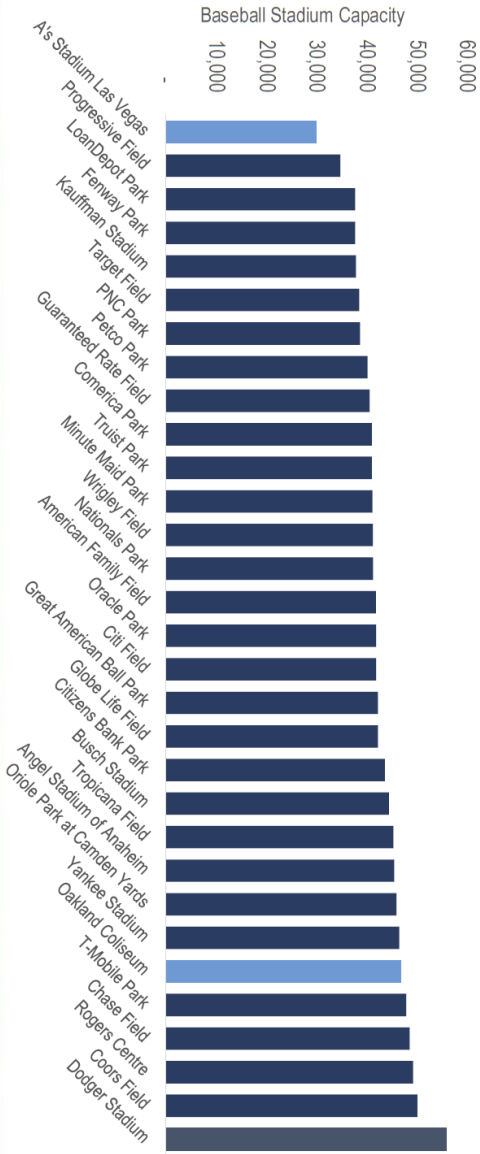


Project Timeline



Capacity of MLB Ballparks

The proposed stadium would take the A's from playing in one of Major League Baseball's largest venue to its smallest. With a projected average attendance, the A's would rank 15th among Major League Baseball teams.



1 Project Overview

2 Funding Structure

3 Governance and Oversight

4 Other Project Elements

5 Stadium Events

6 Stadium Impacts

SENATE BILL NO. 1—COMMITTEE OF THE WHOLE

JUNE 7, 2023

S.B. 1

Referred to Committee of the Whole

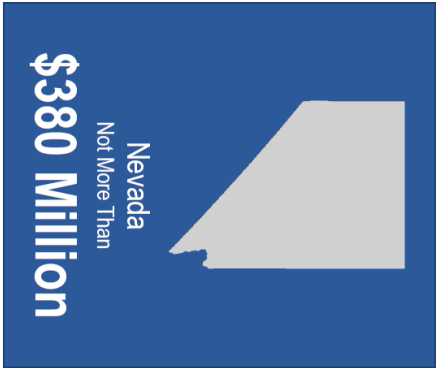
SUMMARY—Revises provisions governing stadium infrastructure projects. (BDR S-9)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact. Effect on the State: Contains Appropriation not included in Executive Budget.

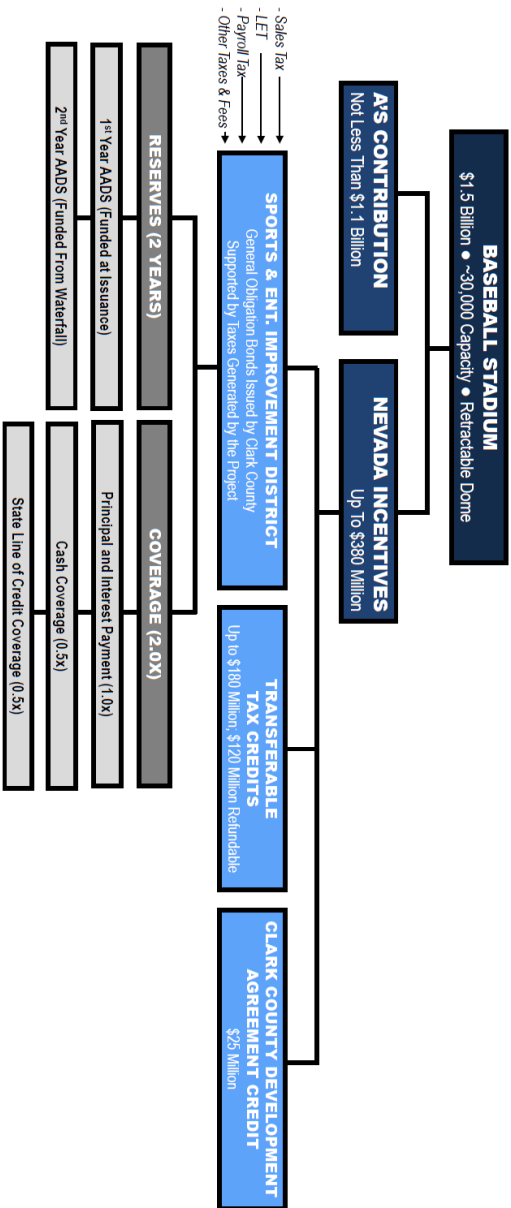
EXPLANATION – *Manner* is **bolded** *indirect* is new, *either* between brackets **perfect** *material* is material to be learned

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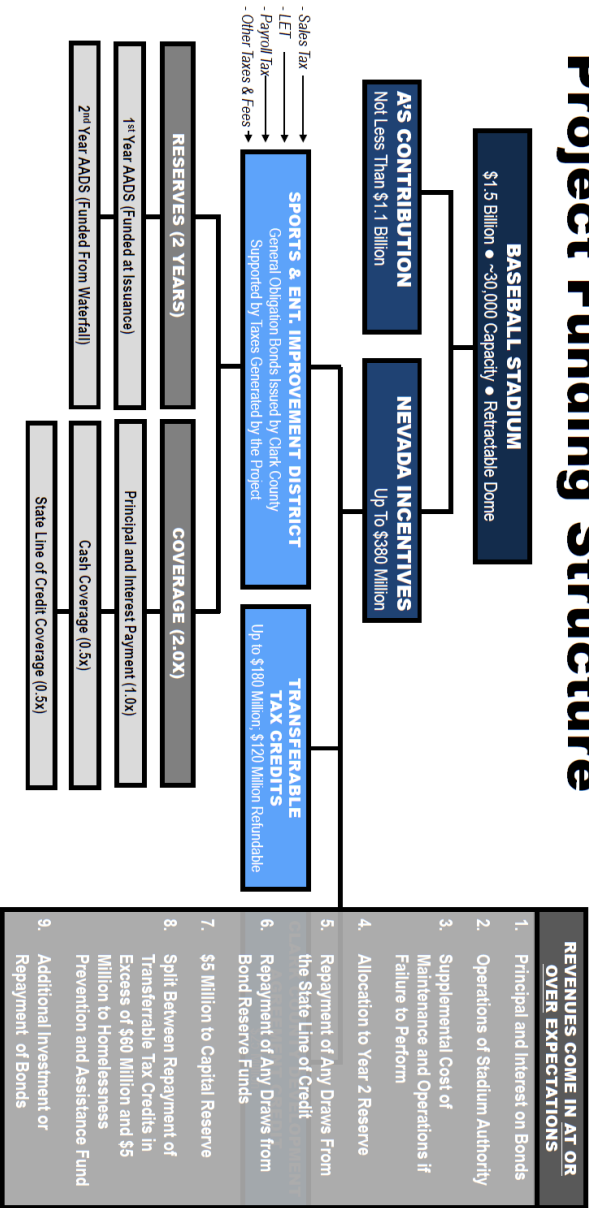
Project Funding Structure



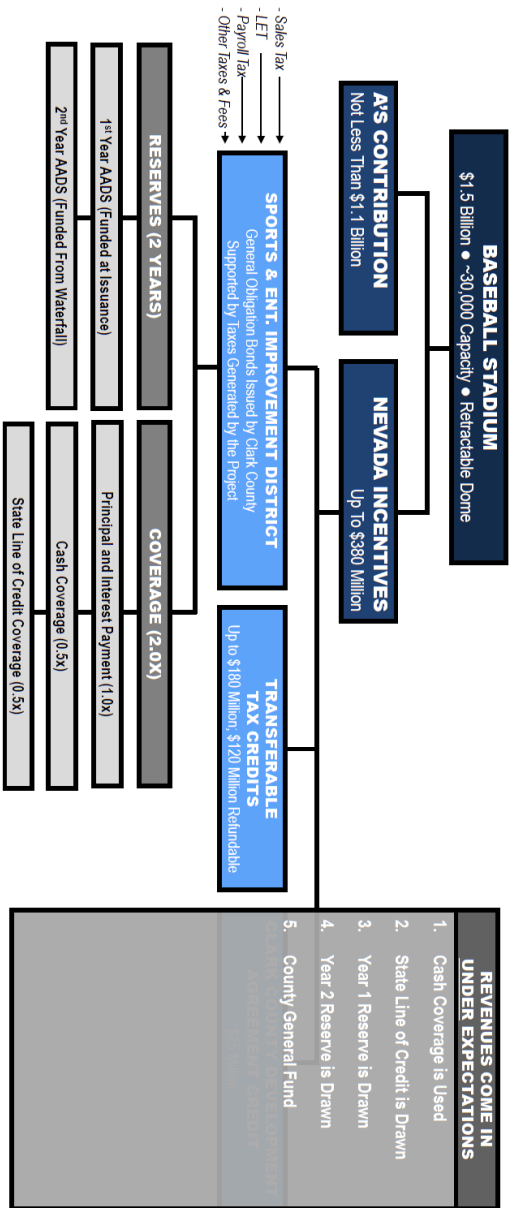
Project Funding Structure



Project Funding Structure

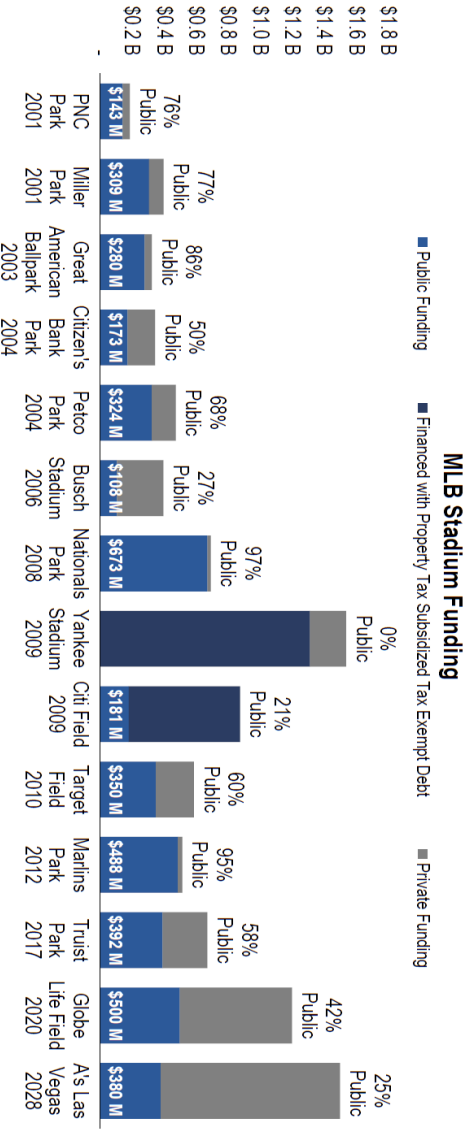


Project Funding Structure



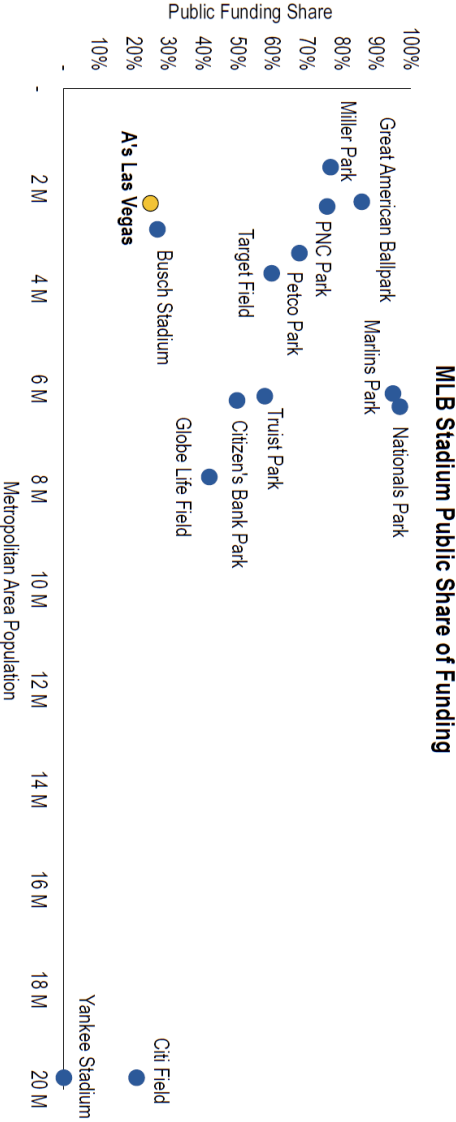
MLB Stadium Funding Comparison

The proposed project has a higher level of private funding than any other MLB stadium in history, and the public funding share is well below that provided for other recently constructed MLB ballparks.



MLB Stadium Public Funding Shares

The proposed project has a higher level of private funding than any other MLB stadium in history, and the public funding share is well below that provided for other recently constructed MLB ballparks.



Sports & Entertainment Improvement District

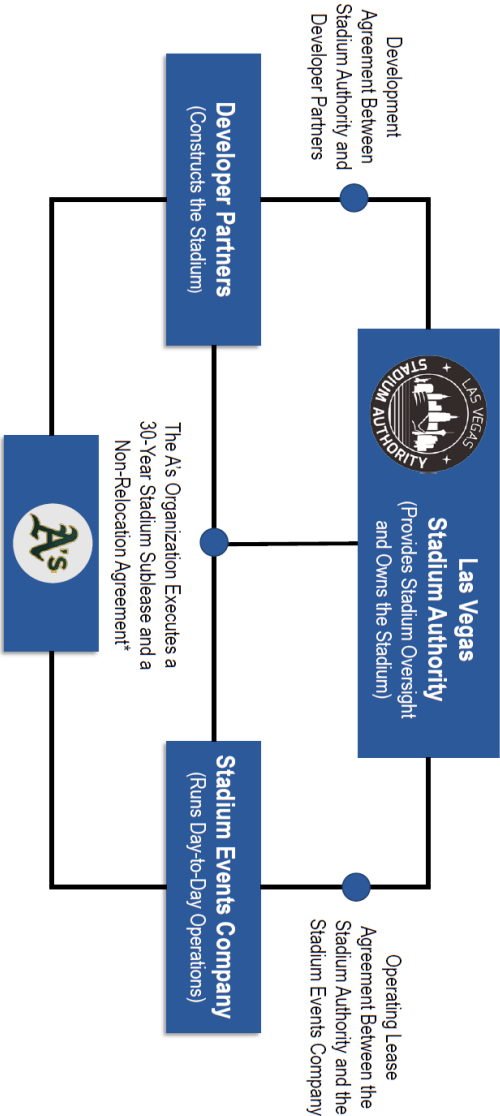
- A sports and entertainment improvement district would be created to finance public bonds
- The district would encompass the stadium site
- Public revenues generated at the site, such as sales taxes, modified business taxes and live entertainment taxes, would be pledged for debt service obligations and debt reserves



Public Considerations

- **A's Provide First Money In; Public Provides the Last Money In.** The public will own the MLB stadium. The A's will transfer ownership of the land underlying the stadium to the Las Vegas Stadium Authority and contribute the first \$100 million in development costs before any public money is invested in the project. Additionally, the public holds the last \$50 million in project cost until all final work items have been completed.
- **Non-Relocation Agreement.** The A's will enter into a non-relocation agreement with the Las Vegas Stadium Authority. The term of that agreement will not be less than 30 years, and it will require that if the A's choose to leave for any reason (other than the destruction of the stadium), they will be required to pay off the remaining balance of any outstanding public debt and any then outstanding refundable, transferable tax credits. Should that occur, the public would own the stadium, free and clear.
- **Conservative Bonding Requirements.** Projected revenue streams generated by the stadium project have been reviewed for reasonableness (and adjusted where appropriate to do so) by Applied Analysis; Goldman Sachs; Hobbs, Ong and Associates; CSL; and PFM (on behalf of Clark County). The sports and entertainment improvement district will require a combined coverage ratio of not less than 2.0x. This includes a state line of credit that, if utilized in any year, must be repaid from tax revenues generated by the project (i.e., the waterfall). Stadium bonds will require a full year's worth of reserves be deposited into a bank account the day bonds are initially issued and the accelerated allocation of waterfall funds to create a second year's reserve fund. As structured, the project will essentially have a four-year reserve in place, meaning that the project would need to generate zero tax dollars for four years before Clark County's general obligation (i.e., county general fund dollars) would be required to cover any shortfall.

General Stadium Oversight



Note: A non-relocation agreement will also be required by Major League Baseball.

Las Vegas Stadium Authority Board

Created by Senate Bill 1 of the 2016 Special Session of the Nevada State Legislature, the Las Vegas Stadium Authority Board has overseen the development and operations of Allegiant Stadium.

Nine Board Members Appointed By



Nevada
Governor



Clark County
Commission



University of Nevada,
Las Vegas



Las Vegas
Stadium Authority



Appointments made
by the Stadium
Authority Board
shall consider
recommendations
made by the NFL
and MLB teams.

Board Includes Clark County Treasurer as Nonvoting, Ex Officio Member

Las Vegas Stadium Authority Board

Proposed legislation increases the number of Stadium Authority Board members to 11, with the Senate Majority Leader and Speaker of the Assembly each appointing one member. The State Treasurer is also added as an ex officio member.

Eleven Board Members Appointed By



Nevada Governor



Nevada State Legislature



Clark County Commission



University of Nevada, Las Vegas



Las Vegas Stadium Authority



Appointments made by the Stadium Authority Board shall consider recommendations made by the NFL and MLB teams.

Board Includes Clark County Treasurer as Nonvoting, Ex Officio Member

Las Vegas Stadium Authority Board

Roles and Responsibilities

- Public Body Subject to State Open Meeting Law and All Other Applicable Laws Governing Public Agencies
- General Administrative Responsibilities (Reporting, Budgeting, Public Meetings)
- Owns and Oversees Stadium and Land
- Approval and Oversight of Stadium Development Agreement
- Approval and Oversight of Stadium Lease Agreement
- Approval of Non-Relocation Agreement
- Approval of Community Benefits Plan/Agreement
- Review and/or Approval of Other Project Documents
- Manages Coverage Waterfall Revenue Distribution
- Manages Stadium Capital Improvement Fund and Related Expenditures
- Oversees Scheduling Issues Between UNLV and Raiders

1	Project Overview
2	Funding Structure
3	Governance and Oversight
4	Other Project Elements
5	Stadium Events
6	Stadium Impacts

S.B. 1	SENATE BILL NO. 1—COMMITTEE OF THE WHOLE JUNE 7, 2023 Referred to Committee of the Whole SUMMARY—Revises provisions governing stadium infrastructure projects. (BDR S9) FISCAL NOTE: Effect on Local Government: May have Fiscal Impact. Effect on the State: Contains Appropriation not included in Executive Budget.
	EXPLANATION—Where a bolded label is used, either Section Number Section Number is intended to be changed.
	AN ACT relating to economic development; enacting the Southern Nevada Tourism Improvement Act; amending the Southern Nevada Tourism Improvement Act; requiring the establishment of a stadium improvement district for the financing of a stadium project; requiring the creation of a resort corridor biotechnology prevention and assistance fund; authorizing the Clark County Stadium Authority to carry out the provisions of law governing the creation of a resort corridor stadium project; requiring the Major League Baseball stadium project; requiring the creation of a credit enhancement on bonds issued to finance the construction of the Major League Baseball stadium project; requiring the issuance of a special obligation for the financing of a Major League Baseball stadium project; authorizing the State Treasurer to provide a credit enhancement on bonds issued to finance the construction of the Major League Baseball stadium project; authorizing the State Treasurer to provide a credit enhancement on bonds issued to finance the construction of the Major League Baseball stadium project; authorizing the issuance of transferable tax credits to developer partners for qualified projects relating to the Major League Baseball stadium project; making an appropriation; and providing other matters properly relating therein.

Las Vegas Aviators

- The relocation of the A's to Las Vegas will not require the relocation of the Las Vegas Aviators
- The A's believe there is an important synergy between the minor league team and the major league baseball team that will add value to both clubs, the community and baseball fans
- Southern Nevada has a successful model in place with the Golden Knights and Silver Knights coexisting and thriving

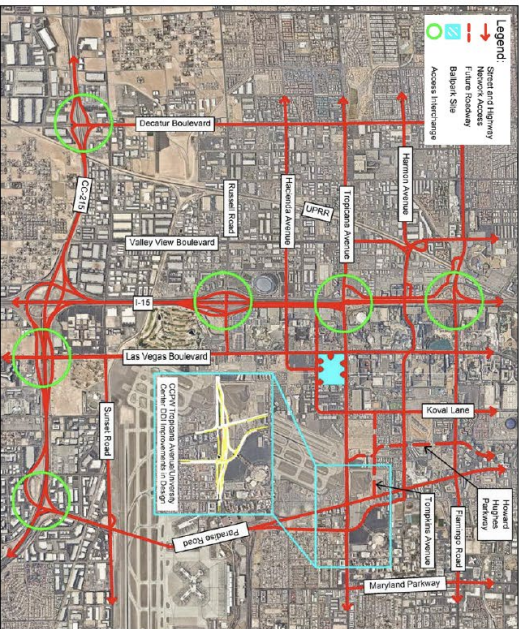


Community Benefits & Engagement

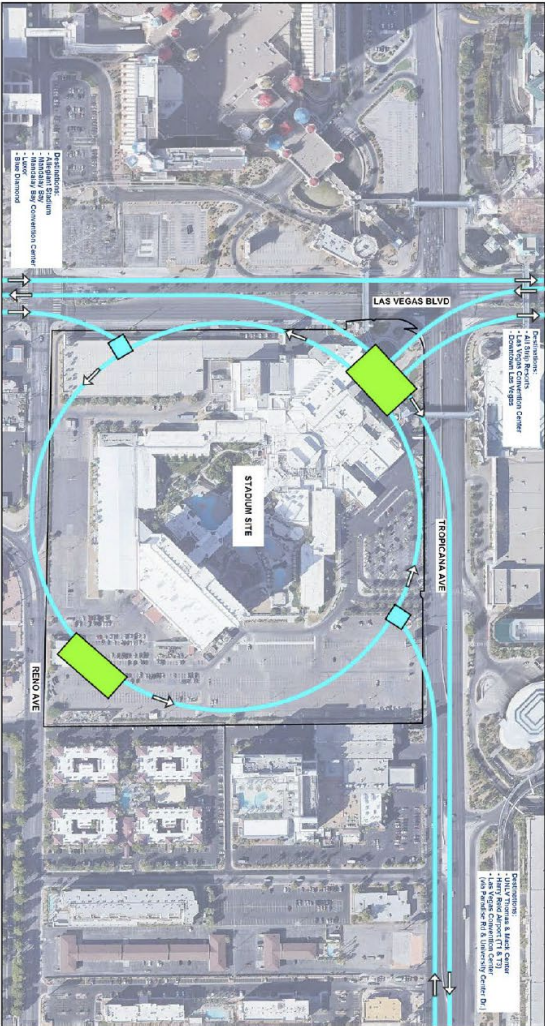
- Community Benefits Agreement
 - Agreement covers development, construction and operations
 - Includes workforce diversity standards, job training programs and community engagement activities
 - Cash and in-kind support of the community benefits agreement of \$500,000 during the construction phase of the project and the greater of: (i) \$1.5 million and (ii) 1 percent of ticket sales during operations
 - 15 percent small local business participation in construction and operations subcontracting
 - Reviewed and updated every five years
 - Subject to Open Meeting Law
 - Community suite
 - Infrastructure investments
 - Internship and scholarship programs
 - Enhanced, reporting, oversight, enforcement and accountability requirements (including community benefits director)
- Oversight Committee Membership Appointments: Governor (1), Senate Majority Leader (1), Speaker of the Assembly (1), County Commission (2), and Stadium Authority (2)

Transportation Considerations

- Transportation and accessibility are important to the success of the project.
- Legislation requires the creation of a development agreement between the stadium developer and the host jurisdiction as well as coordination with NDOT on any infrastructure requirements.
- Multitude of parking and transportation options; all within walking distance of the proposed stadium.
- Tropicana interchange project as well as other upcoming roadway projects will collectively improve the capacity to the ballpark site.
- Walking trips will be a major mode of access from the surrounding resort hotels and parking facilities.



Integration with the Las Vegas Loop Project

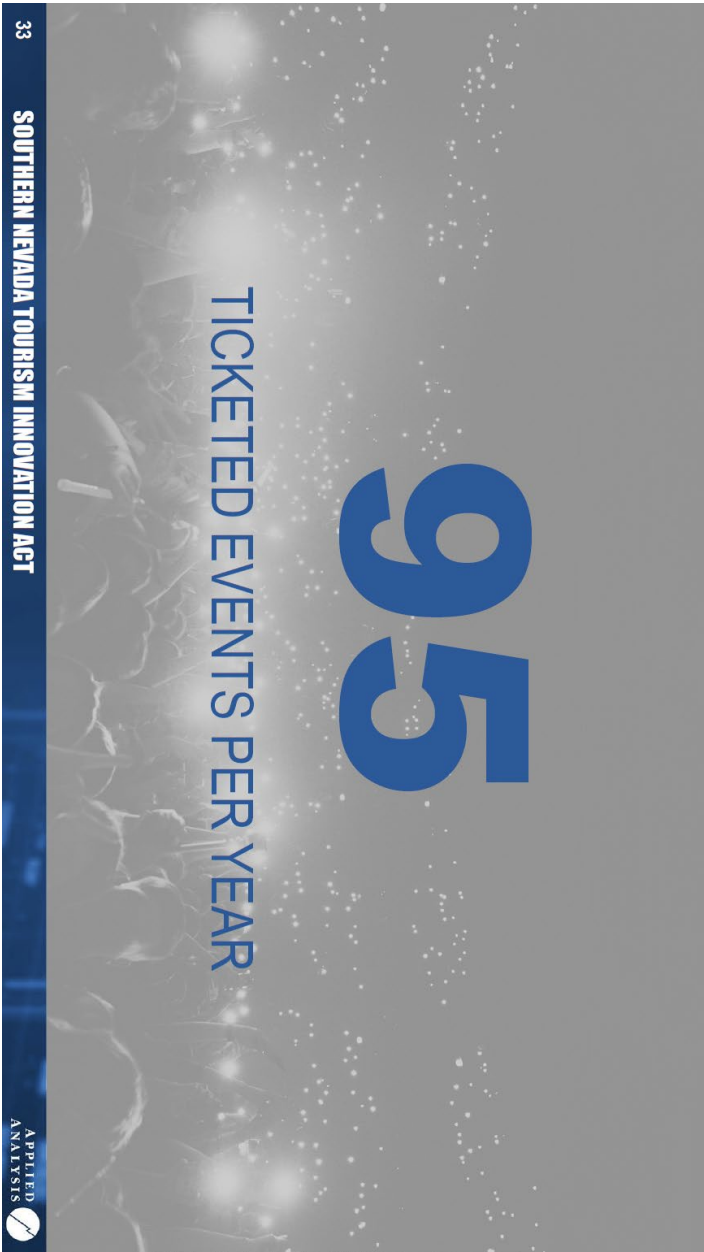


Pro Sports Venue Inventory

- The project would provide a venue size and structure that does not currently exist in the market with a seating capacity between Allegiant Stadium and T-Mobile Arena
- The project would provide opportunity for new events that would otherwise be impossible for Southern Nevada to host (e.g., the World Baseball Classic, the MLB All-Star Game, ballpark concert tours, motorsports lost with the closure of Sam Boyd Stadium)

Venue	Capacity	Primary Tenant
Allegiant Stadium	62,500	Las Vegas Raiders (NFL)
A's Stadium	±30,000	Las Vegas A's (MLB)
T-Mobile Arena	19,500	Vegas Golden Knights (NHL)
Michelob Ultra Arena	12,000	Las Vegas Aces (WNBA)





Potential Events Profile

ANNUAL STADIUM EVENTS	
A'S GAMES	82
CONCERTS	5
OTHER SPORTING EVENTS	3
COMMUNITY EVENTS	5
OTHER EVENTS	TBD

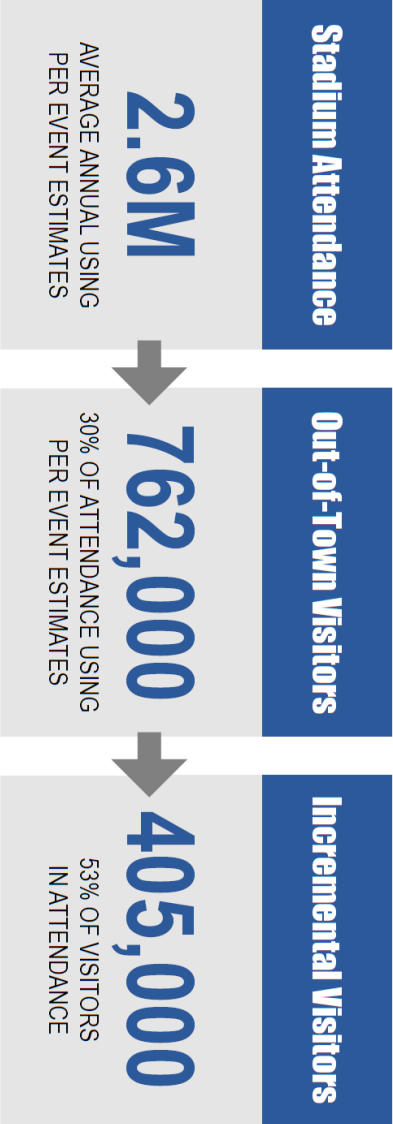


MLB All-Star Game



Incremental Stadium Visitors

Incremental visitors are those travelers who would not have come to Las Vegas if not for a special event. The estimated 53 percent of incremental stadium attendees is based on assumptions about the share of out-of-state travelers attending stadium events, such as sporting events and concerts, which aligns with recent data sourced to existing stadiums.



Stadium Economic Impact

ONE-TIME CONSTRUCTION ¹	ANNUAL OPERATIONS ²	INCREMENTAL VISITATION ³
		
EMPLOYMENT	EMPLOYMENT	EMPLOYMENT
14,639	8,010	9,035
		
WAGES & SALARIES	WAGES & SALARIES	WAGES & SALARIES
\$898.0M	\$437.0M	\$326.0M
		
ECONOMIC OUTPUT	ECONOMIC OUTPUT	ECONOMIC OUTPUT
\$2.1B	\$1.3B	\$900.0M

Notes: ¹ Stated in person-years (i.e. one person employed for one year). Adjustments have been made to reflect mean wages in the construction and extraction sector as reported by the Nevada Department of Employment, Training and Rehabilitation and wages and salaries as a percentage of output as reported by the United States Bureau of Economic Analysis. ² Average annual estimates for the first 30 years of stadium operations. Employment count estimates include both full-time and part-time employees. Annual average of years 1-31. ³ Incremental visitation estimates based on survey data information provided for comparable Major League Baseball teams and information reported for local major events centers. Spending estimates based on special event visitor spending provided based on survey data reported by the Las Vegas Convention and Visitors Authority and other major event surveys conducted by Applied Analysis.

Stadium Fiscal Impact

 ONE-TIME CONSTRUCTION¹	TOTAL TAX REVENUE \$38.8M	 ANNUAL OPERATIONS^{1,2}	TOTAL TAX REVENUE \$17.0M	 INCREMENTAL VISITATION^{1,3}	TOTAL TAX REVENUE \$36.5M
SALES AND USE TAX \$30.9M MODIFIED BUSINESS TAX \$7.9M	SALES AND USE TAX \$10.9M MODIFIED BUSINESS TAX \$2.8M OTHER TAXES \$3.3M	SALES AND USE TAX \$14.1M ROOM TAX \$8.7M GAMING TAX \$9.1M			

Notes: ¹Estimates based on construction and operating pro forma. Major tax revenues have been modeled. Other tax revenues and fees which are not modeled (e.g., property taxes generated during construction, franchise fee, commerce taxes and business license fees) are assumed to be material and will be modeled as additional information becomes available. ²Note that tax calculations reflect standard exemptions, deductions and offsets. ³Reflects annual average of years 1-31. Other tax revenue includes modified business tax, live entertainment tax and commerce tax. ⁴Incremental visitation estimates based on survey data information provided for comparable Major League Baseball teams and information reported for local major events conducted by Applied Analytics. Other tax revenues, including live entertainment tax and transportation tax, total \$4.6 million. Reflects annual average of years 1-31. Tax calculations reflect the assumptions relative to the taxability of visitor expenditures.

Tax Revenue Sources

In addition to the major taxes modeled herein (sales and use tax, modified business tax, live entertainment tax and commerce tax), other taxes and fees would be included in the creation of the Sports and Entertainment Improvement District.

Tax Revenues Included in Sports and Entertainment Improvement District

• Sales and Use Tax • Modified Business Tax • Insurance Premium Tax • Commerce Tax • Exhibition Licensing Fees • Live Entertainment Tax	• Liquor Tax • Transportation Connection Tax • Franchise Fees • Business License Fees • Personal Property Tax
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**'COMMUNITY BENEFITS AGREEMENT
TERM SHEET**

By

ATHLETICS INVESTMENT GROUP

This COMMUNITY BENEFITS AGREEMENT TERM SHEET (this "Agreement" or "CBA Term Sheet"), is dated June __, 2023 (the "Effective Date"). This Agreement contains a list of binding terms that the Athletics Investment Group (the "A's" or the "Team") that shall be included in the definitive Community Benefits Agreement executed by and between the Stadium Authority and the A's. The Community Benefits Agreement shall include, but may not be limited to, the binding terms listed below.

The Team hereby agrees to provide the following minimum community benefits as part of its relocation to Southern Nevada. For the avoidance of doubt, these provisions also extend to any developer partner and any stadium operator of the Major League Baseball stadium project.

1. Construction Workforce Diversity – Attain a minimum of 51% of construction work hours to be performed by construction contractors of any level during construction of the project by minority, female, veteran and disabled workers.
2. Stadium Operations Workforce Diversity – Attain a minimum of 60% of event operations work hours to be performed by minority, female, veteran, and disabled workers.
3. Subcontracting / Vendor Diversity – Ensure small business and nonprofit subcontractors/vendors in the construction and operations are diverse. Contract with Nevada subcontractors and vendors who are minority, women, veteran, and disabled owned businesses. The A's shall ensure that not less than 15% of the Major League Baseball stadium project's direct construction cost is allocated to Nevada small businesses.
4. Women Veterans – Provide a Women Veterans Grant Program to assist and benefit local organizations providing assistance to Women Veterans in the community. Hold a Women Veteran's Appreciation Game Day event celebrating Women Veterans and showcasing the local organizations that are providing assistance. Develop a Women Veterans job program with the Team and stadium operations.
5. Appreciation Nights and Awareness Days – Host Appreciation Nights and Awareness Days at a baseball game at the Major League Baseball stadium project which shall include, but not necessarily be limited to, nurses appreciation, teachers appreciation, Asian American and Pacific Islander heritage, pride, Juneteenth, African American

heritage, Latin and Hispanic heritage, Earth Day, hunger action awareness, and disability awareness.

6. Livable Wage – Ensure employees working in construction or operations are paid at least a living wage and offered benefits such as healthcare.
7. Infrastructure:
 - a. *Traffic*: Address traffic improvements due to increased traffic volume around the stadium, in a manner that meets all of the requirements of the host jurisdiction's high-impact project planning progress.
 - b. *Improve Community Fields*: Renovate baseball and softball fields in schools, colleges and universities. Renovation efforts will target the urban and rural underserved communities throughout the state of Nevada.
 - c. *Project Impacts*: Work with Clark County through their high-impact project process to identify impacts related to parking, utilities, public safety and safe and efficient airport operations.
8. Nevada Small Business and Nonprofit Awareness and Marketing – The Team will identify opportunities to spotlight Nevada small businesses and nonprofits during Team home games and/or within the Major League Baseball stadium project. This shall include, but may not be limited to, opportunities such as complimentary tickets; fundraising opportunities via ticket sales; partner of the game; social media post on A's channels; inclusion in A's press releases; mention on A's broadcast and in-game, pregame on-field recognition; in-game public announcement mention on scoreboard; in-game broadcast interview for larger events and organizations; specialized in-game programming; first pitch and anthem honors.
9. Community Engagement:
 - a. *Team and Player Community Participation*: Team and player participation in educational programs in schools throughout Nevada, including youth clinics and player visits to local organizations (e.g., foster care facilities and hospitals).
 - b. *Ticket Donations*: Ticket donations to students and families throughout Nevada.
 - c. *Youth Sports*: Support little leagues and other youth sport baseball and softball organizations in urban and rural underserved communities throughout Nevada. Efforts can include but not be limited to: uniform donations, financial support, youth clinics, stadium tours, and coaches clinics.
 - d. *Educational Programs*: Player participation in educational programs throughout Nevada (e.g., reading, math, science programs and incentive programming for good grades).
 - e. *Arts Plan*: The Team will develop an arts plan in support of the overall ballpark experience.

- f. *Neon Museum*: The Team will include elements related to the historic neon signs of Las Vegas into the design and features of the Stadium, with financial benefits, promotion and exposure which shall inure to the benefit of the Neon Museum.

10. Monetary Commitment:

- a. *Minimum Financial Commitment*: Community benefits described on this sheet will be supported with cash and in-kind donations from the team totaling at least 1% of annual ticket sales. This contribution shall be the greater of 1% of annual ticket sales, or \$1,500,000. The cash and in-kind donations will support community needs outlined in this document and include, but not be limited to, mental health, healthcare access, youth development, domestic violence, drug addiction, veterans services, teenage sex trafficking, food insecurity, and homelessness.
- b. *Stadium Suite Donation*: Donate a stadium suite each game to a charitable or community organization to be used at their discretion, including fundraising for the charity or community organization.
- c. *Pre-opening Annual Contribution*: Prior to opening day of the Major League Baseball stadium project, the Team will contribute a minimum of \$500,000 per year to support community needs outlined in this document and include, but not necessarily be limited to, mental health, healthcare access, youth development, domestic violence, veterans services, and homelessness. The Team's interim commitment shall begin upon its receipt of the first tranche of public dollars received for the construction of the southern Nevada stadium and shall terminate upon the Team's first game played at the Stadium. Upon termination of this interim commitment, the full commitment of funding provided in section 8(a), above, shall commence.

11. Educational Programming:

- a. *Career Development*: Partner with UNLV and the College of Southern Nevada, and other local universities and community colleges on career development focused on sports management, broadcasting, journalism, and physical therapy.
- b. *Scholarships*: Offer scholarships to UNLV and College of Southern Nevada students that are residents of Nevada.
- c. *Internships*: Provide at least 25 paid internships, annually, to high school and post-secondary students throughout Nevada.

12. Accountability:

- a. *Community Benefits Director*: Designate a community benefits director to provide leadership in implementing and monitoring the Team's compliance with the terms and conditions of the community benefits agreement.
- b. *Annual Reporting*: Provide an annual report to the Legislature and Clark County to report on the compliance, results, and statewide community impacts.

- c. *Enforcement:* If the Team fails to reasonably comply with the CBA, the Team shall submit causes for noncompliance. The Team will be required to bring on one or more subject matter experts to assist with preparing and submitting a remedial plan specifying the actions that will be taken to remedy noncompliance. If the Team continues to be non-compliant, the Stadium Authority may take corrective action, including legal action against the Team for failing to meet the terms of the CBA.

IN WITNESS WHEREOF, the Athletics Investment Group have executed this Community Benefits Agreement Term Sheet as of the effective date set forth in the introductory paragraph herein:

ATHLETICS INVESTMENT GROUP

By: _____
Dave Kaval, President

MOCK-UP

PROPOSED AMENDMENT 3001 TO
SENATE BILL NO. 1

PREPARED FOR COMMITTEE OF THE WHOLE
JUNE 12, 2023

PREPARED BY THE LEGAL DIVISION

**NOTE: THIS DOCUMENT SHOWS PROPOSED AMENDMENTS IN
CONCEPTUAL FORM. THE LANGUAGE AND ITS PLACEMENT IN THE
OFFICIAL AMENDMENT MAY DIFFER.**

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) variations of green bold underlining is language proposed to be added in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) orange double underlining is deleted language in the original bill proposed to be retained in this amendment.

Legislative Counsel's Digest:
Existing law creates the Clark County Stadium Authority as a public body to carry out the provisions of the Southern Nevada Tourism Improvements Act governing the National Football League stadium project. (Chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 19)
This bill enacts the Southern Nevada Tourism Innovation Act to establish a method to finance a Major League Baseball stadium project. Sections ~~3-17~~ 4-17 of this bill define terms for the purposes of the Southern Nevada Tourism Innovation Act. Sections 18-35 of this bill establish a method to finance the design, entitlement, acquisition, construction, improvement, repair, demolition, reconstruction, equipment, financing, promotion, leasing, subleasing, management, operation ~~for~~ and maintenance of a Major League Baseball stadium project.
1 Section 21 of this bill authorizes the Stadium Authority to exercise certain powers
2 which are in addition to the powers granted to the Stadium Authority under the Southern
3 Nevada Tourism Improvements Act.
4 Section 28 of this bill requires that upon receiving notification that certain the
5 Stadium Authority has taken certain actions relating to the relocation of a Major
6 League Baseball team, the Board of County Commissioners of Clark County ~~for~~ must
7 create a sports and entertainment improvement district ~~in unincorporated Clark County~~,
8 the general location of which is the southeast corner of Las Vegas Boulevard and
9 Tropicana Avenue in Clark County, to assist in the financing of a Major League Baseball
10 stadium project, ~~and authorizes the Board to amend or modify the geographic boundaries~~
11 of the district by ordinance. Under section 28, the sports and entertainment
12 improvement district is required to: (1) be located entirely within Clark County and
13 outside the boundaries of any incorporated city; (2) include only parcels of land, or
14 portions thereof, on which the Major League Baseball stadium project is located or

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1 will be located and any surrounding or adjacent properties necessary for the
 2 operation of that project; and (3) not include any operating hotel or other public
 3 accommodations facility or any operating licensed gaming establishment. Section 28
 4 authorizes the Board of County Commissioners to amend or modify the boundaries of
 5 the sports and entertainment improvement district but prohibits such an amendment
 6 or modification from: (1) impairing any bonds issued to finance the construction of
 7 the Major League Baseball stadium project; (2) excluding from the sports and
 8 entertainment improvement district any parcel of land, or portion thereof, on which
 9 the Major League Baseball stadium project is or will be located or any surrounding or
 10 adjacent property necessary for the operation of that project; or (3) including within
 11 the district any operating hotel or other public accommodations facility or any
 12 operating licensed gaming establishment

13 Section 22 of this bill requires the Stadium Authority to negotiate and enter into a
 14 development agreement, lease agreement and non-relocation agreement with respect to the
 15 Major League Baseball stadium project if the Board of Directors determines that a Major
 16 League Baseball team has committed to locate or relocate within the sports and
 17 entertainment improvement district. Section 22 establishes requirements for a
 18 development agreement, lease agreement and non-relocation agreement. Section 33 of this
 19 bill sets forth additional provisions which must be included in the development agreement,
 20 lease agreement and non-relocation agreement, including, without limitation, the maximum
 21 financial contribution of the Stadium Authority to the development and construction of the
 22 Major League Baseball stadium project. Section 24 of this bill provides for the
 23 confidentiality of certain information provided to the Stadium Authority under certain
 24 circumstances. Section 25 of this bill generally exempts the Major League Baseball
 25 stadium project from laws requiring competitive bidding or specifying procedures for the
 26 procurement of goods or services, and from the statutory provisions governing public works
 27 projects, except that the pertinent construction contracts must comply with the statutory
 28 prevailing wage provisions and, if the Stadium Authority determines a subcontract can be
 29 competitively bid without affecting the quality of the project, must be competitively bid.
 30 Additionally, section 26 of this bill requires that any contract or agreement entered into by
 31 a prime contractor for the construction of the Major League Baseball stadium project must
 32 include provisions requiring that at least 15 percent of the subcontracts for the project must
 33 be with small local businesses.

34 Section 27 of this bill requires the Stadium Authority to retain the sole and exclusive
 35 right to enter into agreements for the sale, license or transfer of personal seat licenses,
 36 stadium builder's licenses or other similar instruments for any and all seats in the Major
 37 League Baseball stadium project to generate revenues for the construction of the Major
 38 League Baseball stadium project.

39 Section 34 of this bill requires the Board of County Commissioners of Clark County to
 40 issue general obligations of the County upon the request of the Board of Directors of the
 41 Stadium Authority and once certain requirements have been met, ~~in an amount that can be~~
 42 ~~supported by the proceeds of certain taxes, fees and charges described in section 29 of this~~
 43 ~~bill.~~ Section 34 also requires the proceeds from the issuance of the general obligations to
 44 be distributed to the Stadium Authority and used for certain purposes related to the Major
 45 League Baseball stadium project.

46 Sections 29 and 30 of this bill enact provisions governing the sources of revenue
 47 used to pay the debt service on bonds issued by the County pursuant to section 34.
 48 Section 29: (1) requires the Board of County Commissioners, to pay the principal and
 49 interest on bonds issued by the County pursuant to section 34 and to make certain
 50 other payments, to pledge the proceeds of certain taxes, fees and charges imposed by
 51 the State and the County; and (2) provides that, with respect to the taxes, fees and
 52 charges imposed by the State, such a pledge does not constitute a pledge of the full
 53 faith and credit of the State and does not prevent the Legislature from enacting,
 54 amending or repealing any law or other legislative measure relating to those taxes,
 55 fees or charges. Section 30 of this bill ~~authorizes~~ : (1) requires, under certain

- 3 -

1 circumstances, the State Treasurer to provide a credit enhancement on bonds issued to
2 finance the construction of the Major League Baseball stadium project ~~[-and-sections-]; (2)~~
3 establishes a procedure for the county treasurer of Clark County to make a written
4 request to the Interim Finance Committee for approval to draw upon and transfer
5 money from the credit enhancement to make a scheduled payment on debt service on
6 bonds if the proceeds of taxes, fees and charges pledged to the project are insufficient
7 to make the scheduled payment; (3) establishes a procedure for the Interim Finance
8 Committee to review and approve such a request; and (4) provides that the credit
9 enhancement does not constitute a pledge of the full faith and credit of the State and
10 does not prevent the State Legislature from enacting any law or other legislative
11 measure relating to the credit enhancement. Sections 38 and 40 of this bill make an
12 appropriation, effective on July 1, 2024, of ~~(\$25 million)~~ \$14,000,000 to the Nevada State
13 Infrastructure Bank Fund for this credit enhancement.
14 Section 32 of this bill requires the county treasurer of Clark County, after paying any
15 principal, interest or other costs due in connection with any bonds ~~(or securities)~~ and
16 establishing a reserve fund, to transfer the proceeds of the taxes, fees and charges pledged
17 to the financing or refinancing of the Major League Baseball stadium project to the Stadium
18 Authority to be used for certain purposes.
19 Section 31 of this bill authorizes a developer partner of a qualified project to apply to
20 the Stadium Authority for a certificate of eligibility for transferable tax credits. Section 31
21 prohibits the Stadium Authority from approving more than \$36,000,000 in transferable tax
22 credits in a fiscal year or \$180,000,000 in total for all qualified projects in this State.
23 Section 20 of this bill requires the Board of County Commissioners to create a ~~resort~~
24 ~~corridor~~ Clark County homelessness prevention and assistance fund to provide assistance
25 to people who are at risk of becoming homeless or are currently experiencing homelessness
26 by supporting certain programs. Section 23 of this bill requires, as part of the development
27 and operation of the Major League Baseball stadium project, the development of a
28 community benefits agreement and the creation of a baseball stadium community oversight
29 committee to oversee the implementation and administration of the community benefits
30 agreement.
31 Section 35 of this bill provides that the authority of the Board of Directors to undertake
32 the Major League Baseball stadium project expires under certain circumstances.
33 Sections ~~36 and 37~~ 36-37.5 of this bill revise the membership of the Board of
34 Directors of the Stadium Authority.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

35 **Section 1.** Sections 2 to 35, inclusive, of this act may be cited as the
36 Southern Nevada Tourism Innovation Act.
37 **Sec. 2.** 1. The Legislature hereby finds that:
38 (a) Because the Las Vegas area is the most visited and economically
39 significant tourism market within this State, the tourism industry within the
40 Las Vegas area is critically important to the economy of that local area and
41 this State, and the continued growth and success of the tourism industry
42 within the Las Vegas area is particularly vital to the general welfare and
43 prosperity of that local area and this State.
44 (b) A significant part of the continued growth and success of the
45 tourism industry within the Las Vegas area depends upon the unique

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1 attractiveness, excitement, atmosphere and vitality of the Las Vegas Strip
2 and the development of new, innovative and diversified facilities, venues
3 and forms of entertainment within the Las Vegas area to ensure that the
4 area may:

5 (1) Continue to be the preferred and premier destination for tourists
6 from all walks of life in the ever-advancing technological age of the 21st
7 century;

8 (2) Remain competitive with other national and international
9 tourism destinations that are continually evolving and seeking to draw
10 more tourists to their facilities, venues and forms of entertainment; and

11 (3) Retain its world-famous, unique and incomparably distinctive
12 status as the Sports and Entertainment Capital of the World.

13 (c) It is in the public interest and beneficial to the public welfare to
14 diversify, enhance and grow the largest tourism market in this State
15 through the development of large-scale and one-of-a-kind convention,
16 entertainment and sports venues and facilities within the Las Vegas area,
17 including the Las Vegas Strip, by constructing and operating a state-of-the-
18 art stadium capable of attracting professional sports franchises, such as
19 teams from Major League Baseball, hosting national sporting events, such
20 as the World Series and World Baseball Classic, playoff, tournament and
21 championship games, and holding other large-scale entertainment and
22 sports events, such as concerts, festivals, motor sports, prizefighting and
23 rodeos.

24 (d) Because the Las Vegas area, including the Las Vegas Strip, is the
25 largest tourism market in this State and because the Las Vegas area,
26 including the Las Vegas Strip, is world famous, unique and incomparably
27 distinctive, the Las Vegas area is the only area in this State that:

28 (1) Is appropriate and suitable for the development of such large-
29 scale and one-of-a-kind entertainment and sports venues and facilities; and

30 (2) Has all the necessary local and special attributes, conditions and
31 resources that are essential to support such large-scale and one-of-a-kind
32 entertainment and sports venues and facilities, including, without
33 limitation, the necessary economic conditions, capital investment, and
34 infrastructure that could support the development and operation of such
35 venues and facilities, support industries and businesses, workforce,
36 population and visitors.

37 (e) The Clark County Stadium Authority is positioned to play a
38 significant role in the continued growth and success of the tourism industry
39 within the Las Vegas area by facilitating the development and operation of
40 such new, innovative and diversified facilities, venues and forms of
41 entertainment within the Las Vegas area.

42 2. The Legislature hereby declares that:

43 (a) Because the Las Vegas area is the only area in this State that is
44 appropriate and suitable for the development of such large-scale and one-
45 of-a-kind entertainment and sports venues and facilities and has all the

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1 necessary local and special attributes, conditions and resources that are
2 essential to support such venues and facilities, it is necessary to enact a law
3 of local and special application to promote, develop and secure the
4 advantages of the local and special characteristics and circumstances
5 within the Las Vegas area, which are found nowhere else within this State,
6 and to benefit the residents of that local and special area.

7 (b) Therefore, given that a law of local and special application is
8 necessary to promote, develop and secure the advantages of the local and
9 special characteristics and circumstances within the Las Vegas area, which
10 are found nowhere else within this State, and given that such a law is
11 necessary to benefit the residents of that local and special area, a general
12 law cannot be made applicable to the purposes, objects, powers, rights,
13 privileges, immunities, liabilities, duties and disabilities set forth in this
14 act.

15 **Sec. 3.** Except as otherwise provided in this act or unless the context
16 otherwise requires, the terms used or referred to in this act have the
17 meanings ascribed to them in the Local Government Securities Law, but
18 the definitions set forth in sections 4 to 17, inclusive, of this act, unless the
19 context otherwise requires, govern the construction of this act.

20 **Sec. 4.** "Baseball Stadium Events Company" means a person whose
21 business is organized under the laws of this State for the purpose of leasing
22 the Major League Baseball stadium project from the Stadium Authority
23 and whose business is owned by:

- 24 1. The Major League Baseball team or its affiliate;
- 25 2. A developer partner or its affiliate; or
- 26 3. The Major League Baseball team or its affiliate and a developer
27 partner or an affiliate of a developer partner.

28 **Sec. 5.** "Board of County Commissioners" means the Board of
29 County Commissioners of Clark County.

30 **Sec. 6.** "Board of Directors" means the Board of Directors of the
31 Stadium Authority appointed pursuant to subsection 1 of section 22 of the
32 Southern Nevada Tourism Improvements Act, as amended by section 36 of
33 this act.

34 **Sec. 7.** "Bonds" means one or more series of ~~[general]~~ ;
35 1. General obligation bonds or other securities that are additionally
36 secured by pledged revenues to the extent authorized ~~[to be]~~ by the
37 provisions of this act and issued by the County pursuant to subsection 2
38 of section 34 of this act and the Local Government Securities Law ; and
39 ~~[any general]~~

40 2. General obligation bonds or other securities that are additionally
41 secured by pledged revenues to the extent authorized by the provisions
42 of this act and issued by the County to refund all or a portion of ~~[such]~~
43 any outstanding bonds or other securities issued pursuant to subsection 2
44 of section 34 of this act and the Local Government Securities Law.

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1 **Sec. 8.** "Capital investment" means all costs and expenses incurred
2 by a developer partner or Baseball Stadium Events Company in a qualified
3 project in connection with the acquisition, construction, installation and
4 equipping of the qualified project.

5 **Sec. 8.5.** "Clark County homelessness prevention and assistance
6 fund" means the fund created by the County pursuant to section 20 of
7 this act.

8 **Sec. 9.** "County" means Clark County, Nevada.

9 **Sec. 10.** "Developer partner" means a person who provides money to
10 pay the costs of the design, acquisition, construction, entitlement, leasing,
11 improvement, financing, equipping, operation or maintenance, or any
12 combination thereof, of the Major League Baseball stadium project or the
13 cost of any capital improvements to the Major League Baseball stadium
14 project.

15 **Sec. 11.** "Major League Baseball stadium project" means any
16 enterprise to design, acquire, construct, entitle, lease, improve, equip,
17 finance, operate or maintain, or any combination thereof, within the
18 boundaries of the sports and entertainment improvement district a baseball
19 stadium capable of hosting the home games of the Major League Baseball
20 team and that complies with the provisions of section 22 of this act and all
21 necessary or desirable appurtenances or incidentals thereof for the
22 operation of the Major League Baseball stadium project.

23 **Sec. 12.** "Major League Baseball team" means the Major League
24 Baseball team that is locating or relocating within the sports and
25 entertainment improvement district.

26 **Sec. 13.** "Person" means a natural person, any form of business or
27 social organization and any other nongovernmental legal entity, including,
28 but not limited to, a corporation, partnership, association, trust or
29 unincorporated organization. The term does not include a government,
30 governmental agency or political subdivision of a government.

31 **Sec. 14.** "Qualified project" means a project that meets the definition
32 and applicable requirements of a Major League Baseball stadium project,
33 as set forth in this act.

34 **Sec. 15.** ~~"Resort corridor homelessness prevention and assistance~~
35 ~~fund" means the fund created by the County pursuant to section 20 of this~~
36 ~~act.] (Deleted by amendment.)~~

37 **Sec. 16.** "Sports and entertainment improvement district" means the
38 district created by section 28 of this act.

39 **Sec. 17.** "Stadium Authority" means the Clark County Stadium
40 Authority created by section 21 of the Southern Nevada Tourism
41 Improvements Act.

42 **Sec. 18.** In addition to the powers and authority vested in the
43 Stadium Authority pursuant to the Southern Nevada Tourism
44 Improvements Act, the Stadium Authority is hereby authorized and

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1 empowered to undertake the development of the Major League Baseball
2 stadium project pursuant to the terms of this act.

3 **Sec. 19.** The Board of Directors shall create a baseball stadium tax
4 account and a baseball stadium capital projects fund to carry out the
5 provisions of this act.

6 **Sec. 20.** 1. The Board of County Commissioners shall create a
7 ~~[resort corridor]~~ Clark County homelessness prevention and assistance
8 fund.

9 2. In managing the fund, the County shall coordinate with ~~[the Major~~
10 ~~League Baseball team and the Nevada Resort Association]~~ local
11 governments in the County that provide the services described in
12 subsection 3.

13 3. Money in the fund shall be used exclusively to provide assistance
14 to people who are at risk of becoming homeless or are currently
15 experiencing homelessness by supporting programs which are designed to:

- 16 (a) Prevent homelessness;
- 17 (b) Help individuals and families to regain stable housing; or
- 18 (c) Diminish the incidence of homelessness ~~[in and around the~~

19 ~~Southern Nevada resort corridor~~
20 ~~— 4.]~~ throughout the County.

21 3. To the extent practicable, money in the fund shall be invested in
22 programs which provide a range of service, including, without limitation,
23 emergency rental assistance, utility assistance, case management, job
24 training, rehabilitation, respite and counseling services.

25 **Sec. 21.** In furtherance of the duties and responsibilities set forth in
26 this act, the Stadium Authority may:

27 1. Apply for and accept any gift, donation, bequest, grant or other
28 source of money to finance or develop the Major League Baseball stadium
29 project.

30 2. Require and receive such audits and other measurements of the
31 performance of a developer partner or the Baseball Stadium Events
32 Company as it deems necessary to ensure that the operation of the Major
33 League Baseball stadium project complies with the provisions of this act,
34 except that the Stadium Authority may not require an audit of the general
35 business of the Major League Baseball team or any developer partner.

36 3. Consider and approve or disapprove:

37 (a) An annual capital improvement budget for the Major League
38 Baseball stadium project submitted by the Baseball Stadium Events
39 Company.

40 (b) Any specific requests for capital improvements proposed by the
41 Baseball Stadium Events Company or the Major League Baseball team.

42 4. Perform any other act that may be necessary, convenient, desirable
43 or appropriate to carry out the powers and duties of the Stadium Authority
44 with respect to the Major League Baseball stadium project.

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1 **Sec. 22.** 1. The Stadium Authority shall negotiate and may enter
2 into a development agreement, a lease agreement and a
3 non-relocation agreement with respect to the Major League Baseball
4 stadium project that complies with subsections 2, 3 and 5, as applicable, if
5 the Board of Directors:

6 (a) Within 12 months after the effective date of this ~~act~~ section or, if
7 the Board determines that an extension of this period is necessary or
8 desirable, within 18 months after that effective date, finds that Major
9 League Baseball has authorized the Major League Baseball team to locate
10 or relocate within the sports and entertainment improvement district;

11 (b) Within 12 months after the effective date of this ~~act~~ section or, if
12 the Board determines that an extension of this period is necessary or
13 desirable, within 18 months after that effective date, finds that the Major
14 League Baseball team has committed to locate or relocate within the sports
15 and entertainment improvement district;

16 (c) Selects as a developer partner one or more persons who have:

17 (1) Disclosed to the Board as a matter of public record the identity
18 of the person or persons;

19 (2) Provided documentation satisfactory to the Board to indicate
20 that the person or persons selected to be a developer partner have an
21 affiliation with the Major League Baseball team;

22 (3) Demonstrated to the satisfaction of the Board that the developer
23 partner is able to successfully develop and construct the Major League
24 Baseball stadium project; and

25 (4) Provided to the Board adequate financial security for the
26 performance of the financial obligations of a developer partner for the
27 development and construction of the Major League Baseball stadium
28 project; and

29 (d) Selects a Baseball Stadium Events Company which has disclosed to
30 the Board the identity of each of its owners and managers.

31 2. A development agreement for the Major League Baseball stadium
32 project entered into by the Stadium Authority with a developer partner
33 selected by the Board of Directors pursuant to paragraph (c) of subsection
34 1 must require the location, design, fit and finish of the Major League
35 Baseball stadium project to be consistent with first-class, premier Major
36 League Baseball facilities currently in operation or approved for
37 construction by Major League Baseball and:

38 (a) Identify the site of the project ~~+~~ the general location of which
39 must be in the County at the southeast corner of Las Vegas Boulevard
40 and Tropicana Avenue.

41 (b) Set forth the overall design, scope and specifications of the project,
42 which must include, without limitation, an enclosed baseball stadium with
43 an attendance capacity of approximately 30,000 persons;

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- 1 (c) Set forth the sources of financing to pay the costs of the
2 development and construction of the project in a manner consistent with
3 the provisions of sections 18 to 35, inclusive, of this act;
- 4 (d) Require the developer partner to provide periodic progress reports
5 to the Board of Directors on the status of the development and construction
6 of the project;
- 7 (e) Set forth the procedures for the provision of the periodic progress
8 reports described in paragraph (d) and the information required to be
9 included in such reports;
- 10 (f) State that any and all development and construction cost overruns
11 for the development and construction of the project must be the sole
12 responsibility of the developer partner, except that any cost overrun must
13 not be the responsibility of the developer partner if the cost overrun is
14 caused by a change in development or construction mandated by the
15 Stadium Authority after the execution of the development agreement, other
16 than a change in development or construction after the execution of the
17 development agreement that is required to comply with a building code,
18 including, without limitation, a change relating to building safety;
- 19 (g) Contain provisions that are consistent with sections 25, 26 and 33
20 of this act;
- 21 (h) Provide for an adequate contribution by the developer partner for
22 the construction or improvement of any infrastructure, including, without
23 limitation, infrastructure relating to transportation, parking,
24 pedestrian traffic, public safety, utilities and safe and efficient airport
25 operations, off the site of the project that is determined to be necessary for
26 the project by the Department of Transportation, the County or any
27 municipality in which the project is located and that is specified in the
28 regional infrastructure and service evaluation required for a high impact
29 project before a special use permit is issued for the project;
- 30 (i) Require that the developer partner ensure that no action or inaction
31 by the developer partner, or any person hired or retained by the developer
32 partner to act on behalf of the developer partner, in the development or
33 construction of the project results in a mechanic's lien or judgment lien
34 against the project that is not cured by the developer partner within a
35 customary amount of time using commercially reasonable efforts, which
36 must be determined in accordance with the laws of this State and must be
37 such time and efforts as are approved by the Board of Directors;
- 38 (j) Take into consideration the use of multimodal facilities that use
39 alternative modes of transportation and do not have detrimental impacts on
40 other permitted transportation projects; and
- 41 (k) Contain such other terms as deemed necessary and appropriate by
42 the Stadium Authority.
- 43 3. A lease agreement entered into by the Stadium Authority with the
44 Baseball Stadium Events Company described in paragraph (d) of
45 subsection 1 must set forth the requirements and responsibilities of the

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- 1 Baseball Stadium Events Company with respect to the operation of the
- 2 Major League Baseball stadium project and must:
- 3 (a) Be for a term of not less than 30 years and may include rights for
- 4 the Baseball Stadium Events Company to renew the lease agreement with
- 5 the approval of the Stadium Authority;
- 6 (b) Grant the Baseball Stadium Events Company full operational
- 7 control of the project;
- 8 (c) Not contain any provision that interferes with the discretion of the
- 9 Baseball Stadium Events Company to operate the project, including,
- 10 without limitation, a provision restricting in any manner the programs or
- 11 events that may be held at the project;
- 12 (d) Authorize the Baseball Stadium Events Company to enter into an
- 13 agreement with another person to operate the project on a day-to-day basis,
- 14 as deemed necessary or appropriate by the Baseball Stadium Events
- 15 Company;
- 16 (e) Establish a minimum standard for the maintenance of, and capital
- 17 reinvestment in, the project to ensure that the design and development
- 18 standards set forth in sections 18 to 35, inclusive, of this act are maintained
- 19 or enhanced throughout the term of the lease agreement;
- 20 (f) Provide for the annual allocation of the revenue from, and expenses
- 21 of, the operation of the project in a manner consistent with sections 18 to
- 22 35, inclusive, of this act;
- 23 (g) State that the Baseball Stadium Events Company and the developer
- 24 partner are liable jointly and severally for the operating losses of the
- 25 project or the Baseball Stadium Events Company;
- 26 (h) Require an annual audit of the Baseball Stadium Events Company
- 27 by an independent certified public accountant in this State who does not
- 28 provide any similar or related services to a developer partner or the Major
- 29 League Baseball team, or any affiliate, subsidiary, principal or related
- 30 party of a developer partner or the Major League Baseball team, and who
- 31 is selected by the mutual agreement of the Stadium Authority and the
- 32 Baseball Stadium Events Company;
- 33 (i) Require the cost of the audit described in paragraph (h) to be
- 34 divided equally between the Stadium Authority and the Baseball Stadium
- 35 Events Company;
- 36 (j) Require that the term of any lease or sublease entered into by the
- 37 Baseball Stadium Events Company with the Major League Baseball team
- 38 must be at least 30 years;
- 39 (k) State that a person owning a controlling ownership interest in the
- 40 Baseball Stadium Events Company may sell or otherwise transfer the
- 41 person's ownership interest to a related or unrelated third party only upon
- 42 the approval of the Stadium Authority and that the Stadium Authority must
- 43 not unreasonably withhold such approval;
- 44 (l) Provide that the Stadium Authority must comply with the
- 45 confidentiality provisions of section 24 of this act;

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- 1 (m) Provide that the Baseball Stadium Events Company must fund
2 annually a capital reserve in an amount sufficient to ensure the facility
3 standard is maintained throughout the life of the Major League Baseball
4 stadium project, as determined jointly by the Baseball Stadium Events
5 Company and the Stadium Authority; and
- 6 (n) Such other terms and conditions as deemed necessary and
7 appropriate by the Board of Directors.
- 8 4. The Stadium Authority may enter into a combined development
9 and lease agreement that complies with the provisions of subsections 2 and
10 3.
- 11 5. A non-relocation agreement entered into by the Stadium Authority
12 with the Baseball Stadium Events Company described in subsection 1
13 must:
 - 14 (a) Set forth the requirements and responsibilities of the Baseball
15 Stadium Events Company with respect to the conditions under which the
16 Major League Baseball team may relocate from the sports and
17 entertainment improvement district;
 - 18 (b) Be for a term of not less than 30 years;
 - 19 (c) Provide for damages in the event the Major League Baseball team
20 relocates in violation of the agreement in an amount not less than:
 - 21 (1) The amount required for the repayment of the principal and
22 interest then outstanding on the bonds issued to finance or refinance the
23 Major League Baseball stadium project;
 - 24 (2) An amount equal to the then outstanding tax credits subject to
25 repayment pursuant to paragraph (g) of subsection 4 of section 32 of this
26 act; and
 - 27 (3) Any costs resulting from early termination of such bonds; and
 - 28 (d) Require the Baseball Stadium Events Company to provide evidence
29 satisfactory to the Stadium Authority of the ability to satisfy the terms of
30 the non-relocation agreement in the event the Major League Baseball team
31 relocates in violation of the agreement.
- 32 6. The Stadium Authority shall be considered a third-party
33 beneficiary of all agreements entered into by the developer partner, the
34 Baseball Stadium Events Company and the Major League Baseball team
35 with respect to the development, design, construction or operation of the
36 Major League Baseball stadium project.
- 37 **Sec. 23.** 1. The developer partner and the Baseball Stadium Events
38 Company shall develop a community benefits agreement to ensure the
39 greatest possible participation by all segments of the local community in
40 the economic opportunities available in connection with the design,
41 construction and operation of the Major League Baseball stadium project
42 developed by the developer partner and operated by the Baseball Stadium
43 Events Company. The community benefits agreement must be approved by
44 the Board of Directors. The community benefits agreement must be

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1 reviewed and updated not less than once every 5 years and each such
2 update must be approved by the Board of Directors.

3 2. The community benefits agreement must include, without
4 limitation, provisions that:

5 (a) Establish requirements designed to ensure diversity among the
6 workforce, subcontractors and vendors used to construct and operate
7 the Major League Baseball stadium project;

8 (b) Require the payment of a living wage to employees of the
9 Major League Baseball stadium project;

10 (c) Establish requirements for community engagement by the
11 Baseball Stadium Events Company and the Major League Baseball
12 team, including, without limitation:

13 (1) Participation by players of the Major League Baseball team
14 in the community, including, without limitation, in education
15 programs;

16 (2) The donation of tickets; and

17 (3) Programs to support youth baseball in underserved
18 communities;

19 (d) Provide for the use of a community suite by charitable,
20 community or economic development organizations;

21 (e) Require the developer partner and the Baseball Stadium
22 Events Company to provide:

23 (1) Educational programming in the community, including,
24 without limitation, by working in partnership with local colleges and
25 universities to provide programs of career development for the sports
26 industry; and

27 (2) Scholarships, internships and mentorship programs; and

28 (f) Require the developer partner and the Baseball Stadium Events
29 Company to make an adequate financial commitment in the
30 community, including, without limitation, an annual commitment of
31 cash and in-kind services which must not be less than:

32 (1) During the period beginning with the calendar year in which
33 the County issues bonds and ending in the calendar year following the
34 calendar year in which a certificate of occupancy or other
35 governmental authorization in order to operate the Major League
36 Baseball Stadium Project is issued, \$500,000 per calendar year.

37 (2) Beginning with the calendar year following the calendar
38 year in which a certificate of occupancy or other governmental
39 authorization in order to operate the Major League Baseball Stadium
40 Project is issued, an amount per calendar year that is the greater of
41 \$1,500,000 or 1 percent of Major League Baseball team ticket revenue
42 generated by Major League Baseball stadium project for the calendar
43 year.

44 3. A baseball stadium community oversight committee must be
45 created to oversee the implementation and administration of the

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1 community benefits agreement developed pursuant to subsection 1. The
2 baseball stadium community oversight committee is hereby authorized to
3 enforce the provisions of the community benefits agreement which it was
4 created to oversee.

5 ~~[3.]~~ 4. The baseball stadium community oversight committee must
6 ~~[include at least one member who is]~~ consist of seven members to be
7 ~~appointed [by the Board of County Commissioners. The member~~
8 ~~appointed by the Board of County Commissioners]~~ as follows:

9 (a) Two members appointed by the Board of Directors, one of
10 whom the Board of Directors shall designate to serve as the Chair;

11 (b) One member appointed by the Governor;

12 (c) One member appointed by the Majority Leader of the Senate;

13 (d) One member appointed by the Speaker of the Assembly; and

14 (e) Two members appointed by the Board of County
15 Commissioners.

16 ↪ In appointing members to the baseball stadium community
17 oversight committee, the appointing authority shall consider
18 whether the members appointed to the committee reflect the
19 diversity of this State, including, without limitation, the age, gender,
20 gender identity or expression, sexual orientation, ethnic and
21 geographic diversity of this State.

22 5. A person must not be [4.] appointed to the baseball stadium
23 community oversight committee if he or she is:

24 (a) An elected official;

25 (b) An employee of the Major League Baseball team or an affiliate or
26 related entity of the Major League Baseball team;

27 (c) A representative of a business that is engaged by a business
28 providing goods or services to the Major League Baseball team or the
29 Major League Baseball stadium project; or

30 (d) A representative of a labor union representing employees, or
31 seeking to represent employees, working at or for the Major League
32 Baseball stadium project.

33 6. The baseball stadium community oversight committee
34 constitutes a public body for the purposes of chapter 241 of NRS.

35 7. In addition to such other reports as the Board of Directors or
36 the baseball stadium community oversight committee may require, on
37 or before December 31 of each even-numbered year, the developer
38 partner and the Baseball Stadium Events Company shall jointly
39 prepare and submit a community benefits progress and accountability
40 report to the:

41 (a) Governor;

42 (b) Director of the Legislative Counsel Bureau for transmittal to
43 the next regular session of the Legislature;

44 (c) County manager of the County;

45 (d) Chair of the Board of Directors; and

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- 1 (e) Chair of the baseball stadium community oversight committee.
2 8. The report required pursuant to subsection 7 must include,
3 without limitation:
4 (a) The terms of the community benefits agreement that were in
5 effect during the period of time covered by the report;
6 (b) An evaluation of the compliance of the developer partner and
7 the Baseball Stadium Events Company with the terms of the
8 community benefits agreement identified pursuant to paragraph (a);
9 and
10 (c) An evaluation of the effect of the Major League Baseball
11 stadium project on the community at large.
12 9. The Board of Directors shall appoint a community benefits
13 director to advise the baseball stadium community oversight
14 committee and monitor the compliance of the developer partner and
15 the Baseball Stadium Events Company with the terms of the
16 community benefits agreement.
17 10. If the baseball stadium community oversight committee
18 determines that the developer partner or the Baseball Stadium Events
19 Company has failed to comply with the terms of the community
20 benefits agreement, the community benefits director shall notify the
21 developer partner, the Baseball Stadium Events Company and the
22 Major League Baseball team in writing that the baseball stadium
23 community oversight committee has made such a finding of
24 noncompliance. Upon receipt of such a notice, the developer partner
25 and the Baseball Stadium Events Company, in coordination with the
26 Major League Baseball team, shall submit in writing to the
27 community benefits director;
28 (a) A response to the finding of noncompliance by the baseball
29 stadium community oversight committee which includes, without
30 limitation, any reasons that the developer partner or the Baseball
31 Stadium Events Company has not complied with the terms of the
32 community benefits agreement;
33 (b) A description of the actions that that the developer partner or
34 the Baseball Stadium Events Company will take to cure any
35 noncompliance with the terms of the community benefits agreement;
36 and
37 (c) A projected timeline by which the developer partner and the
38 Baseball Stadium Events Company will be in full compliance with the
39 terms of the community benefits agreement.
40 11. If the baseball stadium community oversight committee
41 determines that the response submitted by the developer partner and
42 the Baseball Stadium Events Company pursuant to subsection 10 is
43 insufficient or the baseball stadium community oversight committee
44 determines that the developer partner and the Baseball Stadium
45 Events Company are not taking the actions set forth pursuant to

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1 paragraph (b) of subsection 10 in a timely manner, the baseball
 2 stadium community oversight committee shall notify the Board of
 3 Directors of its findings and may request that the Board of Directors
 4 initiate legal proceedings to enforce the terms of the community
 5 benefits agreement.

6 **Sec. 24.** 1. Except as otherwise provided in subsection 3 and NRS
 7 239.0115, the Stadium Authority shall keep confidential any record or
 8 other document provided to the Stadium Authority by a developer partner,
 9 the Major League Baseball team or the Baseball Stadium Events
 10 Company, which is in the possession of the Stadium Authority, if the
 11 person providing the information:

12 (a) Submits a request in writing that the record or other document be
 13 kept confidential by the Stadium Authority; and

14 (b) Demonstrates to the satisfaction of the Stadium Authority that the
 15 record or other document contains proprietary or confidential information.

16 2. If the Stadium Authority determines that a record or other
 17 document contains proprietary or confidential information, the Chair of the
 18 Board of Directors shall attach to the file containing the record or
 19 document:

20 (a) A certificate signed by him or her stating that a request for
 21 confidentiality was made by the requesting entity and the date of the
 22 request;

23 (b) A copy of the written request submitted by the requesting entity;

24 (c) The documentation to support the request submitted by the
 25 requesting entity; and

26 (d) A copy of the decision of the Stadium Authority determining that
 27 the record or other document contains proprietary or confidential
 28 information.

29 3. Records and documents that are confidential pursuant to this
 30 section:

31 (a) Are proprietary or confidential information of the requesting entity;

32 (b) Are not a public record; and

33 (c) Must not be disclosed to any person who is not an officer or
 34 employee of the Stadium Authority unless the requesting entity consents to
 35 the disclosure.

36 4. As used in this section, "proprietary or confidential information"
 37 has the meaning ascribed to it in NRS 360.247.

38 **Sec. 25.** 1. Except as otherwise provided in sections 18 to 35,
 39 inclusive, of this act and notwithstanding any other provision of law to the
 40 contrary:

41 (a) Any contract, lease, sublease, lease-purchase agreement,
 42 management agreement or other agreement entered into pursuant to
 43 sections 18 to 35, inclusive, of this act by the Stadium Authority, a
 44 developer partner or any related entity relating to the Major League
 45 Baseball stadium project financed in whole or in part pursuant to sections

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1 18 to 35, inclusive, of this act, and any contract, lease, sublease, lease-
2 purchase agreement, management agreement or other agreement that
3 provides for the design, entitlement, acquisition, construction,
4 improvement, repair, demolition, reconstruction, equipment, financing,
5 promotion, leasing, subleasing, management, operation or maintenance, or
6 any combination thereof, of the Major League Baseball stadium project or
7 any portion thereof, or the provision of materials or services for the project
8 are exempt from any law:

9 (1) Requiring competitive bidding or otherwise specifying
10 procedures for the award of agreements of a type described in this
11 paragraph;

12 (2) Specifying procedures for the procurement of goods or services;
13 or

14 (3) Limiting the term of any agreement of a type described in this
15 paragraph.

16 (b) The provisions of chapter 341 of NRS do not apply to the Major
17 League Baseball stadium project financed in whole or in part pursuant to
18 sections 18 to 35, inclusive, of this act or to any agreement of a type
19 described in paragraph (a).

20 (c) The provisions of chapter 338 of NRS do not apply to the Major
21 League Baseball stadium project financed in whole or in part pursuant to
22 sections 18 to 35, inclusive, of this act or to any agreement of a type
23 described in paragraph (a), except that:

24 (1) The provisions of NRS 338.013 to 338.090, inclusive, apply to
25 any construction work to be performed under any contract or other
26 agreement pertaining to the project even if the estimated cost of the
27 construction work is not greater than \$250,000 or the construction work
28 does not qualify as a public work, as defined in NRS 338.010;

29 (2) Any person or entity that executes one or more contracts or
30 agreements for the actual construction, alteration, repair or remodeling of
31 the project shall include in such a contract or agreement the contractual
32 provisions and stipulations that are required to be included in a contract for
33 a public work pursuant to the provisions of NRS 338.013 to 338.090,
34 inclusive; and

35 (3) The Stadium Authority, any contractor who is awarded a
36 contract or enters into an agreement to perform the construction, alteration,
37 repair or remodeling of such an undertaking and any subcontractor on the
38 undertaking shall comply with the provisions of NRS 338.013 to 338.090,
39 inclusive, in the same manner as if the County had undertaken the project
40 or had awarded the contract.

41 2. The Stadium Authority and any prime contractor, construction
42 manager or project manager selected by the Stadium Authority or a
43 developer partner shall competitively bid all subcontracts involving
44 construction which the Stadium Authority determines can be competitively
45 bid without affecting the quality of the Major League Baseball stadium

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1 project. Any determination by the Stadium Authority that such a
2 subcontract can or cannot be competitively bid without affecting the
3 quality of the Major League Baseball stadium project is conclusive in the
4 absence of fraud or a gross abuse of discretion. The Stadium Authority
5 shall establish one or more procedures for competitive bidding which:

- 6 (a) Must prohibit bidders from engaging in bid-shopping;
- 7 (b) Must not permit subcontractors to avoid or circumvent the
8 provisions of paragraph (c) of subsection 1; and
- 9 (c) Must, in addition to the requirements of section 26 of this act,
10 provide a preference for Nevada subcontractors in a manner that is similar
11 to, and with a preference that is equivalent to, the preference provided in
12 NRS 338.1389.

13 3. Any determination by the Stadium Authority regarding the
14 establishment of one or more procedures for competitive bidding, and any
15 determination by a developer partner or its prime contractor, construction
16 manager or project manager regarding the award of a contract to any
17 bidder, is conclusive in the absence of fraud or a gross abuse of discretion.

18 **Sec. 26. 1.** In addition to any other requirements set forth in
19 sections 18 to 35, inclusive, of this act, and except as otherwise provided in
20 subsection 8, a development agreement entered into pursuant to section 22
21 of this act, a lease agreement entered into pursuant to that section, a
22 combined development agreement and lease agreement entered into
23 pursuant to that section and any other agreement of any kind entered into
24 by the Stadium Authority with a developer partner, must include
25 provisions which require that any contract or other agreement entered into
26 by a prime contractor selected by the Stadium Authority or a developer
27 partner for the construction of the Major League Baseball stadium project
28 must include a provision requiring that at least 15 percent of the Major
29 League Baseball stadium project must be subcontracted to small local
30 businesses.

31 2. A business shall be deemed to be a small local business for the
32 purposes of this section if:

- 33 (a) The business is financially and operationally independent from any
34 other business;
- 35 (b) The business is not temporary and has operated for at least 4 years
36 before entering into the contract or agreement;
- 37 (c) The business maintains its principal place of business in a fixed
38 location within this State;
- 39 (d) The business has obtained all necessary licenses and registration
40 within this State; and
- 41 (e) The annual revenues of the business for each of the immediately
42 preceding 3 fiscal years has not exceeded:
 - 43 (1) For public works projects, \$20,000,000;
 - 44 (2) For any other construction projects, \$10,000,000;

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1 (3) For any goods, materials, equipment and general services
2 contracts, \$10,000,000;

3 (4) For professional services including, without limitation,
4 architectural and engineering services, \$2,500,000; and

5 (5) For trucking services, \$3,500,000.

6 3. A contractor that subcontracts work to a small local business
7 pursuant to a contract or other agreement described in subsection 1 shall
8 allow the small local business to be covered by any bond or insurance of
9 the contractor and may require the subcontractor to pay a proportionate
10 share of the cost for such coverage by the bond or insurance.

11 4. A small local business to which work is subcontracted by a
12 contractor pursuant to a contract or other agreement described in
13 subsection 1 must ensure that its employees are hired in a manner that does
14 not discriminate against any person on any basis prohibited by law. Such a
15 contractor that subcontracts such work shall not impose any requirements
16 on the small local business relating to the employees selected by the small
17 local business to perform the subcontracted work.

18 5. A contractor that subcontracts work to a small local business
19 pursuant to a contract or agreement described in subsection 1 shall provide
20 a mentorship program to assist the small local business to develop the
21 skills necessary to carry out the work that is subcontracted.

22 6. A prime contractor and each contractor that subcontracts work to a
23 small local business pursuant to a contract or other agreement described in
24 subsection 1 shall submit information to the Stadium Authority verifying
25 that the contractor has complied with the provisions of this section, and
26 shall maintain all records, including, without limitation, any information
27 required by the Stadium Authority, to ensure compliance with this section
28 for not less than 5 years after the expiration of the subcontract. Such
29 records must be made available for inspection to the Stadium Authority
30 upon request.

31 7. Unless the requirements of subsection 1 are waived by the Stadium
32 Authority pursuant to subsection 8, the failure of a prime contractor to
33 comply with the requirements of subsection 1 shall be deemed a material
34 breach of contract.

35 8. The Stadium Authority may waive the requirements of subsection
36 1 if a prime contractor presents proof satisfactory to the Stadium Authority
37 that there is an insufficient number of small local businesses available and
38 qualified to subcontract for the work to be performed. Such proof must
39 include, without limitation, evidence that:

40 (a) Reasonable efforts were made to notify small local businesses of
41 the availability of work to be performed under a contract or other
42 agreement described in subsection 1, which must include evidence of
43 public advertisement calling for bids for a period of not less than 20 days
44 before the date on which such bids must be submitted; and

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1 (b) In considering the availability and qualifications of a small local
2 business to perform work under a contract or other agreement described in
3 subsection 1, a contractor reasonably considered the work experience,
4 safety history and financial stability of the small local business.

5 **Sec. 27.** 1. The Stadium Authority shall retain the sole and
6 exclusive right to enter into agreements to provide for the sale, license or
7 transfer of personal seat licenses, stadium builder's licenses or other
8 similar instruments for any and all seats in the Major League Baseball
9 stadium project to generate revenues used for construction of the Major
10 League Baseball stadium project.

11 2. The Stadium Authority may not grant any other person the right to
12 enter into such agreements, but it may in the development agreement
13 entered into pursuant to subsection 1 of section 22 of this act or a
14 combined development and lease agreement entered into pursuant to
15 subsection 4 of section 22 of this act, agree that any agreements regarding
16 personal seat licenses or similar instruments will be made only in
17 consultation with the developer partner or, if applicable, the Baseball
18 Stadium Events Company and the Major League Baseball team. Such
19 personal seat licenses or similar instruments may contain priority purchase
20 rights to ticketed events in the Major League Baseball stadium project,
21 including the home games of the Major League Baseball team.

22 3. Proceeds from the sale of personal seat licenses or similar
23 instruments must be collected by or on behalf of the Stadium Authority for
24 the benefit of the Major League Baseball stadium project and are a
25 payment by purchasers to the owner of the Major League Baseball stadium
26 project for special rights of access to events at the Major League Baseball
27 stadium project.

28 4. With the consent of the Baseball Stadium Events Company and the
29 Major League Baseball team, the Stadium Authority shall have the power
30 to enter into one or more agreements with third parties pursuant to which it
31 sells to each such third party, the right to receive and own the proceeds
32 from the sale, license or transfer of personal seat licenses, stadium
33 builder's licenses or other similar instruments as described in subsection 1,
34 for cash and such other consideration as it deems appropriate to be paid
35 upon sale or over time. Any financing or similar transaction by any such
36 third party to effect such sale:

37 (a) Shall not be deemed a debt of the Stadium Authority for any
38 purpose;

39 (b) Must not provide for recourse for monetary damages against the
40 Stadium Authority for any reason, including any actual or alleged
41 nonperformance by any person;

42 (c) Shall not give rise to any obligation or liability for monetary
43 damages of the Stadium Authority to any person, including the third party
44 or anyone purchasing a personal seat license or providing financing based
45 on personal seat licenses through such third party or otherwise, but may,

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1 with the approval of the Baseball Stadium Events Company, provide
2 remedies against the Baseball Stadium Events Company; and

3 (d) May allow for an action for specific performance against the
4 Stadium Authority.

5 **Sec. 28.** 1. The Board of Directors shall notify the Board of County
6 Commissioners if the Board of Directors has ~~made the determinations~~
7 ~~pursuant to paragraph (a) of subsection 1 of section 34 of this act,~~
8 ~~whereupon~~;

9 (a) Made the findings set forth in paragraphs (a) and (b) of
10 subsection 1 of section 22 of this act;

11 (b) Selected as a developer partner one or more persons who have
12 met the criteria set forth in subparagraphs (1), (2) and (3) of
13 paragraph (c) of subsection 1 of section 22 of this act; and

14 (c) Selected a Baseball Stadium Events Company pursuant to
15 paragraph (d) of subsection 1 of section 22 of this act which has
16 disclosed to the Board the identity of each of its owners and managers.

17 2. Upon receiving the notification pursuant to subsection 1, the
18 Board of County Commissioners shall create a sports and entertainment
19 improvement district for the purpose of assisting in the financing or
20 refinancing of the Major League Baseball stadium project. The sports and
21 entertainment improvement district must ~~be~~

22 (a) ~~Located~~ Be located entirely within the County and outside the
23 boundaries of any incorporated city; ~~and~~

24 (b) Include only ~~the~~ parcels of land, or portions thereof, on which
25 the Major League Baseball stadium project is or will be located and any
26 surrounding or adjacent properties necessary for the operation of the Major
27 League Baseball stadium project ~~;~~

28 ~~2.~~
29 (c) Not include any operating public accommodation facility, as
30 defined in NRS 447.320, or any business which is operating and is
31 required to hold a license issued pursuant to chapter 463 of NRS.

32 3. The Board of County Commissioners may from time to time
33 amend or modify the geographic boundaries of the sports and
34 entertainment improvement district by ordinance, but any such amendment
35 or modification ~~is~~ must not:

36 (a) ~~Must not impair~~ Impair any outstanding bonds or any revenues
37 pledged to their payment; ~~or~~

38 (b) Exclude from the sports and entertainment improvement district
39 any parcel of land, or portion thereof, on which the Major League
40 Baseball stadium project is or will be located or any surrounding or
41 adjacent property necessary for the operation of the Major League Baseball
42 stadium project ~~;~~

43 ~~3.~~ or

44 (c) Include within the sports and entertainment improvement
45 district any operating public accommodation facility, as defined in

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1 NRS 447.320, or any business which is operating and is required to
 2 hold a license issued pursuant to chapter 463 of NRS.

3 4. With respect to any parcel of land that is split by the boundary of
 4 the sports and entertainment improvement district established pursuant to
 5 this section, the County Treasurer or County Assessor shall determine the
 6 apportionment of the proceeds of taxes collected within such a parcel for
 7 the purposes of section 29 of this act. All determinations of the County
 8 Treasurer or County Assessor pursuant to this section shall be deemed to
 9 be conclusive, absent fraud or a gross abuse of discretion.

10 Sec. 29. 1. ~~[The Board of County Commissioners shall.]~~ Subject to
 11 the provisions of subsection 8, to pay the principal of and interest on
 12 bonds issued by the County, ~~[pursuant to section 34 of this act and the~~
 13 ~~Local Government Securities Law.]~~ whether funded, refunded or
 14 otherwise, and incurred by the County to finance or refinance, in whole or
 15 in part, the Major League Baseball stadium project, and to pay for other
 16 amounts described in subsection 4 of section 32 of this act, the Board of
 17 County Commissioners shall pledge the proceeds of:

18 (a) The following taxes, fees or charges imposed by the state
 19 government, but excluding any rate levied by a governmental entity
 20 other than the state government, pursuant to:

21 (1) NRS 372.105 and 372.185 with regard to tangible personal
 22 property sold at retail, or stored, used or otherwise consumed, in the sports
 23 and entertainment improvement district during a fiscal year.

24 (2) ~~[The Clark County Sales and Use Tax Act of 2005, with regard~~
 25 ~~to tangible personal property sold at retail, or stored, used or otherwise~~
 26 ~~consumed, in the sports and entertainment improvement district during a~~
 27 ~~fiscal year.~~

28 ~~—(3) The Clark County Crime Prevention Act of 2016, with regard to~~
 29 ~~tangible personal property sold at retail, or stored, used or otherwise~~
 30 ~~consumed, in the sports and entertainment improvement district during a~~
 31 ~~fiscal year.~~

32 ~~—(4) Chapter 377D of NRS, with regard to tangible personal property~~
 33 ~~sold at retail, or stored, used or otherwise consumed, in the sports and~~
 34 ~~entertainment improvement district during a fiscal year.~~

35 ~~—(5) NRS 374.110 and 374.111 [or] and NRS 374.190 and 374.191~~
 36 ~~with regard to tangible personal property sold at retail, or stored, used or~~
 37 ~~otherwise consumed, in the sports and entertainment improvement district~~
 38 ~~during a fiscal year.~~

39 ~~[(6) Chapter 377 of NRS with regard to tangible personal property~~
 40 ~~sold at retail or stored, used or otherwise consumed, in the sports and~~
 41 ~~entertainment improvement district during a fiscal year.~~

42 ~~—(7) (3) NRS 363A.130 [or] and 363B.110 with regard to wages~~
 43 ~~earned by employees located within the sports and entertainment~~
 44 ~~improvement district during a fiscal year.~~

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- 1 ~~[(8)]~~ (4) NRS 680B.027 and 680B.030 with regard to insurance
 2 premiums earned from policies on businesses or assets within the sports
 3 and entertainment improvement district during a fiscal year.
 4 ~~[(9)]~~ (5) NRS 694C.450 with regard to insurance premiums earned
 5 from policies on businesses or assets within the sports and entertainment
 6 improvement district during a fiscal year.
 7 ~~[(40)]~~ (6) NRS 363C.200 with regard to gross revenues generated
 8 within the sports and entertainment improvement district during a fiscal
 9 year.
 10 ~~[(41)]~~ (7) NRS 368A.200 with regard to admission to any facility
 11 where live entertainment is provided within the sports and entertainment
 12 improvement district during a fiscal year.
 13 ~~[(42)]~~ (8) NRS 369.330 with regard to any liquor purchased or
 14 otherwise consumed within the sports and entertainment improvement
 15 district during a fiscal year.
 16 ~~[(43)]~~ (9) NRS 372B.140 with regard to fares charged for
 17 transportation services for which the point of origin or the destination is in
 18 the sports and entertainment improvement district.
 19 ~~[(44)]~~ (10) Chapter 361 of NRS with regard to personal property, as
 20 defined in NRS 361.030, located in the sports and entertainment
 21 improvement district during a fiscal year.
 22 ~~[(b) The fee provided for in]~~
 23 (11) NRS 360.787 with regard to the licensing fee for operating of
 24 a facility at which exhibitions are held within the sports and entertainment
 25 improvement district during a fiscal year.
 26 ~~[(c) A franchise fee imposed pursuant to chapter]~~
 27 (b) The following taxes, fees or charges imposed by the County,
 28 but excluding any rate levied by a governmental entity other than the
 29 County, pursuant to:
 30 (1) The Clark County Sales and Use Tax Act of 2005 with
 31 regard to tangible personal property sold at retail, or stored, used or
 32 otherwise consumed, in the sports and entertainment improvement
 33 district during a fiscal year.
 34 (2) The Clark County Crime Prevention Act of 2016 with
 35 regard to tangible personal property sold at retail, or stored, used or
 36 otherwise consumed, in the sports and entertainment improvement
 37 district during a fiscal year.
 38 (3) Chapter 377 of NRS with regard to tangible personal
 39 property sold at retail, or stored, used or otherwise consumed, in the
 40 sports and entertainment improvement district during a fiscal year.
 41 (4) Chapter 377D of NRS with regard to tangible personal
 42 property sold at retail, or stored, used or otherwise consumed, in the
 43 sports and entertainment improvement district during a fiscal year.

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- 1 (5) Chapter 361 of NRS with regard to personal property, as
2 defined in NRS 361.030, located in the sports and entertainment
3 improvement district during a fiscal year.
- 4 (6) Chapter 354, 709 or 711 of NRS for a franchise fee for the
5 provision of electricity, gas, telecommunications or video services in the
6 sports and entertainment improvement district.
7 ~~[(d) A business license fee imposed pursuant to chapter]~~
- 8 (7) Chapter 354 of NRS for a business license fee for a business
9 located in the sports and entertainment improvement district.
10 ~~[(e)]~~ (c) With the approval of the Stadium Authority and the County,
11 any other taxes, fees and charges which are imposed by the County at the
12 time the sports and entertainment improvement district is created or which
13 are later imposed by the County during the term of the development
14 agreement, lease agreement or non-relocation agreement entered into
15 pursuant to section 22 of this act, ~~[not including]~~ but excluding any rate
16 levied by a governmental entity other than the County and also
17 excluding:
18 (1) Any tax, fee or charge that, if transferred to the baseball stadium
19 tax account, would violate the United States Constitution or the Nevada
20 Constitution;
21 (2) Any tax, fee or charge that is irrevocably pledged to the
22 repayment of a bond issued before the effective date of this ~~[act]~~ section
23 and is not otherwise available to satisfy obligations of the County pursuant
24 to this section following the release of such tax, fee or charge from such
25 prior pledge;
26 (3) Any tax, fee or charge for services provided by any publicly
27 owned and operated utility; and
28 (4) Any ad valorem tax on real property exempted pursuant to
29 paragraph (c) of subsection 1 of section 33 of this act.
- 30 2. ~~[(The)]~~ Subject to the provisions of subsection 8, the provisions of
31 this act must not be applied to modify, directly or indirectly, any taxes
32 levied or revenues pledged in such a manner as to impair adversely any
33 outstanding obligations of any local government or the State, including,
34 without limitation, bonds, notes, medium-term financing, letters of credit
35 and any other financial obligation, until all such obligations have been
36 discharged in full or provision for their payment and redemption has been
37 fully made.
- 38 3. ~~[(The)]~~ Subject to the provisions of subsection 8, the Department
39 of Taxation and the Division of Insurance of the Department of Business
40 and Industry may each adopt regulations regarding procedures for the
41 identification and ~~[collection]~~ segmentation with respect to the sports
42 and entertainment improvement district of the taxes, fees and charges
43 ~~[pledged pursuant to]~~ described in subsection 1 which the Department of
44 Taxation or the Division of Insurance is responsible for administering.

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1 4. ~~[The state and each]~~ Subject to the provisions of subsection 8,
 2 any state agency, local government or other public body to which the
 3 taxes, fees and charges described in subsection 1 are paid shall provide
 4 commercially reasonable procedures by which such taxes, fees and
 5 charges ~~[that are]~~ paid by any business or other person operating in the
 6 sports and entertainment improvement district are to be identified and
 7 segmented such that they can be directed to the baseball stadium tax
 8 account and allocated in a manner consistent with subsection 1 of section
 9 32 of this act. All ~~[persons and]~~ such businesses or other persons
 10 operating in the sports and entertainment improvement district shall be
 11 obligated to follow the established commercially reasonable procedures.

12 5. ~~[For]~~ Subject to the provisions of subsection 8, for the purposes
 13 of the taxes, fees and charges described in subsection 1, the Major League
 14 Baseball team shall be considered an employer within the sports and
 15 entertainment improvement district and any tax, fee or charge imposed
 16 upon or passed-through to the Major League Baseball team, the Major
 17 League Baseball stadium project or any affiliated or unaffiliated business
 18 operating within the sports and entertainment improvement district shall be
 19 deemed to occur within the ~~[sport]~~ sports and entertainment improvement
 20 district and ~~[therefor]~~ therefore inure to the benefit of the sports and
 21 entertainment improvement district.

22 6. ~~[The]~~ Subject to the provisions of subsection 8, the pledge of all
 23 or a portion of the taxes, fees and charges described in subsection 1 shall
 24 be deemed "pledged revenues" as that term is defined in NRS 350.550 and
 25 as that term is used in
 26 NRS 350.580.

27 7. ~~[Following]~~ Subject to the provisions of subsection 8, after the
 28 adoption of an ordinance creating a sports and entertainment improvement
 29 district pursuant to section 28 of this act, the Board of County
 30 Commissioners, the Department of Taxation and the Division of Insurance
 31 of the Department of Business and Industry shall enter into an agreement
 32 establishing the procedures, including any deadlines, for the distribution to
 33 the County of any money pledged pursuant to this section. Such
 34 distributions:

35 (a) Must be made not less frequently than once each calendar quarter;
 36 and

37 (b) Must:

38 (1) Cease with respect to 90 percent of the taxes, fees and charges
 39 collected in a fiscal year commencing in the fiscal year immediately
 40 following the later of:

41 (I) The end of the fiscal year in which the 30th anniversary of
 42 the County's issuance of any bonds ~~[pursuant to section 34 of this act and~~
 43 ~~the Local Government Securities Law]~~ occurs;

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1 (II) The date on which any bonds ~~issued by the County~~
2 ~~pursuant to section 34 of this act and the Local Government Securities~~
3 ~~Law]~~ are fully repaid; or
4 (III) The date on which all refundable transferable tax credits
5 have been repaid to the State pursuant to paragraph (d) of subsection 8 of
6 section 31 of this act.
7 (2) Continue after the dates set forth in subparagraph (1) with
8 respect to the remaining 10 percent of the taxes, fees and charges collected
9 in a fiscal year so long as the Major League stadium project is owned by
10 the Stadium Authority.
11 8. Notwithstanding any other provisions of this act, with respect
12 to the taxes, fees and charges imposed by the state government and
13 described in paragraph (a) of subsection 1, the provisions of this
14 section do not, under any circumstances, create, cause or constitute for
15 the State;
16 (a) Any form of contract, obligation or pledge granting, providing
17 or otherwise securing the full faith and credit of the State for any
18 payment, assumption, liability, surety, guarantee, assurance,
19 compromise, settlement, discharge or other relief, in whole or in part,
20 of any public or private debts of any kind or nature whatsoever; or
21 (b) Any surrender by the Legislature of any sovereign power of the
22 state government to enact, amend or repeal any law, resolution or
23 other legislative measure.
24 Sec. 30. 1. Subject to the provisions of subsections 6 and 10:
25 (a) The State Treasurer shall provide a credit enhancement of not less
26 than 0.5 times the anticipated average annual debt service for each fiscal
27 year of the term of bonds issued to finance the construction of the Major
28 League Baseball stadium project [pursuant to section 34 of this act] from
29 funds appropriated for the initial deposit or other funds available for that
30 purpose.
31 (b) The credit enhancement may take the form of [a guarantee,] any
32 insurance, letter of credit or other financial instrument or structure, as
33 reasonably determined by the State Treasurer.
34 2. The, including, without limitation, the form of other financial
35 assistance from the Nevada State Infrastructure Bank to the extent
36 authorized by NRS 408.55061, except that the form of the credit
37 enhancement utilized shall be subject to approval by the Board of
38 Directors and the chief financial officer of the County, neither of
39 whom shall unreasonably withhold their approval of the form of credit
40 enhancement proposed by the State Treasurer.
41 2. Subject to the provisions of subsections 6 and 10, the term of
42 any [authorized] credit enhancement provided pursuant to subsection 1
43 [shall] must be for a period equal to that of the term of any bonds issued to
44 finance the construction of the Major League Baseball stadium project,

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1 including any refunding of those bonds, ~~as set forth in section 34 of this~~
 2 ~~act and shall be backed by the full faith and credit of the State.~~

3 ~~3. The credit enhancement provided pursuant to subsection 1 may~~
 4 ~~take the form of other financial assistance from the Nevada State~~
 5 ~~Infrastructure Bank, to the extent authorized by NRS 408.55061.~~

6 ~~4. Notwithstanding the provisions of subsection 1, the form of the~~
 7 ~~credit enhancement utilized shall be subject to approval by the Board of~~
 8 ~~Directors of the Stadium Authority and the chief financial officer of the~~
 9 ~~County, neither of which shall unreasonably withhold their approval of the~~
 10 ~~form of credit enhancement proposed by the State Treasurer.~~

11 ~~5. To]~~

12 3. Subject to the provisions of subsections 6 and 10, to the extent
 13 the debt service coverage ratio on any bonds issued to finance the
 14 construction of the Major League Baseball stadium project; ~~pursuant to~~
 15 ~~section 34 of this act.~~

16 (a) Exceeds 3.0 times the anticipated annual debt service for any year
 17 of the term of such bonds, the State Treasurer may submit a written request
 18 to the Board of Directors ~~[of the Stadium Authority]~~ and the chief financial
 19 officer of the County to cease the provision of the credit enhancement
 20 provided pursuant to subsection 1 by 50 percent.

21 (b) Exceeds 4.0 times the anticipated annual debt service for any year
 22 of the term of such bonds, the State Treasurer may submit a written request
 23 to the ~~[Stadium Authority]~~ Board of Directors and the chief financial
 24 officer of the County to cease the provision of the credit enhancement
 25 provided pursuant to subsection 1.

26 (c) Falls below 2.0 times the anticipated annual debt service for any
 27 year of the term of such bonds, the State Treasurer shall reinstate the credit
 28 enhancement provided pursuant to subsection 1, using one or more of
 29 the sources of funding specified in paragraph (b) of subsection ~~[7]~~ 5, in an
 30 amount not less than 50 percent of the debt service due on the bonds in
 31 each of the next two successive fiscal years. Such reinstatement of the
 32 credit enhancement shall not prohibit the State Treasurer from
 33 subsequently making a written request to the Stadium Authority and chief
 34 financial officer of the County for a reduction or cessation of the credit
 35 enhancement pursuant to ~~[paragraphs]~~ paragraph (a) or (b), as applicable,
 36 ~~of this subsection.~~

37 ~~6. Approval for any request made by]~~

38 ➤ If the State Treasurer submits a written request for approval pursuant
 39 to ~~[paragraph (a) or (b) of subsection 5]~~ any provision of this subsection,
 40 such approval shall not be unreasonably withheld by either the Board of
 41 Directors ~~[of the Stadium Authority]~~ or the chief financial officer of the
 42 County.

43 ~~[7—The]~~

44 4. Subject to the provisions of subsections 6 and 10, the terms of
 45 any credit enhancement provided ~~[by the State]~~ pursuant to subsection 1

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1 must be set forth in an agreement entered into by the Stadium Authority,
2 the County and the State relating to the financing of the Major League
3 Baseball stadium project. Such an agreement must contain notice and
4 administrative terms with respect to the credit enhancement as agreed to by
5 the Stadium Authority, the County and the State. ~~{A}~~

6 5. Subject to the provisions of subsections 6 and 10, any credit
7 enhancement provided ~~(by the State)~~ pursuant to subsection 1 may be
8 pledged as additional security for bonds ~~for other securities issued pursuant~~
9 ~~to section 34 of this act~~ and must provide that:

10 (a) The State Treasurer shall deposit into a designated fund ~~{securing~~
11 ~~such}~~ for the credit enhancement an amount of ~~{funds to secure the~~
12 ~~obligations of the State under}~~ money sufficient to carry out the
13 provisions of this section, with the minimum amount being equal to 50
14 percent of the debt service due on the bonds in each of the next two
15 successive fiscal years; and

16 (b) If the amount on deposit in the designated fund for the credit
17 enhancement is drawn upon to pay debt service on the bonds, or if such
18 amount is less than the minimum ~~{required}~~ amount described in paragraph
19 (a), the State Treasurer shall gather ~~{funds}~~, transfer and deposit, as
20 applicable, unencumbered money not already committed for
21 expenditure, in an amount sufficient to replenish the designated fund for
22 the credit enhancement to the minimum ~~{required}~~ amount described in
23 paragraph (a), from one or more of the following sources ~~{ }~~ in the
24 following order of priority:

25 (1) ~~{Unreserved fund balance in the general fund of the State;}~~ The
26 amount of any appropriations made by law to replenish, in whole or in
27 part, the designated fund for the credit enhancement.

28 (2) ~~{Funds on deposit in the Consolidated Bond Interest and~~
29 ~~Redemption Fund pursuant to NRS 349.110;}~~ Legally available funds in
30 the Nevada State Infrastructure Bank Fund created by NRS
31 408.55073, including, without limitation, from the proceeds of bonds,
32 notes or other obligations and appropriations made to the Nevada
33 State Infrastructure Bank.

34 (3) ~~{Funds on deposit in the Account to Stabilize the Operation of~~
35 ~~the State Government in the State General Fund pursuant to NRS~~
36 ~~353.288;}~~ Interest earned on amounts on deposit in the designated
37 fund for the credit enhancement.

38 (4) ~~{Legally available funds in the Nevada State Infrastructure Bank~~
39 ~~Fund created by NRS 408.55073, including, without limitation, from the~~
40 ~~proceeds of bonds, notes or other obligations and appropriations made to~~
41 ~~the Nevada State Infrastructure Bank;}~~ Funds on deposit in the
42 Consolidated Bond Interest and Redemption Fund pursuant to NRS
43 349.110;

44 (5) ~~{Interest earned on amounts on deposit in the designated fund~~
45 ~~securing such credit enhancement; and}~~ Funds on deposit in the Account

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1 to Stabilize the Operation of the State Government in the State
 2 General Fund pursuant to NRS 353.288. The provisions of subsections
 3 5, 6 and 7 of NRS 353.288 do no apply to an allocation from the
 4 Account to Stabilize the Operation of the State Government pursuant
 5 to this subparagraph.

6 (6) ~~The amount of any Legislative appropriation to replenish the~~
 7 ~~designated fund to the minimum required amount.~~

8 ~~— 8. The unreserved fund balance in the State General Fund.~~

9 6. At the end of the fiscal year in which the bonds are fully repaid,
 10 any amount remaining in the designated fund created pursuant to
 11 subsection 5 reverts to the State General Fund.

12 7. Subject to the provisions of this subsection and subsection 10,
 13 to the extent that the proceeds of the taxes, fees and charges pledged
 14 pursuant to section 29 of this act are insufficient to make the
 15 scheduled payment on debt service on bonds, money held in the
 16 designated fund for the credit enhancement pursuant to subsection 5
 17 may be drawn upon and transferred to the County Treasurer to
 18 enable the County Treasurer to make the scheduled payment. To
 19 draw upon and transfer any amount of money held in the designated
 20 fund for the credit enhancement pursuant to subsection 5 to enable the
 21 County Treasurer to make a scheduled payment on debt service on
 22 bonds, the following procedure must be followed:

23 (a) The County Treasurer must submit a written request to the
 24 Interim Finance Committee to approve the transfer of money held in
 25 the designated fund for the credit enhancement to the County
 26 Treasurer. The written request must:

27 (1) State that the proceeds of the taxes, charges and fees
 28 pledged pursuant to section 29 of this act are insufficient to make a
 29 scheduled payment on debt service on bonds;

30 (2) State the amount of money held in the designated fund for
 31 the credit enhancement that the County Treasurer has calculated is
 32 necessary to make the scheduled payment on debt service on the
 33 bonds; and

34 (3) Be submitted to the Interim Finance Committee not less
 35 than 60 days before such scheduled payment is required to be made
 36 under the terms of the bonds.

37 (b) Not less than 30 days after receiving a written request pursuant
 38 to paragraph (a), the Interim Finance Committee shall:

39 (1) Consider the request; and

40 (2) Upon finding that the proceeds of the taxes, charges and fees
 41 pledged pursuant to section 29 of this act, are insufficient to make a
 42 scheduled payment on debt service on bonds, approve a transfer of
 43 money held in the designated fund for the credit enhancement to the
 44 County Treasurer in an amount of money that the Interim Finance
 45 Committee finds is necessary to make the scheduled payment.

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1 (c) Not later than 15 days after the Interim Finance Committee
2 approves a transfer of money pursuant to subparagraph (2), the State
3 Treasurer shall transfer the approved amount of money from the
4 designated fund for the credit enhancement to the County Treasurer,
5 and the County Treasurer shall use the transferred amount of money
6 solely to make the scheduled payment on debt service on the bonds.

7 8. Subject to the provisions of subsections 6 and 10:

8 (a) Any draw upon the designated fund ~~securing~~ for the credit
9 enhancement ~~provided by the State under~~ pursuant to this section shall
10 be deemed a loan from ~~such~~ the designated fund for the credit
11 enhancement to the County ~~which~~, and any such loan shall be deemed
12 a special obligation of the County payable solely from ~~moneys~~ money
13 deposited in the baseball stadium tax account and available to reimburse
14 the State pursuant to paragraph (d) of subsection 4 of section 32 of this act.
15 ~~[A]~~

16 (b) Any failure to make payments of any amounts due under the
17 special obligation of the County because of any insufficiency in the
18 amount of money in the baseball stadium tax account ~~and~~ that is
19 available to reimburse the State pursuant to paragraph (d) of subsection 4
20 of section 32 of this act in order to make those payments shall be deemed
21 not to constitute a default on the special obligation of the County.

22 (c) Any such loan from the designated fund for the credit
23 enhancement to the County shall not be considered as a general obligation
24 of the County for any purpose, including, without limitation, when
25 determining any limit on the debt of the County, and if there are
26 insufficient funds pursuant to section 32 of this act to repay the State, the
27 State Treasurer shall not withhold the payments of any other money that
28 would otherwise be distributed to the County from any source.

29 9. ~~[Moneys]~~ Subject to the provisions of subsections 6 and 10, any
30 money gathered, transferred and deposited by the State Treasurer into
31 the designated fund for the credit enhancement pursuant to ~~paragraph~~
32 ~~(e) of subsection 5 and subsection 7 are~~ any provision of this section
33 must be used solely for the purposes set forth in this section and is
34 hereby authorized for expenditure as a continuing appropriation solely
35 for ~~(the purpose of authorizing the expenditure of the transferred money)~~
36 the purposes set forth in this section.

37 10. Notwithstanding any other provisions of this act, with respect
38 to any credit enhancement provided pursuant to subsection 1, the
39 provisions of this section do not, under any circumstances, create,
40 cause or constitute for the State;

41 (a) Any form of contract, obligation or pledge granting, providing
42 or otherwise securing the full faith and credit of the State for any
43 payment, assumption, liability, surety, guarantee, assurance,
44 compromise, settlement, discharge or other relief, in whole or in part,
45 of any public or private debts of any kind or nature whatsoever; or

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1 (b) Any surrender by the Legislature of any sovereign power of the
2 state government to enact, amend or repeal any law, resolution or
3 other legislative measure.

4 Sec. 31. 1. On or after July 1, 2025, on behalf of a qualified
5 project, the developer partner in such qualified project may apply to the
6 Stadium Authority for a certificate of eligibility for transferable tax credits
7 which may be applied to:

8 (a) Any tax imposed by chapters 363A and 363B of NRS, other than
9 taxes imposed pursuant to NRS 363A.130 and 363B.110 with regard to the
10 wages earned by employees located within the sports and entertainment
11 improvement district;

12 (b) The gaming license fees imposed by the provisions of
13 NRS 463.370;

14 (c) Any tax imposed by chapter 680B of NRS, other than taxes
15 imposed pursuant to NRS 680B.027 and 680B.030 with regard to
16 insurance premiums earned from policies on business or assets within the
17 sports and entertainment improvement district; or

18 (d) Any combination of the fees and taxes described in ~~[subparagraphs]~~
19 paragraphs (a), (b) and (c).

20 2. For a project to be eligible for the transferable tax credits described
21 in paragraph (a), (b) or (c) of subsection 1:

22 (a) The project must be a qualified project;

23 (b) The Board of County Commissioners shall have issued bonds to
24 fund construction of the project; ~~[pursuant to section 34 of this act];~~ and

25 (c) The developer partner must, on behalf of the project, submit an
26 application to the Stadium Authority demonstrating that the requirements
27 set forth in paragraphs (a) and (b) ~~[of this subsection]~~ have been satisfied.

28 3. If the Stadium Authority receives an application pursuant to
29 subsection 2, the Stadium Authority shall approve such application if the
30 Stadium Authority finds that the project is a qualified project and the
31 requirements set forth in subsection 2 are otherwise satisfied. The Stadium
32 Authority shall issue a decision on the application not later than 30 days
33 after the Stadium Authority's receipt of such application that the Stadium
34 Authority deems complete.

35 4. If the Stadium Authority approves an application for a certificate of
36 eligibility for transferable tax credits submitted pursuant to subsection 2,
37 the Stadium Authority shall immediately forward a copy of the certificate
38 of eligibility which identifies the estimated amount of the tax credits
39 available pursuant to this section to:

40 (a) The developer partner;

41 (b) The Department of Taxation; and

42 (c) The Nevada Gaming Control Board.

43 5. A qualified project may be approved for a certificate of eligibility
44 for transferable tax credits up to an aggregate maximum amount equal to
45 the difference between \$380,000,000 and the amount of the bonds issued

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1 by the County, ~~[pursuant to section 34.]~~ subject to the aggregate maximum
2 limit on transferable tax credits set forth in paragraph (b) of subsection 8.
3 6. For the purpose of computing the amount of transferable tax credits
4 for which a qualified project is eligible pursuant to subsection 5, and
5 subject to paragraph (f) of subsection 8, a qualified project shall be entitled
6 to transferable tax credits in an amount equal to 20 percent of the total
7 amount of transferable tax credits ~~[available]~~ approved pursuant to
8 subsection 5 per milestone upon the achievement of each of the milestones
9 listed below:
10 (a) The Board of County Commissioner shall have issued bonds to
11 fund construction of the qualified project ~~;~~ ~~[pursuant to section 34 of this~~
12 ~~act.]~~
13 (b) Monthly draws have been made in the aggregate amount of not less
14 than 33 percent of total project costs pursuant to the trust agreement
15 described in paragraph (c) of subsection 2 of section 33 of this act;
16 (c) Monthly draws have been made in the aggregate amount of not less
17 than 66 percent of total project costs pursuant to the trust agreement
18 described in paragraph (c) of subsection 2 of section 33 of this act;
19 (d) A certificate of occupancy or other governmental authorization
20 required in order to operate the qualified project has been obtained within
21 36 months of the issuance by the Board of County Commissioners of the
22 bonds to fund construction of the qualified project ~~;~~ ~~[pursuant to section 34~~
23 ~~of this act.]~~ as such 36-month period may be extended:
24 (1) By the Board of Directors if the Board of Directors determines
25 that an extension of such period is necessary or desirable; or
26 (2) As a result of force majeure as determined pursuant to the
27 development agreement; and
28 (e) The Major League Baseball team's completion of its first full
29 season of home Major League Baseball games held at the qualifying
30 project.
31 7. Within 30 days of achieving any of the milestones described in
32 subsection 6, the developer partner shall provide written notice to the
33 Stadium Authority describing the milestone that has been achieved and
34 setting forth the developer partner's irrevocable declaration of the amount
35 of transferable tax credits that will be applied to each fee or tax set forth in
36 paragraphs (a), (b) and (c) of subsection 1, thereby accounting for all of the
37 credits which will be issued with respect to the relevant milestone. Upon
38 receipt of such written notice and accompanying declaration and the
39 Stadium Authority's confirmation that the relevant milestone has been
40 achieved, the Stadium Authority shall issue to the developer partner a
41 certificate of transferable tax credits in the amount approved by the
42 Stadium Authority for the fees or taxes included in the declaration. The
43 Stadium Authority shall notify the Department of Taxation and the Nevada
44 Gaming Control Board of all transferable tax credits issued, segregated by

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1 each fee or tax set forth in paragraphs (a), (b) and (c) of subsection 1, and
2 the amount of any transferable tax credits transferred.

3 8. Except as otherwise provided in this section:

4 (a) The Stadium Authority shall not approve an application for
5 transferable tax credits if approval of the application would cause the total
6 amount of transferable tax credits approved pursuant to this section in any
7 fiscal year to exceed \$36,000,000.

8 (b) The total amount of transferable tax credits issued pursuant to this
9 section to all qualified projects in this State must not exceed \$180,000,000.

10 (c) If in any fiscal year the developer partner is entitled to an amount of
11 transferable tax credits in excess of the per-fiscal year limitation set forth
12 in paragraph (a), the amount of transferable tax credits in excess of such
13 per-fiscal year limitation to which the developer partner is entitled must be
14 carried forward and made available for approval by the Stadium Authority
15 during subsequent fiscal years, subject to the aggregate cap on transferable
16 tax credits set forth in paragraph (b).

17 (d) If and to the extent that the total amount of transferable tax credits
18 ~~made available to a developer partner~~ approved pursuant to subsection 5
19 exceeds ~~[\$90,000,000.]~~ \$60,000,000 the amount of transferable tax credits
20 in excess of ~~[\$90,000,000.]~~ \$60,000,000 will be refunded to the State by the
21 Stadium Authority using money in the baseball stadium tax account
22 pursuant to subsection 4 of section 32 of this act.

23 (e) Each transferable tax credit issued pursuant to this section expires 5
24 years after the date on which the transferable tax credit is issued to the
25 developer partner. A transferable tax credit issued pursuant to this section
26 may be transferred only once.

27 (f) The developer partner shall be required to pay to the State an
28 amount equal to the total amount of transferable tax credits issued to the
29 developer partner pursuant to this section if a certificate of occupancy or
30 other governmental authorization required in order to operate the qualified
31 project has not been obtained within 60 months ~~of~~ after the issuance by
32 the Board of County Commissioners of the bonds to fund construction of
33 the qualified project pursuant to section 32 of this act, or a longer period if
34 the 60 month period is extended.

35 (1) By the Board of Directors upon a determination by the Board of
36 Directors that an extension of such period is necessary or desirable; or

37 (2) As a result of force majeure as determined pursuant to the
38 development agreement.

39 **Sec. 32. 1.** After paying any amounts needed to pay any principal,
40 interest or other costs due in connection with any bonds ~~for securities~~
41 issued to finance or refinance the Major League Baseball stadium project
42 and to establish a reserve fund to secure the payment of such bonds, the
43 County Treasurer shall transfer the amounts pledged pursuant to section 29
44 of this act to the Stadium Authority. The Stadium Authority shall deposit

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1 such proceeds into the baseball stadium tax account created pursuant to
2 section 19 of this act.

3 2. Except as otherwise provided in subsection 3, before the issuance
4 of bonds, ~~[pursuant to section 34 of this act,]~~ the Stadium Authority shall
5 use the money in the baseball stadium tax account created pursuant to
6 section 19 of this act only for one or more of the following purposes:

7 (a) To pay all or part of the cost to acquire, construct, design, entitle,
8 lease, improve, equip, operate or maintain, or any combination thereof,
9 within the boundaries of the sports and entertainment improvement district,
10 the Major League Baseball stadium project.

11 (b) To establish a bond reserve fund and other reserves for the payment
12 of the principal of bonds ~~[issued pursuant to section 34 of this act]~~ or of the
13 sinking fund payments with respect to such bonds, the purchase or
14 redemption of such bonds, the payment of interest on such bonds or the
15 payment of any redemption premium required to be paid when the bonds
16 are redeemed before maturity.

17 (c) To pay the costs incurred by the Stadium Authority to carry out the
18 provisions of sections 18 to 35, inclusive, of this act in an amount not to
19 exceed \$2,000,000.

20 3. The Stadium Authority shall not expend any proceeds of the taxes,
21 fees and charges described in section 29 of this act to pay any costs to
22 acquire, construct, design, entitle, lease, improve, equip, operate or
23 maintain, or any combination thereof, the Major League Baseball stadium
24 project unless:

25 (a) The costs are costs described in paragraph (c) of subsection 2; or

26 (b) The conditions set forth in paragraphs (a) to (d), inclusive, of
27 subsection 1 of section 22 of this act have been satisfied.

28 4. Except as otherwise provided in subsection 5, after the issuance of
29 bonds, ~~[pursuant to section 34 of this act,]~~ the Stadium Authority shall use
30 money in the baseball stadium tax account created pursuant to section 19
31 of this act only for the following uses:

32 (a) To pay the administrative costs of the Stadium Authority in an
33 amount not to exceed \$1,000,000 each fiscal year, as adjusted annually
34 pursuant to subsection 7.

35 (b) From the proceeds remaining after the payments required by
36 paragraph (a), to supplement the cost of operating and maintaining the
37 Major League Baseball stadium project if the Board of Directors
38 determines such payments are necessary because the Baseball Stadium
39 Events Company has failed to perform or breached the lease agreement
40 entered into pursuant to subsection 1 of section 22 of this act or a
41 combined development and lease agreement entered into pursuant to
42 subsection 4 of section 22 of this act.

43 (c) From the proceeds remaining after the payments required by
44 paragraphs (a) and (b), to create and make contributions to a debt service
45 reserve fund:

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(1) Until the start of the fiscal year immediately following the date on which a certificate of occupancy or other governmental authorization required in order to operate the Major League Baseball stadium project is issued or obtained, in an amount equal to such remaining proceeds until the debt service reserve level on the bonds ~~for other securities issued pursuant to section 34 of this act~~ is two times the average annual debt service on such bonds ~~for other securities~~ and

(2) After such date, in an amount not to exceed \$5,000,000 each fiscal year until the maximum debt service reserve level on the bonds ~~for other securities issued pursuant to section 34 of this act~~ is two times the average annual debt service on such bonds ~~for other securities~~

(d) From the proceeds remaining after the payments required by paragraphs (a), (b) and (c), to repay any amounts drawn under a credit enhancement or repay the special obligation of the County provided pursuant to section 30 of this act.

(e) From the proceeds remaining after the payments required by paragraphs (a) to (d), inclusive, to replenish any draws on the debt service reserve funds for the bonds in an amount equal to the total aggregate amount of any such draws.

(f) From the proceeds remaining after the payments required by paragraph (a) to (e), inclusive, and upon completion of the Major League Baseball stadium project, to make contributions to the baseball stadium capital projects fund created pursuant to section 19 of this act in an amount equal to at least \$5,000,000 per fiscal year, as adjusted annually pursuant to subsection 7.

(g) From the proceeds remaining after the payments required by paragraphs (a) to (f), inclusive, to refund to the State any amount of transferable tax credits made available to a developer partner pursuant to section 31 of this act in excess of ~~\$90,000,000~~ \$60,000,000, up to a total aggregate refund of \$120,000,000 and transmit money to the Clark County homelessness prevention and assistance fund in the following amounts:

(I) Until a total of \$45,000,000 has been refunded to the State for any amount of transferable tax credits issued pursuant to section 31 of this act in excess of \$60,000,000;

(I) An amount equal to 90 percent of the proceeds remaining after the payments required by paragraphs (a) to (f), inclusive, to refund to the State any amount of transferable tax credits issued pursuant to section 31 of this act in excess of \$60,000,000; and

(II) An amount equal to 10 percent of the proceeds remaining after the payments required by paragraphs (a) to (f), inclusive, for transmittal to the Clark County homelessness prevention and assistance fund, except that the amount of proceeds transmitted pursuant to this sub-subparagraph must not exceed \$5,000,000 per fiscal year, as annually adjusted pursuant to subsection 7.

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- 1 (2) Once \$45,000,000 or more has been refunded to the State for
2 any amount of transferable tax credits issued pursuant to section 31 of
3 this act in excess of \$60,000,000;
4 (I) An amount equal to 80 percent of the proceeds remaining
5 after the payments required by paragraphs (a) to (f), inclusive, to
6 refund to the State any amount of transferable tax credits issued
7 pursuant to section 31 of this act in excess of \$60,000,000 until a total
8 aggregate refund of \$120,000,000 has been made; and
9 (II) An amount equal to 20 percent of the proceeds
10 remaining after the payments required by paragraphs (a) to (f),
11 inclusive, for transmittal to the Clark County homelessness prevention
12 and assistance fund, except that the amount of proceeds transmitted
13 pursuant to this sub-subparagraph must not exceed \$5,000,000 per
14 fiscal year, as annually adjusted pursuant to subsection 7.
15 (h) From the proceeds remaining after the payments required by
16 paragraphs (a) to (g), inclusive, and upon completion of the Major League
17 Baseball stadium project, to make contributions to the ~~resort corridor~~
18 Clark County homelessness prevention and assistance fund in an amount
19 equal to at least \$5,000,000 per fiscal year, as adjusted annually pursuant
20 to subsection 7.
21 (i) From the proceeds remaining after the payments required by
22 paragraphs (a) to (h), inclusive, to make payments to a fund to provide
23 early debt retirement in an amount determined by the Stadium Authority, a
24 fund to make capital improvements to the Major League Baseball stadium
25 project in an amount determined by the Stadium Authority and, subject to
26 the provisions of subsection 10, a fund to pay for any infrastructure the
27 Stadium Authority determines is required on or around the project, except
28 that no payment pursuant to this paragraph may violate any covenant made
29 in connection with bonds ~~issued pursuant to section 34 of this act~~ and, if
30 any payment would violate such a covenant, the amount of the payment
31 must be used for such purpose as specified in the ordinance or other
32 instrument under which the bond or other security is issued.
33 5. Upon the later to occur of the dates set forth in subparagraph (1) of
34 paragraph (b) of subsection 7 of section 29 of this act, the Stadium
35 Authority may use an amount not to exceed 10 percent of the proceeds of
36 the taxes, fees and charges described in section 29 of this act generated in a
37 fiscal year:
38 (a) To pay the operating expenses of the Stadium Authority; and
39 (b) To pay for capital improvements to the Major League Baseball
40 stadium project in an amount determined by the Stadium Authority and,
41 subject to the provisions of subsection 10, any infrastructure the Stadium
42 Authority determines is required on or around the Major League Baseball
43 stadium project.
44 6. The proceeds of the taxes, fees and charges described in section 29
45 of this act, less the amount otherwise allocated to the Stadium Authority

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1 pursuant to subsection 5, shall be returned to the taxing entity or other
2 entity that collected such taxes, fees and charges for use by such taxing
3 entity or other entity in accordance with law once;

4 (a) The bonds ~~issued pursuant to section 34 of this act~~ have been
5 fully repaid and retired; and

6 (b) All refundable transferable tax credits issued pursuant to section 31
7 of this act have been repaid to the State pursuant to paragraph (d) of
8 subsection 8 of section 31 of this act.

9 7. The monetary amounts specified in paragraphs (a), (f), and (h) of
10 subsection 4, and the monetary amounts required by paragraph (g) of
11 subsection 4 to be transmitted to the Clark County homelessness
12 prevention and assistance fund, must be adjusted for each fiscal year by
13 adding to the amount the product of the amount multiplied by the
14 percentage increase in the consumer price inflation index between the
15 calendar year ending on December 31, 2023, and the calendar year
16 immediately preceding the fiscal year for which the adjustment is made.

17 8. Any debt service reserve fund described in this section to secure
18 the payment of bonds ~~for securities issued pursuant to section 34 of this~~
19 ~~act~~ must be held by the County or a trustee for the bonds. The debt service
20 reserve fund must be funded with cash and investments permitted by the
21 bond ordinance and NRS 355.170. Interest on money in the debt service
22 reserve fund must remain in the fund and be used for the purposes for
23 which the fund was created. In addition to the uses of the debt service
24 reserve fund in paragraph (b) of subsection 2, money in the debt service
25 reserve fund may be:

26 (a) Allocated to pay the final years' debt service on the bonds secured
27 by the reserve funds if the money in the fund is fully sufficient to retire all
28 outstanding bonds secured thereby;

29 (b) When all bonds ~~for other securities issued pursuant to section 34 of~~
30 ~~this act~~ and any special obligations of the County under section 30 of this
31 act are no longer outstanding, transferred to the baseball stadium capital
32 projects fund created pursuant to section 19 of this act ~~if or~~, provided
33 that, following such a transfer:

34 (1) No subsequent payment of such money from the baseball
35 stadium capital projects fund may violate any covenant made in
36 connection with the bonds; and

37 (2) If any subsequent payment of money from the baseball
38 stadium capital projects fund would violate any covenant made in
39 connection with the bonds, the amount of any such subsequent
40 payment may be used for such other purposes as required by the
41 ordinance or other instrument under which the bonds were issued; or

42 (c) A combination of the purposes set forth in paragraphs (a) and (b).

43 9. Any allocation of money in the debt service reserve fund pursuant
44 to paragraph (a), (b) or (c) of subsection 8 requires the approval of the
45 Stadium Authority, except that the County may, in its sole discretion,

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1 allocate money in the debt service reserve fund to pay scheduled principal
2 and interest payments on bonds ~~and other securities issued pursuant to~~
3 ~~section 34 of this act.~~

4 10. For purposes of determining the infrastructure required on or
5 around the Major League Baseball stadium project to be funded as
6 provided in paragraph (i) of subsection 4 and paragraph (b) of subsection
7 5, upon completion of the Major League Baseball stadium project and
8 continuing each year thereafter, the County shall provide to the Stadium
9 Authority a list of infrastructure on or around the Major League Baseball
10 stadium project that the County proposes to be funded as provided in
11 paragraph (i) of subsection 4 and paragraph (b) of subsection 5. The
12 Stadium Authority shall consider such list when determining which
13 infrastructure will be funded as provided in paragraph (i) of subsection 4
14 and paragraph (b) of subsection 5.

15 11. As used in this section, “consumer price inflation index” means
16 the Consumer Price Index for All Urban Consumers, U.S. City Average,
17 West Urban (All Items), as published by the Bureau of Labor Statistics of
18 the United States Department of Labor or, if that index ceases to be
19 published by the United States Department of Labor, the published index
20 that most closely resembles that index, as determined by the Stadium
21 Authority.

22 **Sec. 33.** 1. In addition to the requirements set forth in section 22 of
23 this act, a development agreement, lease agreement or a combined
24 development agreement and lease agreement entered into pursuant to
25 section 22 of this act and any other agreement of any kind entered into by
26 the Stadium Authority with a developer partner, the Baseball Stadium
27 Events Company or the Major League Baseball team, or any affiliate,
28 subsidiary or entity related to such a person, must provide that:

29 (a) The contribution of the Stadium Authority to the costs of
30 construction of the Major League Baseball stadium project, excluding debt
31 service on the bonds ~~issued pursuant to section 34 of this act~~ and the
32 proceeds from the sale, transfer or license of personal seat licenses,
33 stadium builder’s licenses or other similar instruments pursuant to section
34 27 of this act and the sale of other assets of the project which must be used
35 to pay the costs of the project and capital improvements thereto and
36 including the transferable tax credits described in section 31 of this act,
37 must not exceed the lesser of:

- 38 (1) The amount of \$380,000,000; or
- 39 (2) The amount of money generated and contributed to the
40 construction fund by the taxes, fees and charges described in section 29 of
41 this act before the issuance of bonds ~~pursuant to section 34 of this act,~~
42 plus the amount of \$25,000,000 as provided in subsection 3 and the
43 maximum amount that may be raised and contributed to the construction
44 fund from the issuance of bonds ~~and other securities pursuant to section~~
45 ~~34 of this act~~ that are secured to the extent authorized by the provisions

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1 ~~of this act~~ by the proceeds of the taxes, fees and charges described in
 2 section 29 of this act, as reasonably determined by the chief financial
 3 officer of the County and the State Treasurer, after payment of issuance
 4 costs, including capitalized interest, if applicable, and the cost of funding
 5 the debt service reserve fund, plus the amount of transferable tax credits
 6 described in section 31 of this act.

7 (b) The total debt undertaken by the Board of County Commissioners
 8 at the request of the Stadium Authority must not at any time exceed the
 9 amount required to satisfy the amount set forth in paragraph (a), minus:

10 (1) The amount generated by the taxes, fees and charges described
 11 in section 29 of this act before the issuance of bonds ~~; [pursuant to section~~
 12 ~~34 of this act]~~ and

13 (2) The amount of any transferable tax credits described in section
 14 31 of this act.

15 ➤ Any bonds issued to refund bonds ~~[issued pursuant to section 34 of this~~
 16 ~~act]~~ must not be taken into account in calculating compliance with the debt
 17 limit set forth in this paragraph.

18 (c) Except as otherwise provided in this paragraph, all land,
 19 improvements and other property of any kind included in the total cost of
 20 the Major League Baseball stadium project pursuant to paragraph (h) of
 21 subsection 1 of section 34 of this act shall be the sole and exclusive
 22 property of the Stadium Authority and shall be exempt from ad valorem
 23 property taxes in this State. The provisions of this paragraph do not apply
 24 to:

25 (1) Any leasehold improvements that the Stadium Authority and the
 26 Baseball Stadium Events Company or the Major League Baseball team
 27 agree are made solely by the Stadium Events Company or the Major
 28 League Baseball team; or

29 (2) Any personal property owned by the Major League Baseball
 30 team.

31 ➤ If any such leasehold improvements remain in existence at the
 32 expiration of the lease, such leasehold improvements must be transferred
 33 to the Stadium Authority at the expiration of the lease agreement and, at
 34 that time, becomes the sole and exclusive property of the Stadium
 35 Authority, unless otherwise provided in an agreement between the Stadium
 36 Authority and the Baseball Stadium Events Company or the Major League
 37 Baseball team. The ad valorem property tax exemption provided in this
 38 paragraph shall be terminated if the Stadium Authority, or any successor
 39 governmental entity, ceases to be the owner of the Major League Baseball
 40 stadium project.

41 (d) A developer partner and the Major League Baseball team must
 42 ensure that any required transfer of land, improvements or property occurs
 43 before the issuance of bonds ~~for other securities pursuant to section 34 of~~
 44 ~~this act]~~ or simultaneously with the issuance of those bonds ~~for other~~
 45 ~~securities, provided, however,~~ **. provided** that the Major League Baseball

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1 team may have the option to repurchase the Major League Baseball
2 stadium project at the end of the lease period, including any extensions, at
3 a cost reasonably determined through a third-party appraisal obtained by
4 the Board of Directors.

5 (e) The land on which the Major League Baseball stadium project is to
6 be located must be dedicated to the Stadium Authority at no cost to the
7 Stadium Authority before the issuance of bonds ~~[pursuant to section 34 of~~
8 ~~this act]~~ or simultaneously with the issuance of those bonds, provided ~~[~~
9 ~~however,~~ that the Major League Baseball team may have the option to
10 repurchase the Major League Baseball stadium project at the end of the
11 lease period, including any extensions, at a cost reasonably determined
12 through a third-party appraisal obtained by the Board of Directors.

13 2. Except as otherwise provided in this act, the contribution of the
14 Stadium Authority to the cost of the development and construction of the
15 Major League Baseball stadium project must be proportional in terms of
16 amount, contemporaneous in terms of timing and similar in terms of risk
17 profile to the contribution to the cost of the development and construction
18 of the project by the developer partner and:

19 (a) The developer partner shall pay the initial \$100,000,000 of the
20 costs of the Major League Baseball stadium project.

21 (b) Payments after the initial payment described in paragraph (a) will
22 be pro-rata based on the percentage of the total cost of the project
23 described in paragraph (h) of subsection 1 of section 34 of this act to be
24 paid from money derived from the proceeds of the bonds ~~[issued pursuant~~
25 ~~to section 34 of this act]~~ and the taxes, fees and charges described in
26 section 29 of this act, excluding the proceeds of the tax, fee or charge used
27 to pay principal and interest on the bonds, ~~[issued pursuant to section 34~~
28 ~~of this act]~~ and the proceeds generated from the transfer of the transferable
29 tax credits described in section 31 of this act, compared to the costs to be
30 paid from other sources, as adjusted to reflect that money derived from the
31 proceeds of the bonds ~~[issued pursuant to section 34 of this act]~~ and the
32 taxes, fees and charges described in section 29 of this act, excluding the
33 proceeds of the tax used to pay principal and interest on the bonds, ~~[issued~~
34 ~~pursuant to section 34 of this act]~~ together with the proceeds generated
35 from the transfer of the transferable tax credits described in section 31 of
36 this act, will be used to pay the last \$50,000,000 of the cost of the project.

37 (c) The procedures for making monthly draws for the cost of the
38 project will be delineated in a trust agreement, which will ensure that no
39 money derived from the proceeds of the bonds, ~~[issued pursuant to section~~
40 ~~34 of this act]~~ the taxes, fees and charges described in section 29 of this
41 act and the proceeds generated from the transfer of the transferable tax
42 credits described in section 31 of this act are expended unless money of the
43 developer partner is simultaneously expended and that no funds of the
44 developer partner are expended unless money derived from the proceeds of
45 the bonds, ~~[issued pursuant to section 34 of this act]~~ the taxes, fees and

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1 charges described in section 29 of this act and the proceeds generated from
2 the transfer of the transferable tax credits described in section 31 of this act
3 are simultaneously expended, except for the initial payment described in
4 paragraph (a) and the last payment described in paragraph (b).

5 (d) A trust agreement governing the draw of money for the costs of the
6 project will detail the evidence required to be provided before a draw can
7 be made and the requirements for an independent engineer to review all
8 work before the draw of money.

9 (e) The independent engineer described in paragraph (d) will review
10 the project sources and uses of money each month and, if the independent
11 engineer determines that there is a need for additional money for the
12 project because of a cost overrun, no payment may be made from money
13 derived from the proceeds of the bonds ~~issued pursuant to section 34 of~~
14 ~~this act~~ or the taxes, fees and charges described in section 29 of this act
15 until the cost overrun is paid from a source or combination of sources
16 described in subparagraphs (1), (2) and (3) of paragraph (f) of subsection 1
17 of section 34 of this act.

18 3. Any development agreement entered into between the
19 ~~development~~ ~~developer~~ partner and the County or any municipality in
20 which the project is located, including, without limitation, any agreement
21 required to be entered into with a local government pursuant to paragraph
22 (h) of subsection 2 of section 22 of this act, shall provide that the County
23 or any other municipality in which the project is located shall provide a
24 credit in an amount not less than \$25,000,000 for any costs, expenses or
25 charges imposed upon, assessed to or otherwise required to be incurred by
26 the ~~development~~ ~~developer~~ partner as part of such agreement.

27 **Sec. 34. 1.** The Board of Directors shall request that the Board of
28 County Commissioners issue bonds of the County pursuant to subsection 2
29 if the Board of Directors determines that:

30 (a) The Stadium Authority has:

31 (1) Entered into a development agreement, a lease agreement and a
32 non-relocation agreement pursuant to subsections 2, 3 and 5 of section 22
33 of this act or a combined development and lease agreement pursuant to
34 subsection 4 of section 22 of this act and a non-relocation agreement
35 pursuant to subsection 5 of section 22 of this act; and

36 (2) Approved a community benefits agreement pursuant to section
37 23 of this act.

38 (b) The proceeds of the taxes, fees and charges described in section 29
39 of this act that will be pledged to the payment of the bonds issued by the
40 County pursuant to this section and the Local Government Securities Law,
41 when combined with any credit enhancement provided by the State
42 pursuant to section 30 of this act, will reasonably generate sufficient
43 revenue to meet or exceed the debt service coverage ratio of 2.0 times the
44 anticipated annual debt service for each year of the term of the bonds.

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1 (c) The Board of County Commissioners has enacted the ordinance
2 creating the sports and entertainment improvement district and pledging
3 the taxes, fees and charges described in section 29 of this act.

4 (d) The contract for the construction of the Major League Baseball
5 stadium project is a guaranteed maximum price contract with a
6 contingency amount of 10 percent of the estimated hard costs of the Major
7 League Baseball stadium project or such lesser percentage as is determined
8 to be adequate by the Board of Directors but not less than 5 percent of the
9 estimated hard costs of Major League Baseball stadium project.

10 (e) The prime contractor for the construction of the Major League
11 Baseball stadium project has provided adequate security to guarantee
12 timely performance of the construction of the project and liquidated
13 damages related thereto.

14 (f) A developer partner has provided a financing commitment that the
15 Board of Directors finds is sufficient to pay the portion of the estimated
16 cost of the Major League Baseball stadium project that is to be paid from
17 sources other than money derived from the proceeds of the bonds issued
18 pursuant to this section, plus the contingency amount approved by the
19 Board pursuant to paragraph (d), and is secured by any combination of the
20 following:

21 (1) An irrevocable deposit of cash into a stadium project
22 construction fund held in trust by a commercial bank with trust powers,
23 which is established by a developer partner and the Stadium Authority and
24 which cannot be used for any purpose other than payment of the cost of the
25 project until those costs have been paid in full.

26 (2) Closed construction debt financing, from a lender or lenders
27 rated "BBB+" or better by Standard and Poor's Rating Services or "Baa1"
28 or better by Moody's Investor Services, Inc., or their equivalent as
29 determined by the Board of Directors, which allows draws for the costs of
30 construction of the project, interest during construction and any costs of
31 issuance. A draw under the closed construction debt financing may be
32 subject to conditions precedent, including, without limitation, a condition
33 that there has been delivery of proof of the availability of County money, a
34 condition that there has been delivery of satisfactory reports from an
35 independent engineer that certifies work being paid for under the closed
36 construction debt financing has been completed and that stored materials
37 have been verified, any condition required by state or federal regulations or
38 regulators governing banks and any condition that relates to confirmation
39 of insurance for the project. Such conditions precedent may also be
40 required by the Board of County Commissioners or the Stadium Authority
41 to allow a draw on the proceeds of the bonds issued pursuant to this section
42 which are held in trust by a commercial bank with trust powers.

43 (3) Irrevocable letters of credit or commitments to pay the costs of
44 construction of the project, which irrevocably and unconditionally allow
45 draws for the costs of construction of the project and no other purpose until

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1 those costs have been paid in full, which is provided by a bank with at least
2 \$1 billion in assets that is rated “BBB+” or better by Standard and Poor’s
3 Rating Services or “Baa1” or better by Moody’s Investor Services, Inc., or
4 their equivalent as determined by the Board of Directors.

5 (g) A developer partner and the required state or local government
6 counterparty have executed any development agreements required by state
7 or local governments relative to providing adequate offsite infrastructure
8 improvements for the Major League Baseball stadium project.

9 (h) The Stadium Authority and a developer partner have agreed on an
10 estimate of the total cost of the Major League Baseball stadium project.

11 2. Except as otherwise provided in subsection 3, upon the request of
12 the Board of Directors pursuant to subsection 1, the Board of County
13 Commissioners shall issue bonds of the County in an amount that can be
14 supported by the proceeds of the taxes, fees and charges described in
15 section 29 of this act, together, if necessary, with the State credit
16 enhancement described in section 30 of this act, while also meeting the
17 debt service coverage ratio required pursuant to subsection 1. After
18 payment of the costs of issuing the bonds and making provisions for any
19 required debt service reserve fund, the proceeds of any bonds issued
20 pursuant to this subsection must be allocated to the Stadium Authority to
21 be used for the Major League Baseball stadium project.

22 3. The Board of County Commissioners shall not issue bonds
23 pursuant to subsection 2 unless the Board of County Commissioners finds
24 that:

25 (a) The requirements of subsection 1 have been satisfied; and

26 (b) Payment of the costs of construction of the Major League Baseball
27 stadium project will be made over time by both the Stadium Authority and
28 a developer partner in accordance with subsection 2 of section 33 of this
29 act.

30 4. The ~~securities~~ bonds required to be issued pursuant to this section
31 must be issued pursuant to the Local Government Securities Law, and any
32 bonds issued pursuant to this section may be refunded by the County as
33 provided in the Local Government Securities Law.

34 5. If the Board of County Commissioners issues bonds of the County
35 pursuant to subsection 2 and the Board of County Commissioners has
36 made the findings set forth in subsection 3:

37 (a) The bonds may be issued without complying with the requirements
38 of NRS 350.011 to 350.0165, inclusive, and 350.020, pursuant to an
39 ordinance of the Board of County Commissioners as provided in the Local
40 Government Securities Law, and no other approval by a governmental
41 entity or otherwise is required for the issuance of the bonds under the laws
42 of this State.

43 (b) The bonds are exempt from the limitation on indebtedness set forth
44 in NRS 244A.059, and must not be included in the calculation of the
45 indebtedness of the County under that section, but the County shall not

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1 become indebted by the issuance of the bonds for the purposes set forth in
2 sections 18 to 35, inclusive, of this act in an amount exceeding 5 percent of
3 the total last assessed valuation of taxable property of the County.

4 (c) The bonds must be treated as if the finding described in
5 subparagraph (1) of paragraph (b) of subsection 3 of NRS 361.4727 had
6 been made by the Board of County Commissioners and approved by the
7 debt management commission of the County under subparagraph (2) of
8 paragraph (b) of subsection 3 of NRS 361.4727.

9 6. Any determination or finding by the Board of Directors or the
10 Board of County Commissioners pursuant to this section is conclusive,
11 absent fraud.

12 7. The Board of County Commissioners shall notify the Department
13 of Taxation following the repayment in full of bonds issued by the County
14 pursuant to this section.

15 **Sec. 35.** 1. The authority of the Board of Directors to undertake the
16 Major League Baseball stadium project shall expire if the Board makes
17 any of the following determinations:

18 (a) Within 12 months after the effective date of sections 18 to 35,
19 inclusive, of this act or, if the Board determines that an extension of this
20 period is necessary or desirable, within 18 months after the effective date
21 of those sections, Major League Baseball has not authorized the Major
22 League Baseball team to locate or relocate within the sports and
23 entertainment improvement district.

24 (b) Within 12 months after the effective date of sections 18 to 35,
25 inclusive, of this act or, if the Board determines that an extension of this
26 period is necessary or desirable, within 18 months after the effective date
27 of those sections, the Major League Baseball team has not committed to
28 locate or relocate within the sports and entertainment improvement district.

29 (c) Within 18 months after the effective date of sections 18 to 35,
30 inclusive, of this act, the Stadium Authority has not approved and entered
31 into a development agreement pursuant to subsection 2 of section 22 of
32 this act.

33 (d) Within 18 months after Major League Baseball has authorized the
34 Major League Baseball team to locate or relocate within the sports and
35 entertainment improvement district, the Stadium Authority has not
36 approved and entered into a lease agreement pursuant to subsection 3 of
37 section 22 of this act.

38 (e) In lieu of the agreements described in paragraphs (c) and (d), within
39 18 months after Major League Baseball has authorized the Major League
40 Baseball team to locate or relocate within the sports and entertainment
41 improvement district, the Stadium Authority has not approved and entered
42 into a combined development and lease agreement pursuant to subsection 4
43 of section 22 of this act.

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(f) Within 18 months after Major League Baseball has authorized the Major League Baseball team to locate or relocate within the sports and entertainment improvement district, the Stadium Authority has not:

(1) Approved and entered into a non-relocation agreement pursuant to subsection 5 of section 22 of this act.

(2) Approved a community benefits agreement pursuant to section 23 of this act.

2. Upon the expiration of the Board of Directors' authority to undertake the Major League Baseball stadium project pursuant to this section, the proceeds of the taxes, fees and charges described in section 29 of this act shall be returned to the taxing entity or other entity that collected such taxes, fees and charges for use by such taxing entity or other entity in accordance with law.

Sec. 36. Section 22 of the Southern Nevada Tourism Improvements Act, being chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 20, is hereby amended to read as follows:

Sec. 22. 1. The Stadium Authority must be governed by a Board of Directors consisting of the County Treasurer, ~~and State Treasurer,~~ who is a ~~fare~~ nonvoting, ex officio member ~~members~~ of the Board, and ~~nine~~ 11 members to be appointed as follows:

(a) Three members appointed by the Governor, at least one of which must be appointed in the manner set forth in subsection 2.

(b) Three members appointed by the Board of County Commissioners, at least one of which must be appointed in the manner set forth in subsection 2.

(c) One member appointed by the Majority Leader of the Senate, who must not be a person who is currently serving as a Legislator.

(d) One member appointed by the Speaker of the Assembly, who must not be a person who is currently serving as a Legislator.

(e) One member appointed by the President of the University who must be the executive director in charge of managing events for the University or, if that position ceases to exist, another officer or employee of the University who has experience in the management of events.

~~[(d)]~~ (f) Two members representing the public elected by the members appointed pursuant to paragraphs (a) ~~[(b) and (c)]~~ to (e), inclusive. In electing members pursuant to this paragraph, the members appointed pursuant to paragraphs (a) ~~[(b) and (c)]~~ to (e), inclusive, shall consider the recommendations of:

(1) A National Football League team that has:

(I) Demonstrated to those members that it is interested in locating or relocating within the stadium district; or

(II) Committed to locate or relocate within the stadium district; and

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- 1 (2) The person or persons who have:
- 2 (I) Demonstrated to those members that the person or
- 3 persons are interested in and capable of entering into a lease with the
- 4 Stadium Authority to operate the National Football League stadium
- 5 project; or
- 6 (II) Entered into such a lease. ~~*and appointed in the*~~
- 7 ~~*manner set forth in subsection 3.*~~
- 8 2. One member appointed pursuant to paragraph (a) of
- 9 subsection 1 and one member appointed pursuant to paragraph (b) of
- 10 subsection 1 must be selected from a list of nominees submitted to
- 11 the appointing authority by the two companies who, either directly
- 12 or through subsidiaries, affiliates or any related entity under
- 13 common control with the companies, own or manage the businesses
- 14 within the County, which in the aggregate generate the greatest
- 15 amount of taxes on the rental of transient lodging in the County. If
- 16 the appointing authority reasonably determines that the nominees on
- 17 any such list of nominees submitted by a nominating company are
- 18 unacceptable, the companies must submit a new list of nominees. If
- 19 the appointing authority has determined that no nominee on the first
- 20 four lists of nominees offered by a nominating company is
- 21 acceptable, all additional nominations for appointment to the Board
- 22 must be made by the association of resort hotels whose membership
- 23 collectively paid the greatest amount of taxes on the rental of
- 24 transient lodging to the Fund for the Promotion of Tourism pursuant
- 25 to paragraph (a) of subsection 1 of NRS 244.3354 and paragraph (a)
- 26 of subsection 1 of NRS 268.0962 in the fiscal year immediately
- 27 preceding the fiscal year in which the appointment is made and
- 28 whose members include the two nominating companies or could
- 29 include those companies if those companies chose to be members of
- 30 that association. For purposes of this subsection, "affiliate" includes
- 31 any company in which a nominating company owns fifty percent or
- 32 more of the ownership interests.
- 33 3. ~~*Except as otherwise provided in subsection 4 of section 23*~~
- 34 ~~*of this act, in electing members pursuant to paragraph (d) of*~~
- 35 ~~*subsection 1, the members appointed pursuant to paragraphs (a),*~~
- 36 ~~*(b) and (c) shall:*~~
- 37 ~~*(a) For one of the two members, consider the*~~
- 38 ~~*recommendations of:*~~
- 39 ~~*(1) A National Football League team that has:*~~
- 40 ~~*(I) Demonstrated to those members that it is interested*~~
- 41 ~~*in locating or relocating within the stadium district; or*~~
- 42 ~~*(II) Committed to locate or relocate within the stadium*~~
- 43 ~~*district; and*~~
- 44 ~~*(2) The person or persons who have:*~~

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~~(I) Demonstrated to those members that the person or persons are interested in and capable of entering into a lease with the Stadium Authority to operate the National Football League stadium project; or~~

~~(II) Entered into such a lease.~~

~~(b) For the other of the two members, consider the recommendation of:~~

~~(1) A Major League Baseball team that has:~~

~~(I) Demonstrated to those members that it is interested in locating or relocating within the sports and entertainment improvement district created pursuant to section 28 of the Southern Nevada Tourism Innovation Act; or~~

~~(II) Committed to locate or relocate within that district; and~~

~~(2) The person or persons who have:~~

~~(I) Demonstrated to those members that the person or persons are interested in and capable of entering into a lease with the Stadium Authority to operate the Major League Baseball stadium project; or~~

~~(II) Entered into such a lease.~~

~~4. In appointing members to the Board of Directors, the appointing authority shall consider whether the members appointed to the Board of Directors reflect the diversity of this State, including, without limitation, the age, gender, gender identity or expression, sexual orientation, ethnic and geographic diversity of this State. Each member of the Board of Directors must reside within the stadium district and must:~~

~~(a) Have experience in the design, engineering and construction of major commercial projects and estimating the costs of the construction of major commercial projects;~~

~~(b) Have experience in the financing of capital projects in this State;~~

~~(c) Have experience in the field of stadium, arena or event management;~~

~~(d) Have experience in workforce development, training, diversity or supplier engagement; or~~

~~(e) Be representatives of the private sector and have the education, experience and skills necessary to effectively execute the duties and responsibilities of a member of the Board of Directors.~~

~~4. f5. A member of the Board of Directors may not be employed by the same person as another member of the Board or by an affiliate of such a person.~~

~~5. f6. A vacancy on the Board of Directors occurs when a member:~~

~~(a) Dies or resigns; or~~

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(b) Is removed, with or without cause, by the appointing authority.

6. ~~f-4~~ A vacancy on the Board of Directors must be filled for the remainder of the unexpired term in the same manner as the original appointment pursuant to subsection 1.

7. ~~f-8~~ A member of the Board of Directors is not entitled to receive any compensation for serving as a member of the Board or as an officer or employee of the Stadium Authority.

8. ~~f-9~~ The members of the Board of Directors are public officers for the purposes of chapter 281A of NRS.

Sec. 36.5. Section 22 of the Southern Nevada Tourism Improvements Act, being chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 20, is hereby amended to read as follows:

Sec. 22. 1. The Stadium Authority must be governed by a Board of Directors consisting of the County Treasurer, who is a nonvoting, ex officio member of the Board, and 11 members to be appointed as follows:

(a) Three members appointed by the Governor, at least one of which must be appointed in the manner set forth in subsection 2.

(b) Three members appointed by the Board of County Commissioners, at least one of which must be appointed in the manner set forth in subsection 2.

(c) One member appointed by the Majority Leader of the Senate, who must not be a person who is currently serving as a Legislator.

(d) One member appointed by the Speaker of the Assembly, who must not be a person who is currently serving as a Legislator.

(e) One member appointed by the President of the University who must be the executive director in charge of managing events for the University or, if that position ceases to exist, another officer or employee of the University who has experience in the management of events.

(f) Two members representing the public elected by the members appointed pursuant to paragraphs (a) to (e), inclusive. ~~In electing members pursuant to this paragraph, the members appointed pursuant to paragraphs (a) to (e), inclusive, shall consider the recommendations of:~~

~~(1) A National Football League team that has:~~

~~(I) Demonstrated to those members that it is interested in locating or relocating within the stadium district; or~~

~~(II) Committed to locate or relocate within the stadium district; and~~

~~(2) The person or persons who have:~~

~~(I) Demonstrated to those members that the person or persons are interested in and capable of entering into a lease with the~~

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1 Stadium Authority to operate the National Football League stadium
2 project; or

3 ~~(II) Entered into such a lease, and appointed in the~~
4 ~~manner set forth in subsection 3.~~

5 2. One member appointed pursuant to paragraph (a) of
6 subsection 1 and one member appointed pursuant to paragraph (b) of
7 subsection 1 must be selected from a list of nominees submitted to
8 the appointing authority by the two companies who, either directly
9 or through subsidiaries, affiliates or any related entity under
10 common control with the companies, own or manage the businesses
11 within the County, which in the aggregate generate the greatest
12 amount of taxes on the rental of transient lodging in the County. If
13 the appointing authority reasonably determines that the nominees on
14 any such list of nominees submitted by a nominating company are
15 unacceptable, the companies must submit a new list of nominees. If
16 the appointing authority has determined that no nominee on the first
17 four lists of nominees offered by a nominating company is
18 acceptable, all additional nominations for appointment to the Board
19 must be made by the association of resort hotels whose membership
20 collectively paid the greatest amount of taxes on the rental of
21 transient lodging to the Fund for the Promotion of Tourism pursuant
22 to paragraph (a) of subsection 1 of NRS 244.3354 and paragraph (a)
23 of subsection 1 of NRS 268.0962 in the fiscal year immediately
24 preceding the fiscal year in which the appointment is made and
25 whose members include the two nominating companies or could
26 include those companies if those companies chose to be members of
27 that association. For purposes of this subsection, "affiliate" includes
28 any company in which a nominating company owns fifty percent or
29 more of the ownership interests.

30 3. Except as otherwise provided in subsection 4 of section 23
31 of this act, in electing members pursuant to paragraph (f) of
32 subsection 1, the members appointed pursuant to paragraphs (a)
33 to (e), inclusive, of subsection 1 shall:

34 (a) For one of the two members, consider the
35 recommendations of:

36 (1) A National Football League team that has;

37 (I) Demonstrated to those members that it is interested
38 in locating or relocating within the stadium district; or

39 (II) Committed to locate or relocate within the stadium
40 district; and

41 (2) The person or persons who have:

42 (I) Demonstrated to those members that the person or
43 persons are interested in and capable of entering into a lease with
44 the Stadium Authority to operate the National Football League
45 stadium project; or

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- 1 (II) Entered into such a lease.
- 2 (b) For the other of the two members, consider the
- 3 recommendation of:
- 4 (1) A Major League Baseball team that has:
- 5 (I) Demonstrated to those members that it is interested
- 6 in locating or relocating within the sports and entertainment
- 7 improvement district created pursuant to section 28 of the
- 8 Southern Nevada Tourism Innovation Act; or
- 9 (II) Committed to locate or relocate within that district;
- 10 and
- 11 (2) The person or persons who have:
- 12 (I) Demonstrated to those members that the person or
- 13 persons are interested in and capable of entering into a lease with
- 14 the Stadium Authority to operate the Major League Baseball
- 15 stadium project; or
- 16 (II) Entered into such a lease.
- 17 4. Each member of the Board of Directors must reside within
- 18 the stadium district and must:
- 19 (a) Have experience in the design, engineering and construction
- 20 of major commercial projects and estimating the costs of the
- 21 construction of major commercial projects;
- 22 (b) Have experience in the financing of capital projects in this
- 23 State;
- 24 (c) Have experience in the field of stadium, arena or event
- 25 management;
- 26 (d) Have experience in workforce development, training,
- 27 diversity or supplier engagement; or
- 28 (e) Be representatives of the private sector and have the
- 29 education, experience and skills necessary to effectively execute the
- 30 duties and responsibilities of a member of the Board of Directors.
- 31 ~~(4)~~ 5. A member of the Board of Directors may not be
- 32 employed by the same person as another member of the Board or by
- 33 an affiliate of such a person.
- 34 ~~(5)~~ 6. A vacancy on the Board of Directors occurs when a
- 35 member:
- 36 (a) Dies or resigns; or
- 37 (b) Is removed, with or without cause, by the appointing
- 38 authority.
- 39 ~~(6)~~ 7. A vacancy on the Board of Directors must be filled for
- 40 the remainder of the unexpired term in the same manner as the
- 41 original appointment pursuant to subsection 1.
- 42 ~~(7)~~ 8. A member of the Board of Directors is not entitled to
- 43 receive any compensation for serving as a member of the Board or
- 44 as an officer or employee of the Stadium Authority.

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~~[8.]~~ 9. The members of the Board of Directors are public officers for the purposes of chapter 281A of NRS.

Sec. 37. Section 23 of the Southern Nevada Tourism Improvements Act, being chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 21, is hereby amended to read as follows:

Sec. 23. 1. Not later than 30 days after the effective date of sections 21 to 37, inclusive, of this act:

(a) The Governor shall appoint:

(1) One member of the Board of Directors pursuant to paragraph (a) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment and expires on December 31, 2018; and

(2) Two members of the Board of Directors pursuant to paragraph (a) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment and expires on December 31, 2019.

(b) The Board of County Commissioners shall appoint:

(1) One member of the Board of Directors pursuant to paragraph (b) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment, and expires on December 31, 2018; and

(2) Two members of the Board of Directors pursuant to paragraph (b) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment, and expires on December 31, 2019.

(c) The President of the University shall appoint the member of the Board of Directors appointed pursuant to paragraph ~~[(e)]~~ (e) of subsection 1 of section 22 of this act.

2. On or before October 1, 2023, the Majority Leader of the Senate shall appoint one member of the Board of Directors pursuant to paragraph (c) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment and expires on December 31, 2025.

3. On or before October 1, 2023, the Speaker of the Assembly shall appoint one member of the Board of Directors pursuant to paragraph (d) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment and expires on December 31, 2026.

4. Not later than 90 days after the organizational meeting held pursuant to subsection 2 of section 24 of this act, the members of the Board of Directors appointed pursuant to paragraphs (a) ~~[(b)]~~ and ~~[(e)]~~ to (e), inclusive, of subsection 1 of section 22 of this act shall elect:

(a) One member of the Board pursuant to paragraph ~~[(d)]~~ (d) of subsection 1 of section 22 of this act to an initial term that

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commences on the date of his or her election, and expires on December 31, 2018; and

(b) One member of the Board pursuant to paragraph ~~(d)~~ (f) of subsection 1 of section 22 of this act to an initial term that commences on the date of his or her election, and expires on December 31, 2019.

~~(3) 5.~~ After ~~[Except as otherwise provided in this section, after]~~ the initial terms, each member of the Board of Directors must be appointed for a 4-year term that begins on the day following the day on which the immediately preceding term expires. A member of the Board of Directors may be reappointed.

~~(4) If the County issues bonds pursuant to section 34 of the Southern Nevada Tourism Innovation Act, within 30 days of the date following the issuance of such bonds on which a vacancy occurs in the membership of the Board of Directors with respect to one of the two members described in paragraph (d) of subsection 1 of section 22 of this act or the term of one of the two members described in paragraph (d) of subsection 1 of section 22 of this act expires, the members of the Board of Directors appointed pursuant to paragraphs (a), (b) and (c) of subsection 1 of section 22 of this act shall elect a member of the Board pursuant to paragraph (d) of subsection 1 of section 22 of this act to an initial 4-year term that commences on the date of his or her election. In electing a member pursuant to this subsection, the members of the Board of Directors appointed pursuant to paragraphs (a), (b) and (c) of subsection 1 of section 22 of this act shall comply with the provisions of paragraph (b) of subsection 3 of section 22 of this act.~~

Sec. 37.5. Section 23 of the Southern Nevada Tourism Improvements Act, being chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 21, is hereby amended to read as follows:

Sec. 23. 1. Not later than 30 days after the effective date of sections 21 to 37, inclusive, of this act:

(a) The Governor shall appoint:

(1) One member of the Board of Directors pursuant to paragraph (a) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment and expires on December 31, 2018; and

(2) Two members of the Board of Directors pursuant to paragraph (a) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment and expires on December 31, 2019.

(b) The Board of County Commissioners shall appoint:

(1) One member of the Board of Directors pursuant to paragraph (b) of subsection 1 of section 22 of this act to an initial

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term that commences on the date of the appointment, and expires on December 31, 2018; and

(2) Two members of the Board of Directors pursuant to paragraph (b) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment, and expires on December 31, 2019.

(c) The President of the University shall appoint the member of the Board of Directors appointed pursuant to paragraph (e) of subsection 1 of section 22 of this act.

2. On or before October 1, 2023, the Majority Leader of the Senate shall appoint one member of the Board of Directors pursuant to paragraph (c) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment and expires on December 31, 2025.

3. On or before October 1, 2023, the Speaker of the Assembly shall appoint one member of the Board of Directors pursuant to paragraph (d) of subsection 1 of section 22 of this act to an initial term that commences on the date of the appointment and expires on December 31, 2026.

4. Not later than 90 days after the organizational meeting held pursuant to subsection 2 of section 24 of this act, the members of the Board of Directors appointed pursuant to paragraphs (a) to (e), inclusive, of subsection 1 of section 22 of this act shall elect:

(a) One member of the Board pursuant to paragraph (f) of subsection 1 of section 22 of this act to an initial term that commences on the date of his or her election, and expires on December 31, 2018; and

(b) One member of the Board pursuant to paragraph (f) of subsection 1 of section 22 of this act to an initial term that commences on the date of his or her election, and expires on December 31, 2019.

5. ~~After~~ Except as otherwise provided in this section, after the initial terms, each member of the Board of Directors must be appointed for a 4-year term that begins on the day following the day on which the immediately preceding term expires. A member of the Board of Directors may be reappointed.

6. If the County issues bonds pursuant to section 34 of the Southern Nevada Tourism Innovation Act, within 30 days after the date following the issuance of such bonds on which a vacancy occurs in the membership of the Board of Directors with respect to one of the two members described in paragraph (f) of subsection 1 of section 22 of this act or the term of one of the two members described in paragraph (f) of subsection 1 of section 22 of this act expires, the members of the Board of Directors appointed pursuant to paragraphs (a) to (e), inclusive, of subsection 1 of

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section 22 of this act shall elect a member of the Board pursuant to paragraph (f) of subsection 1 of section 22 of this act to an initial 4-year term that commences on the date of his or her election. In electing a member pursuant to this subsection, the members of the Board of Directors appointed pursuant to paragraphs (a) to (e), inclusive, of subsection 1 of section 22 of this act shall comply with the provisions of paragraph (b) of subsection 3 of section 22 of this act.

Sec. 38. There is hereby appropriated from the State General Fund to the Nevada State Infrastructure Bank Fund the sum of ~~(\$25,000,000)~~ \$14,000,000 for the credit enhancement described in section 30 of this act.

Sec. 39. Notwithstanding the provisions of NRS 218D.430 and 218D.435, a committee may vote on this act before the expiration of the period prescribed for the return of a fiscal note in NRS 218D.475. This section applies retroactively from and after ~~May 24,~~ June 7, 2023.

Sec. 39.5. If any provision of this act, or the application thereof to any person, thing or circumstance is held invalid, such invalidity must not affect the provisions of this act which can be given effect without the invalid provision or application, and to this end the provisions of this act are hereby declared to be severable.

Sec. 40. 1. This section and sections 1 to ~~35.5~~ 36, inclusive, ~~37 and 39.5~~ of this act become effective upon passage and approval.

2. Sections ~~36.5~~ 36.5 and ~~37.5~~ 37.5 of this act become effective on the date that the Board of Directors of the Clark County Stadium Authority determines that Major League Baseball has authorized a Major League Baseball team to locate or relocate within the sports and entertainment improvement district created pursuant to section 28 of this act and that a Major League Baseball team has committed to locate or relocate within the sports and entertainment improvement district.

3. Section 38 of this act becomes effective on July 1, 2024.

4. Sections 36 to 37.5, inclusive, of this act expire by limitation on the date on which the tax imposed pursuant to subsection 1 of section 50 of chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 50, is first imposed, as specified in the ordinance adopted by the Board of County Commissioners of Clark County pursuant to section 50 of chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 50.

From: alexanderchestnut99
Sent: Tuesday, June 13, 2023 8:18 AM
To: Assembly Generic Mailbox <assembly@asm.state.nv.us>
Cc: Yeager, Steve Assemblyman <Steve.Yeager@asm.state.nv.us>
Subject: Please Support the A's Move to Vegas - From a Bay Area Resident and Sports Fan

Dear Assembly Members,

As a San Francisco Bay Area resident and devout sports fan, I implore you to ignore the noise from many disgruntled California residents who are clogging the Nevada legislative process and vote **YES** in favor of the A's move to Las Vegas. This is an incredible opportunity for the City of Las Vegas to establish itself as a premier sports destination and to diversify its local economy as the rest of the country legalizes gambling and eats into the Las Vegas monopoly.

Let me be clear - the City of Oakland does not deserve a professional sports team and is the reason the 50-year marriage with the A's is falling apart. The reasons why no one attends A's games, even when they have a winning percentage, is endless:

- The freeway that residents must take to the A's current home (Interstate 880) has seen an unprecedented number of freeway shootings, almost all remain unsolved.
- The transit agency that serves the A's current home (BART) has had the lowest transit ridership in the country due to rampant fare evasion, homelessness, and crime.
- The area around the A's current home (which is also currently home to a rogue opossum) is a barren industrial area - and with the Raiders and Warriors gone - this stadium issue is holding up the redevelopment of this area.
- The City of Oakland has had over a dozen police chiefs in as many years - and yet they don't have one now, and haven't even starting looking for a new one!

It was awfully convenient for Congresswoman Lee to chime in at the 11th hour in support of her hometown team, after more than 2 decades of this ongoing stadium saga. While this stadium bill has not followed the typical legislative process, the A's have simply been playing with the cards they have been dealt.

Please take advantage of this historic opportunity to obtain a storied franchise. The cost of an expansion baseball team could be hundreds of millions more and many many years away.

From: Alfonso Bastidos
Sent: Tuesday, June 13, 2023 8:55 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's Stadium Sypport

To whom it may concern,

As a union carpenter who depends on new projects, building and the growth of our community I fully support the new stadium for Las Vegas to have their own baseball team. We have seen what profesional sports has brought to our industry the growth of our city and the many jobs they have created.

I support the build of the new stadium!
 Alfonso Bastidos

From: Allan Ramos
Sent: Tuesday, June 13, 2023 8:31 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject:

I support bill sb1

From: andrew matern
Sent: Tuesday, June 13, 2023 11:40 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Sb1

My name is Andrew matern and I am in support of bill sb1

Sent from my Verizon, Samsung Galaxy smartphone

From: Angelo Morin
Sent: Tuesday, June 13, 2023 9:14 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: To whom this may concern

I'm in support of the A'S stadium to be built.

From: Antonio Gray
Sent: Tuesday, June 13, 2023 9:12 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: I support the A's stadium

I fully support the A's coming to the city of Las Vegas

From: ARIEL VILLEGAS
Sent: Tuesday, June 13, 2023 8:51 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium

I support the stadium

From: Augie Calleros
Sent: Tuesday, June 13, 2023 9:50 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support SB1

Dear Assembly,

Augustine Calleros Jr
Las Vegas Nevada

Thank you for your time.

I support SB1, and any other bill that will diversify our economy. In May of 2018 the US Supreme Court voted to allow other States to have sports gambling. This has allowed States like Massachusetts to build Las Vegas style resorts next to Sports stadiums to generate other sources of revenue for their State. Bring on the lottery next.

We are 10 steps ahead when it comes to gaming, tourism, and marketing. LVCVA has received the Lions share of public funding and has benefitted the Fertittas, Wynn's, Adelson's, and other countless Billionaires in our State with the indirect help of State, County, local Government money.

No one questions that State funded money. WHY?

Is it because there is not a team name attached to it?

It helps create jobs, and pay for services.

I am a proud North Las Vegas Native, graduate from Rancho High School and have a hate/love relationship for my Las Vegas high school alumni. The hate I have for them is the rivalry, and the love is our comraderie. We all want better options for our used to be sport starved families.

I have gone to many LV Stars/51's games, Knights games, Rebels sports, and am a current season ticket holder for the Las Vegas Raiders.

Where are the Station Casino employees who got laid off from the Texas, and two Fiesta casinos going to work? Tropicana employees? Will this Stadium not supply adequate employment if more of those billionaires decide to implode their low profiting casinos and sell or giveaway the land?

People, businesses move for better opportunities. Most of those are financial. Not many people are Natives of Nevada but have moved here for lower taxes, housing, employment, etc. We are not perfect but as a State we need to give equal share per pupil, in each class, in each school district. We unfortunately are a divided State like most. The large revenue from Southern Nevada pays the bills for the rest of the State.

Faraday future was a spearhead to the development of the Kapex/Apex development. They failed but others saw the potential, and are now benefitting from the millions of State and federal dollars installing infrastructure in that area.

Most of our services do not create revenue and it is unfortunate that even if the State was to give 1 billion or more to schools, homelessness, mental health, etc, etc. it will be a Band Aid to those issues. Everyone needs an opportunity. Everyone looks at that like a handout.

Thank you. All for Nevada. Home means Nevada

From: phippslol
Sent: Tuesday, June 13, 2023 11:18 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: We Need Jobs!

Good Morning,

As a Nevada citizen and union carpenter, I fully support the stadium build. It brings real jobs to our valley, food on our table, and boosts our local economy. Most the opposition's concern is increased traffic and the inconvenience. This does not trump the plethora of positive things it'd bring to our community. The profit of increased tourism from both supporting and opposing fans, will directly impact casino's in a good way because who wouldn't "hit the strip" while in Vegas. With the boosted economy we'd be able to tackle things like humanitarian efforts, our education system, our civil infrastructure, ect.

We'd be foolish to pass on our opportunity to grow as a city and participate in MLB. Please approve the stadium build, for all of Las Vegas!

Austin Phipps
Union Carpenter

From: Brian Munsell
Sent: Tuesday, June 13, 2023 1:21 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support A's ball park.

Brian Munsell
Glazing Instructor
DC 16 Training Trust Fund

From: Cesar Andia
Sent: Tuesday, June 13, 2023 9:10 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support As moving to Vegas!!!!

We support The A's moving to Las Vegas!!!

From: Cindy Clough
Sent: Tuesday, June 13, 2023 9:58 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium support

I'm in support of the stadium being built here. The jobs to be created for the Las Vegas Community are outstanding.

Cynthia Clough
Las Vegas resident of 36 years

From: Dennis Montalvo
Sent: Tuesday, June 13, 2023 8:48 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's Stadium

I support building a new stadium to house A's ML baseball team to be built in Las Vegas. Jobs ,Wages & Benefits!

Dennis Montalvo

Sent from my Verizon, Samsung Galaxy smartphone

From: Dustin O'Dell
Sent: Tuesday, June 13, 2023 9:08 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Las Vegas Resident in favor for building A's stadium

Hi, my name is Dustin O'Dell and I reside here in las vegas and agree to building the las vegas stadium here in las vegas. If you have and questions or need more information from me, please contact me.

From: Ed Warner
Sent: Tuesday, June 13, 2023 8:45 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium support

Sent from Ed Warner
Las Vegas needs major league baseball. We support the stadium.

From: Eduardo osnaya
Sent: Tuesday, June 13, 2023 11:43 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Senate Committee

Support Sb1

Sent from my iPhone

From: Edward Willmott
Sent: Tuesday, June 13, 2023 8:40 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium

I'm in favor of new ball park stadium in Las Vegas. Edward R Willmott Jr. 7496 Rainford St. Las Vegas NV. 89148. Registered voter! Thank you
Sent from my iPhone

From: Eriberto Uribe
Sent: Tuesday, June 13, 2023 4:48 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SUPPORT SB1!

I SUPPORT SB1!!!

From: Francisco Cabrera
Sent: Tuesday, June 13, 2023 10:00 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's Stadium Support

Good morning,
I am in support of the A's stadium. Jobs! Wages! Benefits!
Thank you,
Francisco Cabrera

From: Gabriel Gomez
Sent: Tuesday, June 13, 2023 3:14 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB 1

As a union construction laborer, I support this bill whole heartedly. Not only will this bring construction jobs to this town it will bring in tax money and create new jobs for the community. I don't see any negativity in turning Las Vegas into a professional sports community. With the NFL MLB and NBA all calling Nevada home. Thank you for your consideration and we look forward to building a ball park!

From: Giovanni Canizales
Sent: Tuesday, June 13, 2023 4:46PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support

I support Sb1

From: Glenn Shaw
Sent: Tuesday, June 13, 2023 8:50 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: I support

From: Jason Swan
Sent: Tuesday, June 13, 2023 8:57 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support stadi

We need this

From: Javier Mairena
Sent: Tuesday, June 13, 2023 11:40 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Local1977

I support local 1977 to help out

Sent from my iPhone

From: Jc Maese
Sent: Tuesday, June 13, 2023 9:08 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's

I support

From: Jed Trice
Sent: Tuesday, June 13, 2023 9:11 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's

The carpenters has built everything out here for sport it should go union It's farge wage

From: Jesus Loya
Sent: Tuesday, June 13, 2023 3:00 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support SB 1

Good morning,
As a construction trade professional, I wholeheartedly support Senate Bill 1. The Athletics Stadium construction in Las Vegas would create jobs for thousands of local tradesmen and women, boost our economy, and elevate our city's profile as a premier sports and entertainment destination.

Please consider my strong support of SB 1.

Thank you.
Sincerely,
Jesus Loya

Jesus Loya

Business Manager/ Financial Secretary
Roofers and Waterproofers Union Local 162
Henderson, Nevada 89015

From: jesus MEDRANO
Sent: Tuesday, June 13, 2023 4:57 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SUPPORT SB1

Suporte SB1!

From: Jimmy Schwarz
Sent: Tuesday, June 13, 2023 12:25 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1-Oakland A's

Good afternoon Chair and Members of the committee,

My name is Jimmy Schwarz. I'm a Las Vegas native. As a kid I was told there would never be professional sports team in Las Vegas. I've enjoyed watching UNLV beat UNR for the cannon. I would go to baseball games for the Las Vegas Stars. I took my oldest to see his first baseball game with Las Vegas 51's. I've been to the Las Vegas Thunder and wranglers, and I've taken both of my children to see the Vegas Golden Knights several times the last few years. I'm looking forward to creating more memories with my young family at games with the Las Vegas A's.

I'm a union ironworker, a father, and a tax payer and I support this bill.

Jimmy Schwarz
Ironworkers Local 433
Organizer

From: Joaquin Alberto Armenta
Sent: Tuesday, June 13, 2023 10:07 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Yes on stadium

Hi my name is Joaquin Armenta I reside here in Las Vegas NV. I agree on the building of the stadium if have any questions please feel free to contact me.
Thank you for your time and consideration.

From: Joe Musa
Sent: Tuesday, June 13, 2023 2:18 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: I Support SB1 To Build A MLB Stadium

Good morning,

As a construction trade professional, I wholeheartedly support Senate Bill 1. The Athletics Stadium construction in Las Vegas would create jobs for thousands of local tradesmen and

women, boost our economy, and elevate our city's profile as a premier sports and entertainment destination.

I was fortunate enough to work on Allegiant Stadium for over a year, so my family knows first hand the benefits a project like this can do for the construction industry here in Las Vegas.

Please consider my strong support of SB 1.

Thank you.

Sincerely,
Joe Musa

Sent from my iPhone

From: John Fields <jsf@jsf.com>
Sent: Tuesday, June 13, 2023 12:47 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: In support of SB1

1) Based on discussions on social media, I strongly suspect there is a campaign for California residents to falsely provide Nevada addresses and inflate the numbers against the bill. This is facilitated by the web site of a Bay Area resident at: <https://nonevadamoney.com> The website is not openly advocating any falsification, but provides a convenient vehicle for others who have the intention to manipulate the poll.

2) Through that website and other discussion, it is suggested that Californians who know Nevada residents, especially senior citizens, should contact them and [falsely] say their property taxes will substantially increase to pay a billionaire if SB509 passes. They provide the link and instructions on how to vote no.

3) The campaign against the relocation has included misinformation on the situation and history in Oakland. They hold the team owner completely responsible. Many are in total denial of the climate in California and Oakland that has led people, businesses, and sports teams to leave. They ignore the team's efforts over a 20+ year period to acquire another stadium. They also fail to acknowledge the MLB Commissioner has stated that the owner, John Fisher, has promised to donate \$1B to improve the team when it relocates. The Commissioner said this is the largest private donation of any owner in the history of MLB.

4) Some are attempting to discredit the study of the economic benefit of the stadium because of tourists. Las Vegas is unique. Comparing the total number of tourists to metropolitan areas is misleading. The proposed Tropicana site is located where tourists visit. By contrast, the majority of tourists to New York do not go to the Bronx or Queens where the stadiums are located. Similar cases can be made with the other cities in question. The only similar situation would be Orlando, and that would only hold if the stadium were located at Disney World.

5) The planned Brightline West, providing high speed rail between Los Angeles and Las Vegas, is expected to increase tourism. Las Vegas remains a popular getaway place for Southern Californians even in the summer. Fans will support their teams, both local ones as well as teams where people lived before moving to California.

John Fields
Henderson, NV
702-359-1000

From: Jose Navarro
Sent: Tuesday, June 13, 2023 4:48 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject:

Yes I support sb1

From: Josh Sandoval
Sent: Tuesday, June 13, 2023 9:03 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: As stadium

To whom it concerns,

I am writing you today to let you know my feelings about the A's stadium. We need good paying jobs, without it this valley will dwindle and die. Please build this stadium to keep nevadians working!

From: Juan Orpineda
Sent: Tuesday, June 13, 2023 2:45 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

For the record my name is Juan Orpineda I'm the Business Agent with local 416 IRONWORKERS and we are in support of bill SB1

From: Justin J. Bartz
Sent: Tuesday, June 13, 2023 11:47 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support SB1

Hello,

I am a Las Vegas local writing in SUPPORT of SB1. As I can not be there to testify in person, I wanted to share my support of the bill.

Being a baseball fan that has single-handedly seen the growth and passion of professional sports in Las Vegas, with the Golden Knights, Raiders, and Aces, it is time to continue growing Las Vegas as the sports capital of the world and bring Major League Baseball to this great city. Some fans will point to the Athletics futility this season as a "reason" to say no to relocating to Las Vegas, but I like the idea of starting from the bottom -- similar to when there were no professional sports in Las Vegas and everybody laughed at the idea of it succeeding before the Golden Knights proved them wrong.

Let's pass this ballpark bill and "start from the bottom" with the Athletics -- who are actually one of the most storied baseball franchises since 1901. While people might be laughing at their record right now, they won't be laughing when they succeed in Vegas.

To the average person like me that hears the debate about public funding and studies debating public funding, all I know from a bottom line perspective is that building a stadium and bringing Major League Baseball to Las Vegas means more jobs than there are today. Even if those are mostly part-time jobs during the baseball season, that will still be hundreds or thousands of part-time jobs that do not exist at the present time -- and that's going to help every person that gets one of those jobs. The more, the merrier in terms of jobs in Las Vegas.

Before the Athletics' payroll cut the past two seasons, they were in the playoffs (or the Wild Card game) in 6 of the previous 12 seasons, so it's kind of a "dark cloud" for them right now, similar to the hesitation on the ballpark bill.

Please IGNORE the surveys that are open to NON-Las Vegas residents (as many of them have been bombarded by Bay Area citizens according to the survey criteria). Please support and pass SB1 and let's get the ball rolling on continuing to make Las Vegas the #1 destination in all of professional sports.

Thank you for your time and consideration,

Justin Bartz
Las Vegas, NV 89101

From: Keith Markland
Sent: Tuesday, June 13, 2023 10:43 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Senate Bill 1

Good morning,

As a construction trade professional, I wholeheartedly support Senate Bill 1. The Athletics Stadium construction in Las Vegas would create jobs for thousands of local trades men and women, boost our economy, and elevate our city's profile as a premier sports and entertainment destination.

Please consider my strong support of SB 1.

Thank you.

Sincerely,
Keith Markland

Sent from my iPhone

From: Kevin Marcella
Sent: Tuesday, June 13, 2023 7:03 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Oakland

Hi I think it is a good idea for the Las Vegas area and the state to build a stadium. It will create jobs and help the Las Vegas area with money coming on to the state and Las Vegas the hard part is a lot of tax money we have to pay but at the end everything will work it out. from Kevin marcella

From: Kody Simons
Sent: Tuesday, June 13, 2023 8:45 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium

I'm firmly in support in building the stadium. It will bring so many jobs to the valley and strengthen the local economy.

From: Lou DeSalvio
Sent: Tuesday, June 13, 2023 12:20 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium

Good morning,

As a construction trade professional, I wholeheartedly support Senate Bill 1. The Athletics Stadium construction in Las Vegas would create jobs for thousands of local trades men and women, boost our economy, and elevate our city's profile as a premier sports and entertainment destination.

Please consider my strong support of SB 1.

Thank you.

Sincerely,
Lou DeSalvio

From: Marco Madrid
Sent: Tuesday, June 13, 2023 4:47 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject:

I support Bill sb1

From: Margo Harrison
Sent: Tuesday, June 13, 2023 8:57 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support Stadium

Mark Thompson

Las Vegas, Nevada, 89193
June 12, 2023

Nevada State Legislator
401 S. Carson Street
Carson City, Nevada, 89701-4747

35th (2023) Special Session SB1

Subject: Support for the Construction of a Baseball Stadium in Las Vegas, Nevada

Dear Nevada State Senate and Nevada State Assemblymembers,

I am writing to express my strong support for the proposal to build a new baseball stadium in Las Vegas, Nevada, as well as the potential move of the Oakland Athletics Major League Baseball team to our city. I firmly believe that this development will bring significant benefits to our community, particularly in terms of economic growth, job creation, and the overall development of our beloved city.

Las Vegas has long been recognized as an entertainment hub, attracting millions of visitors from around the world each year. The addition of a Major League Baseball team and a state-of-the-art stadium would undoubtedly enhance our city's reputation as a premier sports destination. Not only would it provide locals with an opportunity to enjoy professional baseball, but it would also draw in tourists, boosting our tourism industry and increasing revenue for local businesses.

Moreover, the construction of a new stadium would generate a multitude of employment opportunities for our community. I am particularly pleased to note the strong support from local union construction, as well as the culinary workers union, which would ensure that these jobs are high-paying and provide stability for workers and their families. The influx of employment opportunities would have a positive ripple effect, as increased income would lead to increased consumer spending, benefiting various sectors of our local economy.

Beyond the immediate economic impact, a baseball stadium would contribute to the long-term growth and development of our city. It would serve as a catalyst for further infrastructure improvements and urban renewal in the surrounding areas, creating an attractive and vibrant district that fosters community engagement and social cohesion. Additionally, the presence of a professional sports team instills a sense of civic pride and unity among residents, promoting a positive image of our city both nationally and internationally.

As a concerned and engaged member of our community, I strongly urge you to support the legislation required for the construction of a new baseball stadium in Las Vegas and the potential relocation of the Oakland Athletics. I believe this opportunity aligns with our vision for a prosperous and thriving city, and it offers tremendous benefits to our local economy, job market, and overall community well-being.

Thank you for your attention to this matter, and I trust that you will carefully consider the positive impact this project could have on Las Vegas. Please do not hesitate to reach out to me if you require any further information or if there is anything I can do to assist in advancing this proposal.

Sincerely,
Mark Thompson

From: Nathaniel Domsky
Sent: Tuesday, June 13, 2023 2:34 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: E-Mail in support of SB1 - Oakland Athletics Stadium Bill

My name is Nathaniel Domsky with International Union Of Operating Engineers Local 12. I am sending in this email to show my support for SB1 - Oakland Athletics Stadium Bill as this will create a great deal of union work for union members and provide benefits to their families as well. The previous stadiums built here have had a major positive impact on our city and I feel that if this bill is passed it will do the same. I urge you to support this bill please! Thank you for your time and consideration.

From: Oscar Aguiar
Sent: Tuesday, June 13, 2023 3:35 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject:

I Oscar Aguiar want to build the A's stadium

From: Pat Kisor
Sent: Tuesday, June 13, 2023 8:45 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1 Comments

As a life long fan of baseball, and a resident of Las Vegas Nevada I fully support SB1 to bring Major League Baseball to Nevada.

While providing public money subsidies to any large corporation or team may not be ideal, compared to other public stadium subsidies given to Major League teams over the last 30-40 years in other cities, SB1 comparatively is a bargain. Nevada and Las Vegas are in a unique position as the Entertainment Capital of the world to capitalize economically by expanding the entertainment reach to new visitors and continue building community pride with locals.

SB1 is a great deal for Nevada, and it's time to bring MLB to Las Vegas.

Patrick Kisor
Las Vegas, NV

From: PaulMaguireBiz
Sent: Tuesday, June 13, 2023 12:43 PM
To: Admin Generic Mailbox <admin@lcb.state.nv.us>
Subject: For Senate Bill 1 to provide funding for the A's

Good afternoon Honorable Senate members,

My name is Paul Maguire and I'm a resident of Las Vegas for over 15 years. I'm originally from the San Francisco Bay area and familiar with the A's

I support the public funding to move the A's to Las Vegas to the build a stadium. This is an incredible opportunity for Las Vegas and one that should not be squandered by haggling over a few million dollars here or there. The Oakland A's were in California for over 50 years.

Nevada will enjoy major league baseball for at least as long and given the success of our first sports team the golden knights, it is a no-brainer in my opinion to bring major league baseball to the greatest city in the world Las Vegas.

I support the public funding and would know that Las Vegas is a very different market with over 1 million visitors a week who will enjoy major-league baseball as one of the many entertainment venues in Las Vegas!

Thank you for your consideration, Paul Maguire
Las Vegas nv 89147

From: Preciado Edilberto
Sent: Tuesday, June 13, 2023 9:41 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject:

Here's my support

From: Rocio Lopez-Figueroa
Sent: Tuesday, June 13, 2023 11:40 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Supports

Sent from my iPhone

From: Ronald Young
Sent: Tuesday, June 13, 2023 1:09 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: IBEW 357

Good Afternoon,

On behalf of the 4,700 members of IBEW 357 we thank you all in your dedication to Nevada and working families by sacrificing your time away from your loved ones to work this special session. The IBEW recognizes the huge impact that this could be on Nevada and we appreciate your consideration on this matter. We believe that this project could bring thousands of good paying union jobs to Nevada. Jobs that will provide good wages, health benefits, and opportunity for upcoming generations of trades workers. We have made investments like these in the past and we have seen the return on that investment with increased demand in surrounding construction booms and increased demand for hotel/casino workers post construction. We believe that this bill would benefit the state as a whole and provide good paying union jobs that your constituents deserve. If you have any questions, please do not hesitate to contact me.

Faternally,

Ronnie Young

IBEW 357
Organizer/Political Director



From: Ruth Rodriguez
Sent: Tuesday, June 13, 2023 4:47 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

I support SB1

From: Sasha Radosavljevic
Sent: Tuesday, June 13, 2023 9:23 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject:

I support the Stadium, I am a carpenter 1977 union

From: Savannah Palmira
Sent: Tuesday, June 13, 2023 11:40 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>; Backus, Shea Assemblywoman <Shea.Backus@asm.state.nv.us>
Subject: SB 1

Good morning,

As a construction trade professional, I wholeheartedly support Senate Bill 1. The Athletics Stadium construction in Las Vegas would create jobs for thousands of local tradesmen and women, boost our economy, and elevate our city's profile as a premier sports and entertainment destination.

Please consider my strong support of SB 1.

Thank you.

Respectfully,

Savannah Palmira
District Council 16
Business Representative LU159
Southern Nevada

Henderson, NV 89014



From: Scott Sylvia
Sent: Tuesday, June 13, 2023 11:17 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: FW: '[EXTERNAL]'SUPPORT SB 1

From: Aaron Ibarra
Sent: Tuesday, June 13, 2023 9:34 AM
Subject: '[EXTERNAL]'SUPPORT SB 1

PLEASE SEND THIS TEMPLATE TO

AsmCOW@asm.state.nv.us

Shea.backus@asm.state.nv.us

Good morning,

As a construction trade professional, I wholeheartedly support Senate Bill 1. The Athletics Stadium construction in Las Vegas would create jobs for thousands of local trades men and women, boost our economy, and elevate our city's profile as a premier sports and entertainment destination.

Please consider my strong support of SB 1.

Thank you.

Sincerely,
[Your Name]

From: Stoney Love
Sent: Tuesday, June 13, 2023 8:49 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Las Vegas A's

I support the stadium and the future it brings to Las Vegas .

SHERMAN YU-SHIN TYLAWSKY

CARSON CITY, NV 89701

June 13, 2023

Assembly Committee of the Whole
Nevada State Legislature
401 S. Carson St.
Carson City, NV 89701

Re: Constituent Support for SB1

To the Assembly Committee of the Whole:

My name is Sherman Tylawsky, and I am a doctoral student, sole proprietor, and constituent from AD 40. I am writing to express support for SB1 presented by the Governor's office and the Athletics organization.

This bipartisan bill is not only the result of public and private interests working hard together to invest in our state's tourism and hospitality sectors. It represents principles of the Nevada way, as outlined by Governor Lombardo in his inaugural address. This legislation creates more jobs, more economic impact and investment, a more diversified economy, more infrastructure, more entertainment choices, more investment in the Southern Nevada community, and no new taxes. If passed, SB1 would generate more revenue for our state and help solidify Las Vegas as the greatest entertainment and sports capital we Nevadans all know. Just before signing SB1 and AB1 in 2016 that brought the Raiders to southern Nevada, Governor Brian Sandoval stated "when opportunities come to us, we work together to keep Nevada moving forward." SB1 is a similar example of different interests coming together in unison for the betterment of our state, and I urge the Committee to vote 'yes' on this legislation.

Thank you for considering this letter, and I hope to see SB1 passed into law soon.

Sincerely,

Sherman Tylawsky

CARSON CITY, NV 89701



Date: June 13th, 2023

All Assembly members,

The Professional Firefighters of Nevada are in strong support of bringing Major League Baseball to Nevada. SB1 is an extremely important piece of legislation not only for the union labor jobs this stadium will create during construction and post construction but also for the community benefit it will bring. SB1 as amended spells out minimum community benefits that has not been done in the past and the PLAs that are already in place ensure that the As are showing up for Nevadans and making a commitment to our community. We have loved having the Golden Knights, the Raiders, and look forward to having the As in our town as well. Please support SB1.

Respectfully,

Todd Ingalsbee
President PFFN

From: Tony Garcia
Sent: Tuesday, June 13, 2023 11:15 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support local 1977

We support the local 1977 for the build of the new As stadium

From: Tyrell Rodriguez
Sent: Tuesday, June 13, 2023 5:57 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: I Tyrell Rodriguez Support SB1

Sent from my iPhone

From: u.enriquez
Sent: Tuesday, June 13, 2023 4:46 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Support SB1

Hello, I support SB1.

From: victor torres
Sent: Tuesday, June 13, 2023 4:47 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Hurry up

Hurry up with the stadium lets build it
 Southwest carpenters local 1977
 Victor Diaz

From: Dean Sutton
Sent: Wednesday, June 14, 2023 1:41 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's yes please

I have an idea way don't you guys NOT put the stadium on the strip put it out bye Summerland where there can be more parking for everyone. If people are coming to this state to see them play then they will go just a little bit more and wouldn't it be more profitable for the cab co., Uber, and Lift drivers also AND if we as a State are paying for some of this, (me being one of them). How about giving ALL locals half of all tickets you guys have made it so expensive for the other one we can't afford to go.

Dean Sutton
 State of Nevada
 Buildings and Grounds
 Facility Supervisor II

From: Mike Hamilton
Sent: Wednesday, June 14, 2023 1:41 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Comments in favor of SB1

Hello Nevada Assemblypersons,

I am a resident of Henderson, NV (District 23), and would like to provide comments in favor of SB1. Unlike others who have commented that are not Nevada residents, and thus should have no considerations for any decisions being made for Nevada, I have been a resident here for almost 2 years.

I am an A's fan. I have been an A's fan since 1985. My family are all A's fans as well. Some of my greatest memories are from going to A's games at Oakland Coliseum. It's still my favorite place on Earth, regardless of the condition it is in. For 20 years, I pushed to get a new ballpark built in the East Bay. I contacted city council members, state senators, state assemblypersons, and anyone else who had a stake in this and would listen. I wanted the A's to stay in Oakland.

However, that is not a reality any longer. The A's are leaving Oakland; this is a certainty. It hurts to see what fellow A's fans are going through, but it's a sad reality.

But since the A's are leaving, I want them here in Las Vegas. If I felt at all that voting "no" on this would result in the A's having to stay in Oakland, I would not be supporting this bill. But a "no" vote on SB1 will not result in this; it will result in the A's moving on to another city, most likely Nashville. We have to get past any ideas that Vegas is "stealing" the team away from Oakland. The A's are leaving, nothing is going to realistically stop this.

We, as Nevadans, need to focus now on **our** interests, not the interests of Oakland. This is what you have all been elected to do, and I'm certain that you have taken great pride in living up to that responsibility.

This bill is not a "handout"; it's an investment. While I'm not an economics expert (my degrees are in the social sciences), I do have a strong understanding of how this financial partnership will work. This will benefit ALL of Nevada, not just Clark County. Granted, it will benefit Clark County more than other areas of the state, but it is also fair to point out that Clark County is providing an additional investment in this.

The benefits:

- Jobs. Nevada, and in particular Clark County, has suffered from tradespeople and construction workers either leaving the industry or leaving Nevada primarily because of the lack of work due to the pandemic. We need these experts to come back; we need to keep the ones that are here. The A's have already come to agreements with the unions, which is a rare thing to see, and have the backing of them. This is a major benefit not only to Clark County, but to Nevada as a whole. There will be tradespeople from all over the state coming here for work.
- Financial. The state stands to gain \$360 million from this investment, possibly more. That is an incredible return on investment. We all want better schools, increased pay for teachers and first responders, better roads, stronger social programs, and care for the economically displaced. And the comments that these programs were not funded/underfunded, but we are looking to invest in a ballpark, are not unreasonable. But how do we pay for these programs? Revenues. You can't spend what you don't have, so either taxes would need to be increased, other programs cut, or invest in something that will bring in high revenues. In addition, that ballpark is going to become a state asset. These 9 acres are being donated, at a valuation of around \$100 million...the state is already seeing a return just from starting construction. In addition, the Tropicana will be replaced with a more modern hotel/casino, and this will also contribute to an increase in visitors. The increase in tourism alone makes this investment beneficial.

- Community. I have personally seen what the A's Foundation does; they are remarkable. The donations and services they provide are incredible, and have never wavered on their dedication to the community. In fact, the A's just donated all proceeds from the ticket sales for 6/13/2023 to local Oakland food banks, which totaled more than \$811,000. The list of community benefits that the A's have provided, which they are already guaranteeing, are just the minimum of what can be expected. I know that the benefits will actually be more than what is being promised. Keep in mind that the A's were clear with the City of Oakland that they were pledging over \$450 million in community benefits over the life of the stadium/non-relocation agreement. We can expect the same, which already is more than what Nevada will be investing. This ALONE makes the investment worthwhile.

This is a very low risk investment with a very high reward. I've heard legislators say "if it was my money, I would do this". Well, that should say something. I don't agree with their assessments of "but this is the taxpayers money, and I don't want to make these kinds of decisions with their money". You are elected to literally do this, to make the best decisions for how our resources should be used. This is not a form of "socialism" or "welfare"; this is an investment, and anyone who says "if it was my money, I would do this" completely understands that, regardless of what they actually say. Politics are sometimes a performative art.

Concerns about whether or not Mr. Fisher will invest in the team are understandable. I believe that since Mr. Fisher is a businessperson, he is interested in increasing the value of his asset, which is the A's. In order for that to happen, the franchise needs to be successful. This team, over the past 10 years, has the 12th best record in baseball, which places it in the 60th percentile, yet they have had the lowest payroll as well as the lowest attendance. I don't know exactly why Mr. Fisher has not spent more on his team; my understanding has been that he has been conserving finances in preparation for a new ballpark. But even if you spend money on a team, it's no guarantee that this will result in winning. There are 18 other teams the past 10 years that have spent more than the A's that have worse records that are proof of this.

Comments about the anticipated attendance figures are misguided. We cannot compare what the attendance here would be to what the attendance in Oakland has been. Merely doubling the current A's average attendance is not at all a reliable or scientific way of determining future outcomes. I would look instead at what the attendance figures have been for the Golden Knights and the Raiders. I do see the A's having an average attendance around 27,000 for ballgames (that's average, not minimum each game) as they would also benefit from visitor attendance (tourism) more than other MLB teams. And this ballpark will not just be used for A's games.

Keep in mind that by Nevada having a direct financial stake in this that we also have a direct stake in the success of the team. This means that by supporting the A's, we will also be supporting Nevada. The better the A's do, the better Nevada does.

In regards to concerns that the ballpark will fall into disrepair, I would respond that Oakland Coliseum is not a solid example of a city that takes care of it's facilities, and that ballpark is already at least 20 years past it's usefulness. There are ballparks in MLB that are around 30 years old that still look great, and also continue to get upgrades and renovations. Part of the requirements of this deal is that the ballpark is not allowed to fall into any disrepair and must be maintained as a high level facility. Did we have this same concern about T-Mobile Arena or Allegiant Stadium? These are two of the nicest facilities in the world; why would we doubt that the ballpark would also be at that level?

This is not a "scam". Not only is Nevada too smart to be "scammed", but Steve Hill, the CEO of the Las Vegas Convention and Visitors Authority, has completely supported this. Are we suggesting that Mr. Hill is "scamming" the state of Nevada? His job is literally to make decisions that are beneficial for Las Vegas. To say that Mr. Hill would be accepting of or involved in a "scam" is insulting, not only to Mr. Hill, but to the City of Las Vegas.

Again, this is a difficult situation for Nevada A's fans to be in. We feel terrible that the A's aren't staying in Oakland, but this is not going to change. We, as Nevadans, have to focus on where the A's are going to be, and we would love to have them here if it's not going to be in Oakland. The problems and issues in Oakland are not the concern of the Nevada legislature.

Support an investment that will benefit all of Nevada. Do not vote on "principles"; vote on INTERESTS. This is a win for Nevada. Take the W's when you can. Not everything can be "Vegas Born"; but we can make anything "Vegas". That's what makes this such a special place. The Senate has already passed SB1, I hope you will do the same so we can move forward.

Sincerely,
Michael Hamilton
Resident of District 23

From: Spoiled Corndog
Sent: Wednesday, June 14, 2023 7:42 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: In Support of the A's

Hello,

I'm Mike. Live in Sparks, lived in the Bay Area prior. Please don't listen to the carpet bagger Athletic fans. I am sure you're aware of campaigns on social media to flood our state's senate and assembly with opposition of this move including some prominent Bay Area media personalities sharing links to polls in order to inflate the so called opposition to this.

Oakland had 20+ years to get a new stadium. These fans had 20+ years to lobby their own constituents but never did and then come after the Nevada legislature?! It's idiotic. Don't let last night's attendance in Oakland fool you either. It's a one off. The team was good for most of the past 20 years and still couldn't bring in fans. That will change in Vegas.

Support John Fisher and bring the A's to Vegas!

From: Freddy Medina
Sent: Wednesday, June 14, 2023 10:37 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>; Backus, Shea Assemblywoman <Shea.Backus@asm.state.nv.us>
Subject: I SUPPORT SB 1

Good morning,

As a construction trade profession, I wholeheartedly support Senate Bill 1. The Athletics Stadium construction in Las Vegas would create jobs for thousands of local trades men and women, boost our economy, and elevate our city's profile as a premier sports and entertainment destination.

Please consider my strong support of SB 1.

Thank you.

Very Respectfully,
Freddy Medina
Director of Training
OPCMIA, Local 797, JATC

From: Werstuck, Brian
Sent: Monday, May 15, 2023 10:38 AM
To: Senate Generic Mailbox <senate@sen.state.nv.us>; Assembly Generic Mailbox <assembly@asm.state.nv.us>
Cc: Districta@clarkcountynv.gov; Districtb@clarkcountynv.gov; DistrictC@clarkcountyNV.gov; DistrictD@clarkcountynv.gov; DistrictE@clarkcountynv.gov; DistrictF@clarkcountynv.gov; DistrictG@clarkcountynv.gov
Subject: Opposing the Approval of \$500 Million (or any other amount) Tax Dollar Incentive for the Oakland A's Transition to Las Vegas

Brian Werstuck
Las Vegas, Nv 89148
5/15/2023

The Honorable Members of the Nevada Legislature and Clark County Commission

Dear Legislators,

I hope this letter finds you in good health and high spirits. I am writing to express my strong opposition to the proposed allocation of \$500 million or any other number in tax dollars for the transition of the Oakland A's baseball team to Las Vegas. While I understand the potential economic benefits that a professional sports team can bring to a city, it is crucial to consider the long-term effects and the allocation of resources for the betterment of our local community.

The argument that no taxes should be paid by businesses since money remains within the local economy is flawed and shortsighted. While it is true that the presence of the Oakland A's in Las Vegas would undoubtedly generate revenue, it is essential to recognize that any business can make the same claim. By granting tax incentives to one entity, we risk opening the floodgates for similar demands from other businesses, leading to a significant loss of potential revenue for essential public services.

Now, more than ever, our community requires significant investment in underfunded resources. For instance, we are already facing a shortage of police officers, which severely impacts public safety and the well-being of our citizens. Allocating \$500 million towards a sports team instead of adequately funding law enforcement exacerbates this issue and compromises the safety and security of our neighborhoods. Security that will be increasingly overwhelmed by the presence of another major league sports team with 81 more home games to service.

Furthermore, our education system is in dire need of financial support. Nevada has consistently ranked among the lowest in education ratings nationwide, which negatively impacts our children's future and hampers the economic growth of our state. Allocating such a significant amount of taxpayer money to a sports team instead of prioritizing education further perpetuates this cycle of underachievement.

As a concerned citizen and voter, I feel compelled to emphasize that the decisions made by our elected officials should reflect the needs and priorities of the community they serve. It is time for billionaires and sports franchises to invest their own wealth in building new businesses and earning further profits, rather than relying on public funds. While I understand the desire to attract professional sports teams to our city, it should not come at the expense of essential local services and education.

Please be aware that regardless of political party, I will actively vote against any candidate who supports funding the Oakland A's transition to Las Vegas with tax incentives. I urge you, as elected representatives of the people, to carefully consider the long-term consequences of your decision and prioritize the needs of our community over the interests of a private enterprise.

Thank you for your attention to this matter. I hope that you will take my concerns into account as you make your decision on this crucial issue. Together, we can ensure a prosperous future for our great state without compromising the resources that our citizens rely on.

Sincerely,
BRIAN WERSTUCK
National Hospitality Management
Las Vegas, NV 89113

From: Patricia Connell
Sent: Sunday, June 11, 2023 8:49 AM
To: Furlong, Susan <Susan.Furlong@asm.state.nv.us>
Subject: Oakland A's Stadium

To Ms. Furlong, Nevada Legislators, and Gov. Lombardo,

,Please do not have Nevada's taxpayers Fund this proposed Oakland A's stadium in Las Vegas.

We need to be Paying our Teachers a living wage to where they don't have to work 2 jobs or more to even make ends meet.

I know personally of teachers who cannot survive on their salaries and are leaving the profession.

This stadium does nothing to benefit the us who live in Nevada. The average person cannot even afford to attend these professional games.

Thank you,
A Concerned Taxpayer

From: jess smith
Sent: Monday, June 12, 2023 8:30 PM
To: Assembly Generic Mailbox <assembly@asm.state.nv.us>
Subject: Please vote no on stadium funding

I implore you to vote not just NO, but HELL NO on the \$380 million funding request for a stadium. Or any such modified request.

I was born and raised in Nevada and have been as baseball fan my entire life. In fact, my husband and I have already been to an Oakland A's game this season and plan to go to at least one more.

The claims made for ROI are not accurate and a pipe dream. Even if the unrealistic visitor count was close (why expect a team to sell out more than EVERY of the 81 regular season games annually, in perpetuity), those visitors would otherwise be spending those dollars elsewhere in Las Vegas.

Property tax and other tax breaks for the stadium will mean less revenue for existing services that will need to be made up by the remaining tax base (the local taxpayer, at all levels).

Have we as Nevadans learned nothing from the previous recent special session giveaways? You are being bullied by snake oil salesmen who care nothing for the wellbeing of the State or those who call this place home.

Have you tried to drive near Las Vegas Blvd and Tropicana Ave? At any time of day, let alone rush hour? It's worse than a parking lot. And someone thinks adding potentially thousands of more vehicle trips would improve this? There is no room for right-of-way acquisition for more traffic lanes. There will be no where to park. The only potential winners in this debacle would be the adjacent casino owners, and the billionaire baseball owner...I don't think any of them deserve a handout.

The Governor and Clark County are wrong. Please don't follow their foolishness and allow this to happen.

Thank you for your consideration.

Jessica Goza-Tyner
Fernley, NV

From: Sharon Swanson
Sent: Monday, June 12, 2023 7:20 AM
To: Furlong, Susan <Susan.Furlong@asm.state.nv.us>
Subject: A's stadium

Please please vote NO to public funding and tax breaks!!!!

From: James Carson
Sent: Tuesday, June 13, 2023 9:35 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's Stadium

To whom it may concern.

If the A's want a stadium in Vegas then the A's need to pay for a stadium in Vegas



James Carson/General Foreman
KHS&S Contractors
Las Vegas NV, 89119

From: Andy Darrow
Sent: Tuesday, June 13, 2023 2:37 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No on SB1

Dear Nevada Senate and Assembly,

I am a Las Vegas resident and taxpayer. I have been following the potential tax incentive package for the Oakland A's over the past couple of months and I continue to be surprised that the Nevada legislature is even still talking to the Oakland contingent. I agree that a MLB team would be nice to have in Las Vegas, but the currently proposed project at the Tropicana site (or any other LV site for that matter) has been rushed and there are way too many unknowns and assumptions to make this a viable project for the Nevada taxpayers.

Please vote NO on SB1, or any other bill that comes before the Nevada legislature regarding the current Oakland A's proposal. There will be plenty of time in the future to consider a stronger proposal from either the Oakland A's or an MLB expansion team.

Thank you,
Albert Darrow
Las Vegas, NV

From: Alex Sorci
Sent: Monday, June 12, 2023 11:15 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Vote no on SB1 - please

I am reaching out to you at the request of my father Tom Sorci, a 6 year resident of Nevada and district 16. He moved to Incline Village in 2017 but has been a property owner in Nevada since 2001.

We are requesting you Vote no on SB1 (formerly SB509) stadium funding bill and encourage you ask other members to do the same.

We have enjoyed seeing the success of the Vegas Knights and Raiders but the A's will not bring the same kind of community pride or economic benefits to the state and city.

John Fisher and Dave Kaval have already shown in San Jose with the Earthquakes stadium (PayPal park) that public funding and a new stadium cannot fix poor management. The on field performance has been very poor, spending and performance have not increased even with a new stadium.

[\(https://www.mercurynews.com/2023/05/16/would-new-oakland-as-ballpark-lead-to-more-spending-john-fishers-other-team-shows-that-may-not-be-the-case/amp/\)](https://www.mercurynews.com/2023/05/16/would-new-oakland-as-ballpark-lead-to-more-spending-john-fishers-other-team-shows-that-may-not-be-the-case/amp/)

Kaval was brought over from the Earthquakes (which Fisher owns) after PayPal stadium was built to solve the A's stadium issues. Fisher knows Kaval had success getting public money without having to invest in the team and product.

Fisher has owned the A's since 2005. In those 18 years he has remained near the bottom in payroll and has only exceeded 2m fans in one season (2014).

In the previous 18 years before his ownership, they had 11 seasons of over 2m fans.

I encourage you evaluate the type of out of town billionaire you decide to give hundreds of millions dollars to. Vegas is an amazing city that has demonstrated they deserve major league teams. But they also deserve a high quality ownership group. Fisher is not that.

I could go on and on of why the heir to the Gap fortune is undeserving of this gracious gift, but I trust you have done your own research on him and the current Athletics organization.

Thank you for considering the feelings and desires of your voters. Thank you for your time in the Special Session and we appreciate your service to the state.

Thank you,
- Alex & Tom
Alex Sorci

From: Amber G
Sent: Wednesday, June 14, 2023 9:26 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: VOTE NO ON SB1

Hello,

I am writing to you in strong opposition to SB1 or the A's Stadium. I have attempted to reach out to my Senator Cannizzaro AND Assembly person, Shannon Bilbray-Axelrod on multiple occasions and have been ignored. We do not need to spend \$380 million taxpayer dollars on a corporate handout to the Oakland A's billionaire owner. We need to invest in our housing, education, mental health services – things that would bring business here without forfeiting nearly half a billion of OUR dollars on an unnecessary and expensive stadium leaving Clark County on the hook if this doesn't work out!

This is a gamble none of you should be okay with taking. PLEASE VOTE NO ON SB1!

Assemblyperson Bilbray-Axelrod can find my email to her on this subject dated the same day the Senate heard SB1 the first time. This whole debacle screams of corruption and the people see it. As someone who regularly works in direct voter outreach, the voters are already ready to stop voting all together because even with all the public testimony and the opinions on NELIS when this bill was labeled 509, the people have been largely ignored. If you pass this, you will be giving hundreds of people a reason to never get involved in elections again. You are telling people that their opinions do not match up to those of a handful of people who will profit off this stadium.

Sincerely,
Amber Giroux
Las Vegas, 89107

Constituent of Senator Cannizzaro and Assemblyperson Bilbray-Axelrod

From: Boatwright, Amelia
Sent: Tuesday, June 13, 2023 10:53 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Public Comment on SB1 - Stadium Proposal

I am Amelia Boatwright, and I write to vehemently ask the assembly not to pass SB1. As a recent graduate of TCU with degrees in Economics and Political Science, as well as a lifelong Oakland A's fan, I say Las Vegas should have a baseball team at some point, but this is not the right franchise for the state of Nevada. Since I can remember, John Fisher has been promising new stadiums at various sites, while I have rooted for ragtag bands of underpaid players. As the nearly 30,000 fans who attended the Reverse Boycott at an A's game on June 14 can attest, this ownership group will say the right things, but end up nickel and diming you, fans, and employees. (For example, he stopped paying minor leaguers \$400/week until publicly pressured during COVID.) My economics professors looking back on the 3 stadiums the Texas Rangers have used in as much time as the A's have been in Oakland have always warned their students "Beware promised multiplier effects of capital investments."

I have spent my last week at work listening to all the relevant legislative sessions and understand that there are now other programs wrapped up in this bill. As enticing they may seem, I warn you - John Fisher will make you regret this. I know the vast majority of constituents will never pay attention. But you will always live with the knowledge that you bit too fast and got hooked by a bad (Fisher)man. Be patient and wait for an expansion team. Do not pass this bill. Thank you.

From: Andrew Baker
Sent: Monday, June 12, 2023 9:14 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No on the stadium scam

I am an Oakland A's fan who writes to warn you about John Fisher and urge you to oppose giving an out-of-state billionaire your taxpayer dollars.

Spending public dollars on ballparks makes no economic sense. This is not even up for debate. The City of Oakland has put a fair deal on the table, and Fisher is deal shopping. Acceding to his demands would further perpetuate a race to the bottom that pits municipalities against one another for the benefit of billionaires. Working families in Oakland and Vegas certainly deserve better—please don't undermine the courage Oakland's elected officials have shown by standing up to John Fisher.

What Fisher, Kaval, et al are doing is as transparent as it is shameful. It is a shock doctrine designed to torpedo attendance to justify moving a storied franchise which has been driven into the ground by a cheap, absentee billionaire owner who wants to add to his real estate portfolio courtesy of your public funding. It's unconscionable. You cannot trust these men.

I hope to see Vegas get a baseball team through expansion. I hope to see the A's sold to an owner who will commit to Oakland and invest in the product on the field. These outcomes are good for us all—what Fisher and Kaval are doing is good only for their bottom line. Don't fall for it.

Andrew Baker
City of Oakland D3 Resident

From: Andrew Maurins
Sent: Wednesday, June 14, 2023 8:50 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Senate Bill 1

To Whom It May Concern,

Why do proponents of this bill insist on continually lying to all of us? Lying about the alleged benefits of subsidizing stadium construction when they rarely (if ever) come to pass?

Lying about why actual needs in this state can't be financially met but corporate welfare for a putrid baseball team can?

Lying about the necessity of giving that same team a massive handout when the Golden Knights have already shown it can be done — while enjoying unmitigated rapid success, to boot — with all private financing?

Lying about why a man most recently estimated to be worth around \$2.4 BILLION is apparently incapable of doing anything by himself?

I would tell this bill's proponents that they ought to be ashamed of themselves, but it's clear that would be a waste of time and energy. They have repeatedly shown they are pathologically incapable of feeling the emotion the rest of us call "shame."

Voters have long memories. We will remember which of you supported this farce every time we see an unhoused person turned away from essential services. Every time a public school falls

further into disrepair and ruin. Every time a renter is evicted from a residence they can no longer afford to live in. We will remember ALL of these, and we will vote accordingly.

Andrew Maurins
Sun Valley, NV

From: Andrew Zuker (Thundervision)
Sent: Wednesday, June 14, 2023 6:04 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No taxpayer funded stadium

It is unfathomable to me that after years of watching billionaire sports team owners getting taxpayer funded stadiums built in cities nationwide, that this bill to bring the A's to Las Vegas would have even been considered. I also don't understand how the bill is still alive in special session when it didn't pass the first time. It's such a nakedly corrupt money-grab and a profound insult to working Nevadans who are struggling with rising costs of living.

In the past, when deeply immoral people —ergo the type of person who achieves billionaire status and not by earning it- would build hospitals, schools, theaters, etc and create works of public good. Whether this was to reduce tax liability or foster amnesia over how they got that wealthy, no one can say. The ruling class of today is now coercing the government and sometimes voters into funding their investment projects and there is absolutely no one to rationalize that in a country where people go bankrupt over medical bills.

Dozens of human beings froze to death on the streets of Reno this winter. Is that an acceptable social cost? Our schools are insufficiently staffed with high quality teachers because there's never enough money. So many problems that exist within our state could be immediately ameliorated with the money that is earmarked for this billionaire vanity project.

To pass this bill and make us pay for the stadium and the subsequent road and transportation improvements necessary to make it viable would be a profound injustice. It would be a slap in the face of every Nevadan outside of the economic elite, and a theft of our future.

Especially if tickets to the baseball games are going to be over \$100, parking over \$40, and concessions outrageously expensive.

Why should the people pay for an investment in sports that will immediately be out of reach for the majority of working Nevadans.

Please be guided by your conscience, and work for the people of the Silver State.

Sincerely,
Andrew Zuker.

From: angela bosco
Sent: Monday, June 12, 2023 8:24 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Baseball stadium

Hi,
 I'm a born and raised Las Vegan and I love my city and many of the changes happening. However, I would like to voice my opposition in the base ball stadium plans on the strip. It's a waste of dollars and I believe those dollars could be spent on something valuable, like education. It's an absolute no for me. I hope you take into consideration what the locals would like, and I know the majority of us don't want it.

Sincerely,
Angela Bosco

From: Annette Moran
Sent: Tuesday, June 13, 2023 2:30 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Proposed A's stadium

I strongly object to calling a special counsel that cost the taxpayers money. And I object to an A's Stadium in Las Vegas. It will displace current workers, the stadium does not hire that many people, we're running out of water in Las Vegas, and taxpayers must not "be on the hook" for multi millionaires, and billionaires who can afford to build their own stadium.

So, No in this proposed A's stadium.

Sincerely,
Mr. & Mrs. Moran

From: Ant Uco
Sent: Monday, June 12, 2023 9:41 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Bill SB1

Hi

Please do not pass bill SB1. I don't feel it is necessary and it is unacceptable to poor our tax payer money on this stadium. We need to fix our school system. If the As want to relocate here, let them pay for it. They can afford it, we can't!

Thank you for your time,

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From: Aurora April [West Prep MS]
Sent: Monday, June 12, 2023 8:51 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Vote no to the stadium scam

Taxpayers should NOT have to pay for the A's stadium. The majority of Nevadans oppose the stadium being built under taxpayer funds. Please do the honorable thing and vote NO to the A's stadium.

Aurora April
Las Vegas resident and registered voter

From: bahinlv
Sent: Tuesday, June 13, 2023 8:00 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium

Absolutely no stadium!

My name is Bethany Li and I'm a Kindergarten teacher in Las Vegas. I've lived here my entire life and I'm proud to help educate the future of our state. However we have been teetering on the verge of an educational famine. We are ranked 49 th out of 50 in state education and Clark County is losing almost 3000 teachers this summer. And as you all know from the veto of AB282, we're going to have a hard time finding substitute teachers.

But what are we doing about this?

We're trying to rush a bill to give over \$380 million in tax credits to an out of state billionaire to build a stadium for a team no one wants. If this bill is passed, it shows that we hold no value to our educational system.

Experts, polls, analysts, and reporters all say that this stadium is a bad deal for Nevada and yet we continue to entertain John Fisher's scheme to get our money. Have you seen one article that contends that this is a good deal for Nevada?

No?

That's because it isn't a good deal. Kaval left in the middle of the earlier meeting and the only time Fisher showed up is last week when he wanted to ask you for OUR TAX DOLLARS. He hasn't spoken to the media or public once to try and get our support.

Why?

Because he knows that **no one** supports it. Did you notice how **none** of the presenters showed the level of public support for this move? Shouldn't the most important thing be..."Do Nevadans want this?" News polls all show massive opposition.

If we pass this bill to give him over \$380 million in tax credits what sort of message are we sending to our teachers and children and voters?

Please vote no on SB1

From: Betty Hammond
Sent: Wednesday, June 14, 2023 11:06 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB 1 OPPOSE

I am opposed to this bill

Betty Hammond

From: Brenda Julian
Sent: Tuesday, June 13, 2023 7:54 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium

We are opposed to this bill using public funds for this bill

Brenda Cozzo-Julian
Thomas W. Julian
washoe valley NV 89704

Opposition Testimony

BH Testimony- My name is Brian Harris, and I am writing this testimony to express my strong opposition to SB1. In my view, it is unnecessary for Nevada to invest public funds in yet another stadium when there are pressing matters that deserve our attention within the state. Moreover, I firmly believe that the actions of the Oakland A's and their current owners demonstrate a lack of concern for both the people of Nevada and their current home in Oakland. Allow me to share a quote from Dave Kaval, the President of the Oakland A's, which emphasizes this point: "The No. 1 thing I want to stress to fans is our continued resolve and commitment to building a waterfront ballpark. It's going to be transformative for the A's, for Oakland in a positive way. It's a game-changer. It's going to be an incredible design with the Bjarke Ingels Group. It will be the kind of place that people come and visit as tourists when people can be tourists again. We are still 100 percent committed to that. I know for a lot of people, it takes longer than you think and now we have COVID and all these things, but we still remain laser-focused on opening a privately financed ballpark in the waterfront here in Oakland." This quote reveals that the A's have veered away from their commitment to the city they pledged to support. It is crucial not to be swayed by their words and instead oppose SB1.

From: Bryan Boyes
Sent: Monday, June 12, 2023 11:26 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1 Opinion

I think it's important to look at many items and ask many questions in regards to this bill...

1. Why does Vegas get a lesser deal? The Athletics were proposing a \$12B development investment of stadium, housing, affordable housing, small businesses, theatres and parks in in a struggling area of town in exchange for a similar subsidy of approximately \$400M from the city. Why in NV are they only offering to do what would be the smallest stadium in U.S. Why should Vegas get none of the redevelopment and investment that they offered Oakland for the same subsidy value? There simply is not enough value brought to the city (this location would be a world class resort at no cost to tax payers and instead a huge tax revenue generation if not a ballpark) with this deal to be subsidized. Demand they invest in Vegas like they offered to in Oakland as THAT is a true public-private partnership.

2. Construction jobs. Many (Unions) are in support of the project under the guise of construction jobs but let's not kid, those Unions are supporting for political reasons and that's fine, red and blue make many decisions. BUT you can look at the recent construction history of Allegiant Stadium versus any of the large scale Vegas Strip resorts and the strip resorts have always brought more construction jobs than a mega stadium, let alone what such a small ballpark will. Let's not think that a mega resort wouldn't occupy that land if the ballpark does not. With SB1 you would actually be opting for LESS construction jobs.

3. Careers and Quality Jobs. Many (again, unions mainly) are supporting this based on the idea of great jobs for Nevadans. But the average baseball team will employ less than 200 full-time employees (not all would even be in Vegas and most would actually not be new jobs for Nevadans) and Stadiums typically offer less than 1000 part-time seasonal jobs. Compare that again to a resort casino that almost certainly would go into that location and provide many more full-time jobs and benefits for Nevadans.

4. Tax Credits. Many will point out that this money is "if not for" funds via taxes generated but the ballpark. But this is a flat out lie. How much of the money spent by a local to go to a game honestly would not be used for discretionary spending at the Aviators, local restaurants or other entertainment venues. Do we really believe these dollars are only spent for Athletics baseball. Do we believe that a tourist who visits Vegas and goes to a ball game wouldn't have spent the

same if not more had they gone and hung out at the MGM Grand for a few hours? It's just disingenuous to suggest these tax revenues used wouldn't exist otherwise.

5. The Late Rush. This late rush to force this through was obviously planned. If the A's wanted to go this route to avoid allowing proper time to vet this plan that is concerning. But to also be costing the state \$250K per day for a special session I would hope NV demands they cover the cost of the officials working on this deal just as they boasted having paid Oakland staff for their time working on the deal. They showed no respect for the political process or the legislators let alone the public when they intentionally acted in such a manner.

6. Capital Improvements. These ballparks need repairs and maintenance. Most existing ballparks have had very expensive technological improvements within their lifetime time from scoreboards and ribbon boards to retractable roofs. The Milwaukee stadium famously is now in need of a \$400M roof repair. MLB has advised the city if they do not cover such costs the Brewers too may look to move elsewhere. Don't risk being a hostage of MLB, force the team into those risks and costs as they will be the ones reaping the benefits of the increased ticket prices, sponsorships, etc.

7. Is a subsidy for an out of state Billionaire fair to Nevada. Mr Fisher bought his team for roughly \$180M and it's now estimated to be worth over \$2B why does this man deserve a subsidy while NV teachers struggle to get buy purchasing their own supplies for students. Why does he get subsidized and pay no taxes while a sports bar one block away has to pay taxes like everyone else but also an "entertainment tax", while he does not, is this fair? The average middle income fan attending a game will pay taxes at the ballpark and at home while Mr Fisher pays literally no taxes in NV. One must also ask what precedent does this set. Will the Vegas casino's now demand subsidy to revitalize their old decrepit properties? When MGM decides its time to replace the Luxor, will Vegas let them skate on the taxes if they threaten to let the blight continue otherwise?

8. Is this the right situation for MLB in Vegas? This ownership group switched locations multiple times, is accused of dirty tactics in Oakland, is accused of intentionally trying to lose on-field, they have failed to address the legislature themselves, they have refused to meet with the community and have seemingly not provided anything to show how they would be as good let alone better than any other potential franchise steward. Does Vegas need to do THIS deal. Would Vegas be better off waiting as they did with the Knights for an ownership group who can build their own ballpark, who would invest in community, and build organically with a group that wants a VEGAS baseball experience rather than someone wanting a subsidized stadium in hopes (per their own projections) that they could lure at least one-third of the attendees as out of town fans of the visiting team?

Vegas and NV need to wait this out. Demand a far better proposal from the Athletics of at minimum the same offer they offered Oakland (\$12B development in the city, creating more construction jobs and more long term jobs and cover the cost of City/State staff working on this.) If they don't want to make such a deal then Vegas can wait. It's no secret that MLB plans a franchise for Vegas when they expand by two teams before the next Media Rights deal (likely in 2028) and Vegas is better waiting for THEIR deal!

From: Carol Schmidt
Sent: Tuesday, June 13, 2023 4:39 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Ball Park

Please, no, no ballpark.

Taxpayers should not have to flip any money for any more sports!

Carol Schmidt
North Lasvegas, 89084

From: carolyn murray
Sent: Tuesday, June 13, 2023 9:05 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: I love sports!

Yes, that is true. I love to watch the Aces play. I also love to watch baseball games. But I do not believe this is the right time to build a \$380 million stadium for the A's. As a resident of Nevada I see many more useful ways to spend that money for the good of Nevadans. Housing, healthcare, roads, education and many more community needs should be met first.

NO NEW STADIUM this year.

Carolyn Murray
Henderson, NV

From: cassiegyocats
Sent: Tuesday, June 13, 2023 7:26 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No to stadiums

Please don't waste our tax payer dollars – we need mental health, homeless population issues, help for elderly, early childhood education, and and and.... Not another stadium – I don't get something from the state for me to do my business – so why should they?

Cassie Rice
Owner Gymcats

From: Catherine Payne
Sent: Tuesday, June 13, 2023 8:14 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No to Stadium using taxpayer funds

Please do not vote to give a welfare giveaway to a wealthy company. Let them use their own funds if this stadium is going to be successful.
Using bonds sends a message that support for corporate greed is more important than education, affordable housing and badly needed mental health facilities.
Thank you,
Catherine Payne

From: Cheryl OWilbur
Sent: Tuesday, June 13, 2023 7:00 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium bill

Good morning NV Representative,
I hope you're having a good day so far. I want to weigh in on the new A's stadium. I love baseball and love going to the Las Vegas Ballpark to watch the games, we do this as a family because it is affordable. We are able to purchase decent seats, purchase many items at the concession stands, t-shirts, hats etc., we have an overall great time and parking is free. With the A's moving to LV, we will not be able to afford to attend the games as a family, we'll have to

decide which of us will attend a game and we will attend less often. Please do not approve this bill.

We love the Aviators!

Respectfully,
Cheryl L OWilbur
Las Vegas, Nevada

From: Chresten
Sent: Tuesday, June 13, 2023 9:36 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium

Please add my name to those opposed to spending taxpayer dollars for a new stadium for the A's.

Thank you

Chresten Wilson
Incline Village, NV 89451

From: Chris Giunchigliani
Sent: Tuesday, June 13, 2023 8:30 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Please do not find the stadium

As a former. Omission er and lone no vote on a previous publicly financed scheme none of the “projected “ community benefits appeared. To give them a 30 yr break on property taxes impacts schools, police and fire. The Governor vetoed several good bills that benefitted the public saying they were too costly yet supports a 380 million dollar giveaway to a private company.

Hypocritical at best. Oakland still wants the team. Vote this down and send the management a message, go back home and do what's right by Oakland fans and that city. Stop using us as bait.

Thank you,
Chris g

From: Christine Page
Sent: Wednesday, June 14, 2023 11:45 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

I OPPOSE this legislation. I OPPOSE another team, another stadium. I OPPOSE the use of ANY tax dollars for these purposes. STOP supporting billionaires while our education is substandard, we have no respect for teachers, healthcare access is difficult to find and afford, there are too many houseless in the state. I OPPOSE this when the rent protections were vetoed (I am one rent raise or one hospitalization away from living in my car). I OPPOSE anything that taxes the limited water supply: stop building and protect the citizens from drought and hardships to come This is a misguided expenditure. Lombardo will not look good bringing another team here, he is wrong. STOP SUBSIDIZING BILLIONAIRES WHEN NEVADANS NEED SO MUCH.

In Justice,
Christine Page
Reno, NV



NSEA OPPOSES SB1

The Nevada State Education Association has been the voice of Nevada educators for over 120 years.

NSEA opposes SB1, a \$380M giveaway to a California billionaire, while funding for Nevada schools falls short.

Last month, nearly 1000 educators and supporters rallied in front of the legislature, umbrellas in hand, to say it's a Rainy Day for Nevada schools. Nevada ranks 48th in education funding, even behind Mississippi, and everyone knows Nevada has the largest class sizes in the nation. The crisis of educator vacancies has reached a tipping point. In the last two years, Nevada will lose more than 15% of our teaching workforce. Nevada also has a serious problem with vacancies in classified positions, meaning we are short people who make our schools run. Nevada's severe educator shortage threatens the basic function of our school system.

SB1 would give away \$380M in public funds to California billionaire John Fisher to build a stadium in Las Vegas for his Oakland A's, yet Nevada was the only state in the country to receive 3 F's in education funding in the 2022 "Making the Grade" report released by the Education Law Center. *Nevada wants the A's, but that's why we get all the F's.*

Throughout the regular session, you heard from a parade of educators about the hardships of working in education with low pay and increasingly stressful working conditions. While progress was made on education funding during the session, the gap between current funding and optimal funding was only closed by one-third. Meanwhile, very little progress was made on class sizes, which will take significant resources and work to address moving forward. Nevada has the choice to adequately fund our schools and vital public services or instead give away tax dollars to California billionaires.

State	Poverty Rate School-Aged Children	Funding Level	Funding Distribution	Funding Effort
Montana	13%	C	C	C
Nebraska	9%	C	A	C
Nevada	15%	F	F	F
New Hampshire	7%	A	F	C
New Jersey	12%	A	D	A
New Mexico	20%	C	B	B

NEVADA WANTS THE A'S

THAT'S WHY WE GET ALL THE F'S

#SCHOOLSBEFORESTADIUMS

From: Chuck X
Sent: Tuesday, June 13, 2023 8:12 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

I do NOT want to waste \$380 million of taxpayer dollars on a corporate handout to the Oakland A's BILLIONAIRE owner. We need to invest in our housing, education systems, mental health services – things that would bring business here without forfeiting nearly half a billion of OUR dollars on an unnecessary and PRICY stadium leaving Clark County on the hook if this doesn't pan out!

The fact that the governor called for a special session just to deal with this issue and waste time and resources on a welfare handout to a billionaire is disgraceful on its own merit

The fact that this might happen (corporate welfare) depends on each of the legislators who were voted in by Nevada citizens to do what is RIGHT and just for Nevada citizens, not for a billionaire who has the ability to fund his own private stadium without using our public funds.

Overwhelmingly, Nevadans are opposed to this welfare deal. Don't let special interest groups dictate what you do with our money.

It's bad enough that the legislators didn't have a say in the welfare buffoon of Tesla and billionaire Musk getting more welfare handouts at the cost of Nevadans

Don't be known as the giver to billionaires

Please vote against SB1

From: Darla Gustaitis
Sent: Wednesday, June 14, 2023 5:56 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: The A's stadium

To the members of the Nevada Assembly,

Please vote against the A's stadium. With all the major issues Las Vegas is facing right now to include but not limited to a water crisis, a failing education system and a giant population in need of housing, to help a billionaire first is just unconscionable. The stadium will not create new dollars. Tourists will divert their dollars from some other local attraction. We have an airport at capacity. The traffic around the Strip and I-15 is a monster. It all just makes no sense. And from what I gather, the people of Las Vegas have overwhelmingly chosen "NO" to this new stadium so please listen to us.

Thank you for your time,

Darla Gustaitis
Las Vegas

From: David Anderson
Sent: Tuesday, June 13, 2023 5:04 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium

State money is for schools not stadiums please. Thank you. Schools and police.

From: Deborah Magness
Sent: Tuesday, June 13, 2023 5:58 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1 Against

I'm Las Vegas born and raised. I am against this stadium deal. Why on earth are Nevada taxpayers paying \$380 million and mortgaging our kid's education to give the worst team and worst owner in MLB the benefit of the best brand in the universe. Who elected Steve Hill anyway.

From: Dennis Ghiglieri
Sent: Tuesday, June 13, 2023 8:01 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Please oppose \$380M tax giveaway

Please vote no on the bill to subsidize wealthy baseball team owner. The subsidized stadium is a gamble we can't afford. Thank you.

From: Derek Greenlee
Sent: Tuesday, June 13, 2023 2:26 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium

I will permanently vote against any politician who votes to use ANY tax payer funds for a baseball stadium for the Oakland A's. Let them pay for their own stadium.

Derek Greenlee
Las Vegas, NV 89183

From: Diego Villalobos
Sent: Monday, June 12, 2023 10:08 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

Hello I am a resident from Henderson and I am writing you to let you know I am in full support of SB1. I believe this is a great opportunity for us to bring baseball into our great state. It will generate jobs, more tourism, and another sport we can take our families too. There's people telling you not to approve this bill but I can tell you right now a lot of it is outsiders who don't even live in our state telling you and us how to voice our opinions some even bad mouthing our state. I've been a life long A's fan I hope you pass this bill so I can take my family to ballgames and I will be one of the first to purchase season tickets. Thank you all for what you are doing I appreciate you all having to work extra time. Let's get this deal done and approved!

From: Dolly Rowan
Sent: Tuesday, June 13, 2023 5:56 AM
To: Furlong, Susan <Susan.Furlong@asm.state.nv.us>
Subject: Fwd: STOP Stadium

NV Legislators

I do not agree with using NV taxes to pay for this stadium, and the proposed location will create havoc with strip traffic.

Please do not vote to use NV taxes to help pay for this stadium, and do not allow this stadium to be built in the strip.

Dolly Rowan
Las Vegas NV 89122

From: Donna Schlemmer
Sent: Tuesday, June 13, 2023 7:33 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Senate Bill 1

Please do not pass this bill! There are so many things this state needs to spend money on. A baseball stadium is not one of them! We need better mental health services, affordable housing, and a better pre-school options. These issues should be addressed first before spending money on another stadium. Let's follow the path of the Vegas Golden Knights! If the casino corporations think it's a good idea to bring the As here, then they should put up the money for the stadium, not the tax payers!

Sincerely,
Donna Schlemmer
Las Vegas, NV 89131

TESTIMONY IN OPPOSITION TO SB1 OF THE 35TH SESSION OF THE NEVADA LEGISLATURE

First, I must express my disappointment that I must submit this testimony in writing because I cannot spend all day at the Grant Sawyer building waiting for the Assembly COW to take my live testimony. I have no idea who will read this besides my Assemblywoman Erica Mosca. I prefer to testify by phone so that I know that the entire committee will have my testimony and hear me. But today for some reason I don't have that option.

SB1 as written and most likely as amended is a bad deal for Nevada and in particular Clark County where I live in Assembly District 14 and Senate District 21.

The A's have spent more time seeking a site than on writing a detailed plan that considers quality of life issues for Clark County residents or the financial risk of this deal. They claim they have met with our residents but I have not seen nor heard of any such meetings.

Their plan seems to be unreliable and slapped together to be presented before the end of the regular session. While I did not support the Raiders deal at least they spent time meeting with many parts of our community and its leaders before bringing their plan forward. The A's on the other hand touted a binding agreement on a Red Rock site and now say they have a binding deal on the Tropicana site. Who knows? Currently the A's and their site are not spelled out in SB1.

Traffic at Tropicana and the Strip, along with Trop and I-15 and other surrounding streets is already a nightmare. We already have major casinos and stadiums nearby. The A's promise to work with Clark County Public Works on a traffic plan but we've seen what Formula 1 is doing. They are now asking for \$40 million for the improvements made for their race. That is \$40 million dollars that will no longer be available for repairing streets residents use every day. The A's claim that most of their attendees will be locals and then claim that their stadium will be the most walkable one in the MLB. Well, residents aren't going to walk there, especially not in the summer. The monorail isn't anywhere near there nor is The Loop, not that residents use those means of transportation. So that brings us to a parking problem. Once we wait in long lines of traffic there will be no place to park on the 9 acres of the As stadium. Today the parking at the Trop is used by many residents when they attend Golden Knights games or other events at the nearby T-Mobile Arena. Get these plans in writing before voting on this bill.

The A's claim that they are very involved in the Oakland community. Oakland residents beg to differ. While the A's claim they gave a million food items to a food bank and donated money to local charities, their Oakland fans claim they donated the food and money to the As to give away. How is this going to help our community? Get those commitments in writing – or no deal!

With Allegiant we used a room tax increase to fund this project. Here we are talking about bonds. Currently Nevada has the highest bond rating possible. This enables our state to fund projects for the good of the state. If this deal with the As falls through, it will hurt our bond rating. This risk is just not worth it when our state has so many needs.

We hear about the jobs. We are losing the Tropicana, that is a given, A's or no A's. But the stadium is saying that at least 60% or more of their jobs are part-time. Our community needs full-time, well paying, reliable employment. This stadium doesn't offer that. The construction jobs will be great but there will be construction jobs at the Tropicana site without taking this risky deal.

I love going to baseball games. Baseball is best enjoyed at the stadium. I want us to have a pro team. But the promise of \$15 seats by the A's doesn't add up. Nor do their attendance estimates pass muster. They are the worst team with an owner who does not invest in building a team that a community can be proud of.

Please don't rush into this. You told the Governor to bring this special session later this summer for good reason. The A's have work to do. I know they have deadlines. But we don't. We shouldn't rush into this.

I implore you to vote NO on SB1. Let's wait for a good deal from an expansion team to have an MLB team we can all support and be proud of.

Donna West
Las Vegas, NV 89104

From: Dorrie Rapp
Sent: Tuesday, June 13, 2023 12:44 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No NV taxpayer money for baseball stadium!

NV has far greater needs for its' people than another sports stadium. It is NOT proven that the claimed future benefits would even match, much less exceed, the outlay. Let the rich owner of the team fund his own stadium as others have done.

Do NOT waste NV taxpayer money! Dorrie Rapp, constituent

From: Doug Vacek
Sent: Wednesday, June 14, 2023 1:49 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No tax dollars for Oakland A's stadium!

we do NOT want to waste \$380 million taxpayer dollars on a corporate handout to the Oakland A's BILLIONAIRE owner. We need to invest in our housing, education systems, mental health services – things that would bring business here without forfeiting nearly half a billion of OUR dollars on an unnecessary and PRICY stadium leaving Clark County on the hook if this doesn't pan out!

Doug Vacek
Reno, NV 89512

From: Dylan Mattingly
Sent: Tuesday, June 13, 2023 7:21 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: statement in opposition to SB1

Hello to the Committee of the Whole,

My name is Dylan Mattingly, and I'm a resident of the Bay Area and was born in Oakland. I will start by saying that I understand I am not one of your constituents, and that your responsibility is to them and not to me. My purpose here is to offer advice, as someone who has followed this process intensely and the A's for a long time, which might be helpful as you make this decision as to how this bill and plan will affect Nevada residents.

There are all sorts of unknowns that come with this bill — how the A's will actually raise the \$1.1 billion to fund a stadium, whether or not the A's will follow through on various promises including those to be good partners to the community, even what the stadium will look like and where it will be built. What I think is the most important thing to convey to you as someone who has watched the process unfold over a long period of time, is that you should be extremely wary of trusting that the A's will follow through with any promise that is not explicitly outlined and required by the legislation that you pass.

The A's ownership has shown time and again that they do not follow through on promises, and often that they do not even have a plan. About the A's community benefits process in their attempt to build this new stadium on the Port at Howard Terminal, Oakland City Councilmember Dan Kalb wrote "early on, they said they wanted to provide a large amount of community benefits, and they created this process to engage with all sorts of community stakeholders and advocates and so on. It was a whole multi-layered, very intricate process with lots and lots of people, and they managed the process, lots of it, or at least initiated and helped manage it. And then, more than three-quarters of the way through the process, they said "Oh, by the way, we're not going to pay for any of this stuff."

They have offered "renderings" of the stadium they have proposed on the Tropicana site, which are so unconsidered that they clearly show a stadium which is built on the vast majority of the 35 acre of land there, despite the fact that they are only being offered 9 acres. That is not an insignificant difference — it means that the renderings they have offered cannot bear any real similarity to what would eventually be built there. They were simply created to fulfill the idea that it was important to have an image that exists at this point in the process. That sort of hollow fulfillment of the stages of this process while refusing to commit to any level of thoughtful consideration of what is actually being proposed is entirely indicative of how the A's ownership runs their team and expects to do business.

The case has been made as well by proponents of the bill in the public sessions that it is not unreasonable to expect the A's to have an average attendance of 27,000 people per game at a new stadium in Las Vegas, a near-sellout of every game in the proposed 30,000 seat stadium. They say that 27,000 person average would be in the 50th percentile for Major League Baseball, and therefore is a reasonable, even conservative projection. But Las Vegas would be one of the smallest markets in the MLB, and even assuming 30% of the fans would be tourists, it is in fact profoundly unlikely that the A's would be able to reach that level of average attendance.

Moreover, those speaking in favor of SB1 in public session have claimed that the A's need to move because the attendance in Oakland will always be poor, that even when the team was good, they did not have high attendance. The numbers do not bear this out — each of the last times the A's team has had sustained success (2000-2006, 2012-2014), the fans have come and they have approached that 50th percentile attendance that is the absolute maximum in the

proposed stadium on the Tropicana site. The fans in the Bay Area, and sports writers everywhere who have followed the A's nationally, have seen that the A's ownership has intentionally let their stadium fall into disrepair, traded away their best players, and not put back resources into the team until fans have stopped coming to games out of frustration, in order to further this one argument that they have made to you. It is a dishonest and bad faith argument, and shows a deep cynicism towards what they do, a sort of lack of respect for their community that does not reflect well on them and their intentions in Las Vegas or in Oakland. And it should not be rewarded by either community with the use of public funds.

My warning to you, as someone who has followed the A's my entire life, who has watched this ownership's attempts to build a stadium very closely, is this: the A's are not a trustworthy partner. They are unlikely to follow through on what they have promised, and the plan they have proposed to you will not be fulfilled in the way they have tried to claim. I love the A's. They are a crucial part of who I am, of what home means to me, of the community that matters so much to me. I will be heartbroken if they leave, but I cannot pretend that I do not understand why someone would want them in their city and what intangible benefits they can provide. Those are real. But they are simply not serious about following through on plans, and what they have proposed is fundamentally not capable of providing the benefits and scope that they have promised in the public presentations in this legislative body. I understand that your responsibility is to the people of Nevada, and I respect that — but I would also simply like to remind you as well that by participating in this attempt to move the A's from their home community to a new one, there will be a huge amount of very real pain that you will participate in causing to a community of people in California. That does not invalidate the possibility that it is the right decision, that that hurt to others is worth it to the gain of the people of Nevada. But in my opinion, there should be a very very high bar of certain success — that it will absolutely be worth it — if you are willing to allow for that pain to be enacted upon the community of the East Bay Area. This proposal does not appear to me to meet that bar, from the renderings of a ballpark that can never be built with this proposal, to the assumption of a number of fans that will never come. I ask that you vote no on SB1 because this is a very important decision that will have wide and in many ways unknown ramifications for the lives of a huge number of people in both Nevada and California, and I believe that in order to say yes to a decision like that, you should need a higher degree of confidence of success than one can have with this proposal and the A's track record of being uninterested in following through on their promises.

Thank you,
Dylan

From: eastbayliquor
Sent: Monday, June 12, 2023 8:24 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No to the stadium bill

No one wants the A's and we do not want to pay for it. Let's wait for expansion!!!!

From: ed uehling
Sent: Tuesday, June 13, 2023 6:19 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposition to stadium.

The beneficiaries of initiatives like these should pay—not the public. MGM stands to gain billions and can write a much bigger check today than \$380 M.

Mark Davis' assets have increased \$1B and the Wall Street owners of MGM have gained hundreds of millions from Allegiant Stadium without putting in a penny.

What has the community gotten in return?: manipulation of room rates to actually SUPPRESS the number of visitors to Las Vegas. MGM President William Hornbuckle described his plan of visitor selection/suppression in the meetings which created the stadium.

Our bought-off public officials are purposely destroying 10,000 or more local home-sharing businesses to satisfy Wall Street greed at a time when it's getting record profits. Doing the easy work of growing the NUMBER of tourists (like the Visitor's Authority is supposed to do) could bring \$10-50B to the community but the hotel cartel (created by the stadium machinations) won't allow it unless every tourist dollar passes through its hands first. And our pandering "public" officials promote these scams.

DON'T LET LAS VEGAS BECOME EVEN MORE OF A COMPANY TOWN.

Ed Uehling

From: Eddie Mansfield
Sent: Tuesday, June 13, 2023 8:15 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's Stadium.

The las vegas people do not want a second hand team here in Vegas again. We've already taken the raiders and all the hurt and pain the players have caused our citizens. Why are we even considering this when we have such low teacher pay high homeless numbers and many other things in our state need funding. The money should be spent on the people of the state and thier needs and for better education not some crappy smallest in the country but will have the highest ticket cost stadium for a baseball team that has been no good because an owner chooses not to pay his players and has walked away and ruined so many things in Oakland this is a joke we have to beg for our legislation to vote no on this nevada residents DO NOT WANT THE A'S OR THE STADIUM. He's a billionaire let him pay for the stadium all on him or go some where else.

Edmund n Mansfield

From: Ellen Fockler
Sent: Tuesday, June 13, 2023 8:46 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1, in opposition

To burden the taxpayers of the state of Nevada for multiple years with both a huge payout and all of the proposed excusal of taxes paid is inexcusable. It will be virtually inaccessible to all of Nevada's residents except for those who live in Las Vegas or the surrounding areas. It will never generate the volume and type of revenue that its proponents describe. Please.... VOTE NO!

--

Ellen Fockler

Be like a duck. Remain calm on the surface and paddle like crazy underneath.

From: Elvira Diaz
Sent: Tuesday, June 13, 2023 4:06 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Testimony in oposición

I am in oposición of making a new stadium.

we do NOT want to waste \$380 million taxpayer dollars on a corporate handout to the Oakland A's BILLIONAIRE owner. We need to invest in our housing, education systems, mental health

services – things that would bring business here without forfeiting nearly half a billion of OUR dollars on an unnecessary and PRICY stadium leaving Clark County on the hook if this doesn't pan out!.

Thanks
ELvira Díaz
Nevada resident

From: Erik Stenholm
Sent: Tuesday, June 13, 2023 6:41 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

I oppose this bill and I'd like to inject a little common sense into this discussion.

Jeremy Aguero is not an economist - he's an attorney and his only degree is in hotel administration. This is the best guy John Fisher could find to trot out there to give you the supposed economics of the bill. He is not an economist. I don't know how that hasn't been brought up yet in questioning.

You'll notice that everyone that supports this bill is either a lobbyist, a billionaire, or doing the bidding of a billionaire or a special interest group.

No matter how many times Dave Kaval tells you he went to Stanford, and no matter how many times Jeremy Aguero says he is an economist, just remember that this bill is not smart policy. This bill is frantic and rushed because Fisher HAS to have a deal done ASAP or he loses the money he receives from MLB through revenue sharing.

If you get into a binding deal with John Fisher and Dave Kaval, you all will regret it for the rest of your political career. This isn't a stadium bill, it's a stadium scam. John Fisher is a scam artist and you're the mark. Don't fall for it. Don't pass this bill. Say no to corporate welfare. Say no to far right wing owner John Fisher.

- Erik Stenholm

From: erin fockler
Sent: Tuesday, June 13, 2023 9:06 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1, in opposition

My name is Erin Fockler and I am writing in opposition of SB1.

From: Gabe Stransky
Sent: Wednesday, June 14, 2023 8:29 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Don't make the people pay for this stadium

My name is Gabe Stransky and I lived in Reno from 2010 until 2022. I moved away from an area where I still have lots of friends and family because the cost of living was becoming absolutely ridiculous. This new proposed deal will only make the divide from cost of living to actual income get worse.

John Fisher told Nevada lawmakers that he can get an average of 27,000 fans into the new proposed stadium in Las Vegas. It will have to be an entirely new fan base because he has lost

all respect from his fans. This will be the last time 27k+ fans go to an A's game ever unless John Fisher sells the team or they plan another reverse boycott.

As a former Northern Nevada resident the proposed \$380 million, plus tax write off incentives makes no sense to me. For one, Oakland is closer to Reno than Las Vegas, so why would this be a good thing for any baseball fan in the Reno area. Over the 12 years I lived in Reno I watched the city and state make deal after deal that lined the pockets of billionaires, politicians and casinos. I heard about deals in the past that did the same thing. Those deals and this one will further divide the rich from every day people. Why should they have to pay for a stadium that the owner can already afford? I doubt Nevada residents are going to receive 1 millionth of a percentage of profits for their "investment". This will be another bad investment for Nevada that will raise rent for locals, give jobs away to people out of state, and line the pockets of people who are already rich.

https://www.sfgate.com/sports/article/a-s-fans-come-out-en-masse-for-reverse-boycott-18151043.php?fbclid=IwAR3_D0iWD8UxCfi3K008yN_jTH26gKGv-YnYX2V8w9hmKo8vgj30yRptlA

From: Gerard B. Berroya
Sent: Tuesday, June 13, 2023 10:15 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Concerns about SB1. Please vote NO

Dear Assembly Members,

As a voting citizen of Clark County, I would like to express my concerns for SB1 especially after listening to all the hearings. I'm not completely against building a Major League Baseball stadium in Las Vegas even if we may need to use public funds HOWEVER, A's owner, John Fisher, and president, David Kaval are NOT trustworthy people and should NOT receive any of our public funds.

1) Mr. Kaval has stated numerous times in 2018 that a stadium in Oakland would be 100% privately financed. You can search for it on his Twitter account @DaveKaval. Why are they not taking the same approach in Las Vegas?

2) The A's asked the city of Oakland for \$360 million to fund offsite infrastructure. The city did more than its part to raise now \$405 million. Yet, the A's still walked away. I have heard from Bay Area journalists that one of the reasons is that Oakland leaders wanted safeguards against possible increasing costs that Mr. Fisher did not want to give them.

3) Mr. Kaval has stated to Bay Area media that one of the biggest reasons they wanted to stop negotiating with Oakland and pursue Las Vegas mentioning a 2027 opening in Las Vegas. Now, he's saying 2028. How do we know it will not be 2029? 2030?

4) Mr. Kaval has stated that the A's needed to have ancillary development around a new stadium in order to create the additional revenue streams in order to spend more money on a competitive team. They would get that at the Wild Wild West site. They wouldn't have that at the Tropicana site. Where would they get this additional revenue they said they needed? Ticket sales will be limited with only 30,000 capacity. Mr. Kaval has not addressed this since pivoting to the Tropicana site.

5) Mr. Kaval appeared on Las Vegas media saying that the Wild Wild West site was the best place for local fans to get to and from the game. Since pivoting to the Tropicana site, which would most likely cause many traffic issues, he still has not publicly addressed this in light of what he previously stated.

At least when Mark Davis was pursuing a Raiders stadium in Las Vegas, he had some kind of plan. He focused on the site, and he built there. His initial renderings were very close to the final product. He bought the Aces, and turned them into a very successful franchise. The A's renderings for the Tropicana site were not realistic at all as the stadium rendering is much greater than 9 acres. A 9 acre stadium with a retractable roof is unheard of in Major League Baseball, and many say that it may not be possible.

It is clear Mr. Fisher and Mr. Kaval do NOT have a clear plan. They seem to be pursuing this with a mentality of, "Don't worry about it. It'll be fine. Just trust us" We should NOT pay these people UP FRONT with an exorbitant amount of our public money until they can take this seriously and give us something solid, that the people can get behind. They terrible track record of not doing what they say they are going to do. They probably will NOT generate the revenue they say they will and leave US holding the bag. They are desperate because they have a January 2024 deadline from Major League Baseball to have a stadium deal in place or they will lose their revenue sharing check. We should not be making deals with people who have track records that are this poor. It would be like spending a large sum of money on a business whose proprietor has received mostly 1 star reviews. Please say NO to SB1.

Thank you,
Gerard Berroya
Las Vegas, NV 89118

From: Heather Carpenter
Sent: Wednesday, June 14, 2023 9:20 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposition to SB509

Hello,

My name is Heather Carpenter and I am a homeowner and resident of Washoe County, Nevada.

I am reaching out to you to voice my opposition to SB509 and any other legislation that would involve providing government financial incentives to a private sports company or state sponsorship of a commercial sports arena.

The projected returns of such an investment are highly questionable. Nevada is much more likely to see a positive economic impact by directing funds and financial incentives toward public healthcare, education, housing, and other public infrastructure.

Please do not vote to siphon money away from public welfare in order to subsidize a private, for-profit entertainment enterprise.

Kind regards,
Heather Carpenter

From: Howard McCarley
Sent: Tuesday, June 13, 2023 6:22 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Proposed Stadium

No public contribution to stadium construction- if it's such a good deal the team owners and the league should pay for 100% of it

Put it somewhere other than the corner of LV Blvd and Tropicana - traffic is already a nightmare, parking is a joke, and football games are in fall and winter so fans can walk to Allegiant from the strip. Baseball games are in spring and summer, fans will think they're in a remake of Beau Geste is they try to walk any distance

The A's are a low budget, bargain basement franchise. That's not Las Vegas style. If you HAVE to have the A's write requirements for Fisher to go big or go home

Bad team. Bad location, bad bargain

From: Jack Schweitzer
Sent: Wednesday, June 14, 2023 6:06 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Reverse Boycott Gives Warning to Future Partners of John Fisher

To Whom it May Concern,

Last night's reverse boycott in Oakland, led entirely by the same Oakland Athletics fans whose low attendance has been mentioned throughout testimony on the subject of SB1, showed exactly the negativity that John Fisher would engender in the Las Vegas community should this bill be passed by the assembly.

Vegas is clearly a sports town, and may ultimately succeed with a baseball team, but the play is and always has been to patiently assess the viability of a ball club (either through relocation or potential expansion) rather than rush to placate a failed owner and businessman. There is no reason why Nevada should allow the Athletics to jam this legislation through with an urgency whose only benefit is to allow the team to continue to receive revenue sharing checks by reaching a stadium deal before MLB's deadline of January 15, 2024.

I hope that wisdom prevails. Vote NO on SB1.

Jack Schweitzer

From: James Morrow
Sent: Tuesday, June 13, 2023 12:27 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Oppose SB1

My name is James H. Morrow

Las Vegas has been a baseball town since the Las Vegas Stars in the 1980s. We are ready to accept a MLB team-but why should we rush to accept the first offer that appeared a couple weeks ago?

We hold all the cards in a negotiation for a MLB team. Why give away hundreds of millions in public money to the very first offer that features a bad team and bad management? The As need us but we don't need them. We need to take our time and negotiate a deal without public money-we've done it before.

Tonight the Vegas Golden Knights play for the Stanley Cup after receiving ZERO public money but 100% public support. Don't fall for this scam. Follow their lead.

From: jlivin42day
Sent: Tuesday, June 13, 2023 6:05 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1 special session

Speaker Yeager and Assembly members,
Please do not support this bill. It is not good for Nevada.
The A's organization cannot be trusted, MLB is not the NFL
and all the comparisons to the Raider stadium are comparing apples to oranges.

Be the voice of the people and vote NO.

thank you,
Jana Wright
Clark County

From: Jennifer Kuhlman
Sent: Tuesday, June 13, 2023 5:55 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

Committee Members,

I'm a Clark County resident and I am requesting that you vote AGAINST the use of public funds to finance the construction of the Oakland A's stadium. Previous investigations have shown that subsidizing a sports arena will likely cost hardworking Nevadans more than we will be paid back in job creation and local revenue for many years to come. The stadium will, however, quickly generate massive profits for non-local owners and upper management of the team. Nevada residents will be offered jobs that pay close to minimum wage such as construction, concessions and janitorial work. The tourism revenue from the Oakland A's will likely be a drop in the bucket compared to that from other attractions in our great city and will not enhance our economy in a way that's noticeable to working people. Of the A's want to move here, they need to finance the stadium without public funds like the VGK did with T-Mobile Arena. Enough is enough with corporate subsidies. If we don't have enough money to pay our teachers a decent wage, we should not be putting Clark County taxpayers on the hook for an unneeded stadium. For these reasons, I urge you to vote AGAINST our state subsidizing out-of-state interests in Nevada.

Jennifer Kuhlman
Las Vegas, NV 89143

From: Jeremy McCurdy
Sent: Monday, June 12, 2023 10:04 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1 Testimonial, Please Read Before Voting

Good evening Madame Chair and Members of the Committee:

My name is Jeremy McCurdy and I strongly oppose SB1.

By supporting SB1, you will support going into business with John Fisher; what does that mean?

The GAP, the business which he didn't work to build, but inherited, is failing; it's down over 70% in the past 5 years.

The Oakland A's, in which he has under-invested for nearly two decades now, while putting minimal effort into the product, selling off high-end assets for pennies on the dollar, only then to raise prices for families to buy tickets - are failing (though this was intentional on his part).

The San Jose Earthquakes -- well in 2015, they got a new stadium! And how did that work out? They are also failing, and have been in the bottom 1/3 of the league in payroll *and* attendance since after the stadium was built with similar promises to increase investment and competitiveness - and that's in highly affluent San Jose with nearly unlimited corporate sponsorships. That's a preview of what's to come if Las Vegas passes SB1.

So what happens if Las Vegas passes SB1, when history repeats itself, and John Fisher under-invests and fails again? You and your constituents will be on the hook for all of those taxes the stadium income won't cover - you know, the ones that a lawyer specializing in hospitality (not an economist) said were conservative numbers? Those taxes. I can't imagine your constituents, most of whom oppose this bill (<https://www.leg.state.nv.us/App/NELIS/REL/35th2023Special/Bill/11735/Opinions>), will appreciate that.

If you want to know how much John Fisher will invest in this team and in Las Vegas, ask yourself only this question: how much effort did billionaire John Fisher invest in simply being with the committee to answer questions or support SB1 last week? How quickly did Team President Dave Kaval leave the committee session for SB1 on the first night after not answering one simple question directly? Does that feel like good faith to you? John Fisher has demonstrated that he will not invest in the A's, and he will certainly not invest in Las Vegas or Nevada.

If you support this bill, you and your constituents will get the John Fisher GRIFT that you deserve, and that your constituents will never forget. John Fisher has demonstrated historically that he does not negotiate in good faith, and this will be no different.

When John Fisher again decides to prioritize personal profit over investing in the on-the-field product, which is all he's ever done in his ~20 years of owning professional sports teams, attendance will drop below the already unrealistic expectations, and Nevada taxpayers will have to foot the bill. By passing SB1, you are effectively agreeing to this tax to line the pockets of a billionaire who refuses to hold up his end of the bargain, on behalf of your constituents. This is precisely what will happen when this investment fails, like every other asset he's made an investment in (or lack thereof).

The **only** reason John Fisher wants this project in Las Vegas? He thinks the fine politicians of Nevada aren't smart enough to reject it for all the reasons above - and that the multimillion dollar revenue sharing checks (the only way his team profits) will continue flowing in with Las Vegas being a small TV market, comparatively. He needs this done by January, 2024, when those checks would otherwise stop rolling, in if a move isn't completed.

If you need more convincing to oppose SB1, simply Google "John Fisher Oakland Athletics" and spend 5 minutes researching, or look here for one recent example: <https://www.cbssports.com/mlb/news/john-fisher-is-redefining-sports-owner-malpractice-as-he-spitefully-tries-to-move-his-oakland-as-to-las-vegas/>

Las Vegas is better than this. Las Vegas will get an amazing MLB expansion team which will be embraced and succeed like the Golden Knights have been.

John Fisher needs Las Vegas; Las Vegas does not need John Fisher (or his grift).

Thank you for your consideration.

Sincerely, a very concerned baseball fan,
Jeremy McCurdy

From: Jessica Ebbe
Sent: Wednesday, June 14, 2023 9:05 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's ballpark

A's fans don't want this, Nevadans don't want this. Simple as that, listen to the people that put you all in power and do not pass this. The state should not have to fund this with public funding when we rank nearly last in childcare and education. Make better choices for us.

Jessie Ebbe, Washoe county

From: Jocelyn Pereira
Sent: Monday, June 12, 2023 11:30 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Re: Stadium build

To whom it may concern:

The stadium build appears have no gains for taxpayers but cost money. This is a very unfair deal for Nevada residents who would rather engage with a business that benefits them and does not cost them money. Particularly seeing where most residents appear to see no benefits in this deal.

Signed,
A concerned Nevadan

From: Joey DelliGatti
Sent: Tuesday, June 13, 2023 7:34 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium Funding

Good Morning Assembly Committee Members:
I'm hoping my email message reaches you and it possibly can be shared with all those concerned, and entered into to the record..

Let me begin by stating that adding another major sports franchise to the State of Nevada can be a good thing, but it has to good for both sides. The speculation on attendance figures, and supplement events aside from baseball, will be financial suicide. There is no way to predict what figures will and can be, based upon tourism or even a small stadium seating 30,000. Its simply massaging numbers to make the proposal look better than it realistically is. To use a gambling term: Its a roll of the dice, where the house will not win.

Nevadans and the State shouldn't have the welcome mat out giving the impression to all the "Little Sister's Of The Poor" sports franchises they are welcomed and our pockets are deep. The A's have a well known track record dating back at minimum of 10 years, and longer, of not being good neighbors (just as Mark Davis) What capital investments have they made into their into their own product? Throwing around the term economic development is situational and comparable to the game of 3 Card Monty or another way of describing it, a distraction and terribly disingenuous.

Stating the obvious for those with their head in the sand, the A's have had terrible attendance records, subpar team construction, poor performance and trading away marquee talent that

otherwise are considered gate draws, not to mention near bottom payrolls annually. The very stadium they currently play in, has become an animal sanctuary.

Obviously a billionaire like Mr. Fisher can seek private funding and obtain favorable lending terms on his own, not to mention the subsistence they'd receive from MLB, with the waving of a \$300 million relocation fee. (Rob Manfred is on the record saying as much).

My point is this: The A's need Las Vegas. Las Vegas doesn't need the A's. We're already a world class destination. WHY should we settle for a penny pinching bottom dweller and provide a handout when we could do much better than the A's and what they offer and are requesting.

I find it terribly difficult giving money away to a billionaire, that would be better served helping Nevadans over a broader spectrum. It seems to me we're giving money away faster than we can print it. Am I wrong? I have 2 words: Elon Musk

Liberty Media is bringing the F1 spectacle to Las Vegas, and they too recently are asking for an additional \$40 million in funding for infrastructure improvements. Correct me IF I'm wrong, but didn't we already negotiate in good faith and set budgets and funding? When does this cash grab stop?

How does any of this help me or my fellow Nevadans keep roofs over our heads, provide for our families, or try and mitigate the rising inflations costs that continue to soar, or even meet the medical needs for the disenfranchised. We as Nevadans should come first, as we pay taxes and support our economy by spending our money within the State.

Nevadans deserve better, WAY better then the A's and "billionaire" John Fisher. Let him spend his own money, NOT OURS!!!

Respectfully

Joseph Delligatti
Reno, Nevada

From: Josh A
Sent: Tuesday, June 13, 2023 12:43 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposing SB 1 Testimonial

To whom it may concern,
My name is Joshua Zalk and I am a licensed occupational therapist living in the West Coast.

In my profession, we have a defining principle of the occupational therapy code of ethics. They include beneficence, nonmaleficence, autonomy, justice, veracity, and fidelity. I want to focus on the latter 3.

Justice means fair treatment of clients. Veracity means to tell the truth, be accurate, and not be deceptive. Integrity is a common word mentioned when discussing the principle of fidelity.

All of which are being violated by Mr. Dave Kaval and Mr. John Fisher's pursuit of a ballpark on the Las Vegas Strip. Mr. Fisher and Mr. Kaval are acting in an unethical manner that could directly affect Nevada constituents that may be going through trying times with their finances. It is one thing to increase taxpayer contributions but another to be deceptive, neglectful, and lacking transparency while making this proposal.

As occupational therapists, we assist our clients in becoming independent with money management. And this proposal could make it difficult for my possible clients to live their lives

comfortably and with stability. All for a bill that is being tabbed as a stadium scam created by an ownership group that has failed time after time to properly secure a stadium site.

Now, back to SB1. What have Mr. Kaval and Mr. Fisher done to prove to you all that they should take more of your tax dollars? Mr. Fisher's sports teams, the Oakland A's and San Jose Earthquakes, both are at best in the bottom quarter in terms of payroll. And this is despite drawing in mid-range profits in the MLB this past season and having a salary cap in the MLS. Mind you, Mr. Kaval and Mr. Fisher helped build a new soccer stadium in San Jose too. This did not influence the ownership group to further invest in their team and bring in quality players that would put butts in seats.

Mr. Kaval and Mr. Fisher's past actions should prove to you all that they are not to be trusted with their promises on the Las Vegas ballpark. Especially when there are stipulations regarding attendance.

Heck, Mr. Kaval could not even give you a transparent answer when asked about paying for the live entertainment tax (Which would violate veracity in my profession). Do you really think that Mr. Fisher would be willing to shell out dollars to bring quality free agents such as Shohei Ohtani to Las Vegas? He couldn't even pay his own players the money they deserved! Matt Chapman. Matt Olson. Sean Murphy. Mark Canha. Chris Bassitt. Liam Hendriks. All fan favorites that the Oakland community believed in during their sell out playoff game in 2019.

I urge you to vote no on SB1 until Mr. Kaval and Mr. Fisher can give you answers that reflect the principles of justice, veracity, and fidelity. Given their past actions and testimonies from former colleagues, it is more likely than not that they will continue to not do so.

Thank you for taking the time to read this testimonial.

--

Joshua Zalk, MSOT, OTR/L (He/Him/His)

From: Kathleen Lauckner
Sent: Monday, June 12, 2023 10:11 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium --vote NO

As a constituent of Assembly area 42 and Senate district 9, I do not want any public money to go to a ball field. Also, whose brainy idea was it to design an open stadium in the desert! I can not attend the Las Vegas Ball park after June, why would I pay more to swelter to watch the A's lose. Vote NO on SB1

Dr Kathleen Lauckner

Las Vegas, NV 89147

From: ken goldman
Sent: Tuesday, June 13, 2023 8:41 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Senate bill 1

No! No taxpayer handout to Oakland A's

We need that money to improve our schools, roadways and standard of living for Nevadans, I will be watching who votes for this and who votes against it.

A taxpayer and voter.

Ken Goldman

Reno, NV.

From: Kimberly Burgess
Sent: Tuesday, June 13, 2023 8:38 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stop the Stadium Scam!

Do not fund a stadium that only benefits billionaires and their cronies! Do not take public funds and give them to a losing team owned by a billionaire who doesn't care!

If you really want to cheer on a baseball team, have one built from the ground up to earn our pride as the Golden Knights have done!

Tell the Oakland A's to go away. We don't want them! If you really want to spend that kind of money, give it to the schools and the kids that attend them.

From: LaMoyne Biss
Sent: Monday, June 12, 2023 8:42 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Cc: leebiss1@gmail.com
Subject: Do not fund the A's!

The reason they are such a bad team is their ownership and management. They will not attract tourists. There are many more needs in our state to improve the lives of our citizens. Therefore I am strongly opposed to this bill.

LaMoyne Biss
North Las Vegas NV 89031

From: Laura Hale
Sent: Tuesday, June 13, 2023 8:07 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

I am writing in opposition to SB1. When our state lags so far behind on so many measures of health and wellbeing, it would be indefensible to waste \$380 million in taxpayer dollars to build a stadium for the Oakland A's.

Please stand up for Nevadans and against wasteful spending that leaves us holding the bag.

Laura Hale
Carson City 89706

From: Linnes Chester
Sent: Tuesday, June 13, 2023 12:25 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium Public Comments

The stadium should not be approved. More than 80 percent of Nevadans are opposed to the stadium. The process had been rushed, which could create financial burdens for the state and Clark County if the heavily-asterisked assumptions do not come to fruition. The A's had months to come up with a reasonable plan. Instead, they waited until about two weeks ago to present some ideas to the legislature. This is a bad deal. Do not approve the stadium.

Linnes Chester
Las Vegas, NV 89128-0386

6.13.2023

Lisa Lynn Chapman
Testimony for SB1

Greetings. My name is Lisa Lynn Chapman, and I am here testifying on my own behalf.

I am here in opposition to SB1 for several reasons. I believe the use of public funding for building stadiums is a poor use of taxpayer funds and rarely benefits the community as a whole.

This isn't my own opinion. According to the public opinion poll on NELIS, 87% of the public opinion opposes SB 1 and this stadium. Additionally, a survey of the American Economics Association members found that 85 percent agreed that state and local governments should eliminate subsidies to professional sports franchises.¹

Almost all empirical studies find there is little to no tangible impacts of sports teams and facilities on local economic activity, and the venue subsidies far exceed any economic benefits.²

While studies show there are important intangible benefits to hosting sports teams, these benefits don't necessarily spill over into all communities.³ The positive intangible benefits do not justify the cost of the included disamenities, including associated crime, congestion, and the level of subsidies.⁴

Additionally, stadiums are bad for the environment. The congested roads, delays in traffic, and additional miles translate to a cost of over \$7 million per year in social costs.⁵

Specifically regarding this deal, John Fisher, the owner, has a history of dealing in poor faith with the City of Oakland. As part of the Waterfront Ballpark District Project, John Fisher and the A's negotiated with the community and the City of Oakland on a comprehensive Community Benefits Plan the project would deliver \$450 million in affordable housing, environmental remediation, infrastructure improvements, and jobs for locals. Dave Kaval speaking for Fisher, acknowledged that he never intended to pay for the community benefits.⁶

Additionally, John Fisher refuses to invest in the A's to develop a winning team. Their current payroll is approximately \$37.9 million as compared to the \$200 million invested by the New York Yankees and the Mets.⁷ How is this bottom-barrel team an attraction for tourists or locals?

For these and many other reasons, I am opposed to the Nevada Legislature investing MY money in this project.

Thank you for your time.

1 Bradbury, John Charles and Coates, Dennis and Humphreys, Brad R., *The Impact of Professional Sports Franchises and Venues on Local Economies: A Comprehensive Survey* (January 31, 2022). *Journal of Economic Surveys*, forthcoming, Available at SSRN: <https://ssrn.com/abstract=4022547> or <http://dx.doi.org/10.2139/ssrn.4022547>

2 *Ibid.*

3 *Ibid.*

4 *Ibid.*

5 Mashayekh, Yeganeh, Paulina Jaramillo, Mikhail Chester, Chris T. Hendrickson, and Christopher L. Weber (2011) "Costs of automobile air emissions in U.S. metropolitan areas," *Transportation Research Record*, 2233 (1), 120–127.

6 *The Oaklandside, Could the A's waterfront ballpark be a good deal for Oakland?*, July 9, 2021

7 *Sportskeeda, Oakland Athletics Payroll, Where do the A's rank among the teams with the most expensive rosters in the league?*, January 14, 2023

From: Lucy DuPertuis
Sent: Tuesday, June 13, 2023 9:12 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium Bill

I oppose SB1, the bill designating over 3 million dollars for the Oakland As stadium. The money should be used to help Nevadans who are struggling financially and/or healthwise.

Lucy DuPertuis, PhD
Douglas County Resident

From: Maggie Babb
Sent: Tuesday, June 13, 2023 8:33 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposition testimony SB 1

Good morning members of the assembly,

My name is Maggie Babb I am Nevada resident and I am a teacher in the Washoe County School District. I am writing in opposition to SB1.

I firmly believe that we should not be giving public taxpayer money to a billionaire to fund a baseball stadium. Especially when citizens of Nevada are facing extreme challenges in regards to education, health care, and housing. Until we fully address these critical issues we cannot afford to bring in another sports team and fund the building of a stadium in Las Vegas. To do so would be a betrayal of the public trust

Please oppose SB1 and let's focus on what truly affects Nevadans.

From: Malinda Cricket Walton
Sent: Tuesday, June 13, 2023 5:14 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Sb1

To Whom it May Concern,

I strongly disagree with the acceptance of the Oakland A's move to Las Vegas and Especially the Absolutely Ridiculous possible location at Tropicana and Las Vegas Blvd. Why?!!! The congestion will be miserable on a game day! There are so many other places and options for locating a Stadium with open space for everyone to possibly enjoy. And I don't believe they are serious about moving here anyway! WHO in their right mind would go to a Baseball game in July, August and September in an open air stadium in Las Vegas in the heart of the Strip?!! Nobody I know! During those months people are doing their best to be inside where it's cool! Not sitting in some Stadium baking to death! Aren't the Diamondbacks and the Texas Rangers in A/C covered Stadiums? Isn't it Just as Hot there? They care about the success of their teams and want people to come and enjoy. I think Oakland should stay where they are and stop trying to cause so many problems for our city! Especially since the Billionaire Owner is too cheap to come up out of his own pocket to help cover costs. Looking like a Disaster waiting to happen!

Sincerely,
Homeowner Malinda Walton

From: marc reynolds
Sent: Monday, June 12, 2023 11:34 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Baseball stadium

please do not waste our public taxpayer money on subsidizing a baseball stadium. Professional teams are lucrative businesses worth billions and all owned by billionaires. They can well afford to finance and build their own facilities and do not warrant a public subsidy. Our hard-earned taxes should be prioritized to support education, health, and general welfare in our state. Thank you.

Marc Reynolds, MD
 Fallon, NV 89406

My name is Maria-Teresa Liebermann-Parraga. I'm from Nevada, testifying on my own behalf, in strong opposition to SB1.

Here's why:

1 - Allegiant Stadium generated fewer construction jobs than promised. Over 10,000 was the promise. 2,719 was the end result.¹

2 - Studies from economists like at the Brookings Institute and others have gotten dismissed because we can't compare Vegas and its visitation numbers to other cities. What are these other cities? It's not just small cities. We're talking Chicago, New York, and Orlando among others.² Let's compare visitation numbers. In 2022, Orlando had 74 million visitors³, New York had 54.6 million⁴, and Chicago had 48.9 million⁵. Las Vegas? 38.8 million visitors⁶.

Those cities are definitely comparable to Las Vegas in terms of visitation.

Finally, I talked to my mom about this. For 35 years, she did the backbreaking work of cleaning rooms on the Strip. She asked me, "How could the state that took 6 months to simply process and pay my unemployment during COVID, even consider, giving millions in my tax money for a stadium?"

Oppose SB1.

1 Gentry, D. (2020, September 18). Stadium generated fewer than a quarter of projected construction jobs. *Nevada Current*. Retrieved June 11, 2023, from <https://www.nevadacurrent.com/2020/09/18/stadium-generated-fewer-than-a-quarter-of-projected-construction-jobs/>

2 Gayer, T., & Gold, A. (2016, September 8). *Why the federal government should stop spending billions on private sports stadiums*. Brookings Institution. Retrieved June 11, 2023, from <https://www.brookings.edu/research/why-the-federal-government-should-stop-spending-billionson-private-sports-stadiums/>

3 *Orlando Announces 74 Million Visitors in 2022, Ranking as No. 1 U.S. Travel Destination*. (2023, May 11). Visit Orlando. Retrieved June 11, 2023, from <https://www.visitorlando.com/media/press-releases/post/orlando-announces-74-million-visitors-in-2022-ranking-as-no-1-us-travel-destination/>

4 Dennis, J. (2023, January 17). *New York on track to attract more than 60m visitors in 2023*. Travel Weekly. Retrieved June 11, 2023, from <http://travelweekly.co.uk/news/air/new-york-on-track-to-attract-more-than-60m-visitors-in-2023>

5 Roeder, D. (2023, June 1). *Chicago visitation rose 60% in 2022, tourism group says*. Chicago Sun-Times. Retrieved June 11, 2023, from <https://chicago.suntimes.com/business/2023/6/1/23745747/chicago-visitors-rose-60-percent-2022-tourism-group>

6 Magennis, C. (2023, April 27). *56+ Las Vegas Travel & Tourism Statistics [Fresh For 2023!]*. Dream Big, Travel Far. Retrieved June 11, 2023, from <https://www.dreambigtravelfarblog.com/blog/las-vegas-travel-tourism-statistics>

From: Mary Dungan
Sent: Tuesday, June 13, 2023 6:06 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Baseball Stadium

I am writing to ask that you vote against ANY bill that would use taxpayer money that will benefit rich owners of sports teams. I personally believe that we do not need another stadium in this town. We already have sky-high rents and terrible traffic. I am a 21-year employee of CCSD, and we don't even have proper funding, and teachers and support staff don't make a living wage. Allegiant Stadium was bad enough, but hard-working Nevadans' money should not be used for private, money-generating ventures. Please vote against this. Thank you.

Mary A. Dungan

From: Matthew Fockler
Sent: Tuesday, June 13, 2023 9:03 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1, in opposition

To whom it may concern,

My name is Matt Fockler. I am a Nevada resident (I live in the 89509 zip code in Reno, NV). I would like to submit my opinion in opposition of SB1.

My reasons are many. First, I balk at the extremely over-exaggerated claims to economic benefit made by Mr. Aguero and Mr. Hill. I am an economist by trade and while I understand the methodology behind the outcomes, I am blown away (negatively) by what Mr. Aguero has presented. It's not going to work out that way and Nevadans are going to be left holding the bag.

Second, I push back against the secrecy in the bill (maybe it's not secrecy, but incompetence). As highlighted in today's Nevada Independent, we know nothing about how the Fisher organization plans to pay for their portion of the stadium build. Mr. Aguero's comment that, "It would seem premature to have the financing in place as required by the legislation" shows that 1) either the A's are being disingenuous about their ability to finance the build; 2) that they A's really haven't given the time and thought to securing financing and are hoping to do so using a Nevada legislative handout to help secure loans; and/or 3) that Fisher has no desire to actually pay for the build and instead is looking to sell once NV gives him nearly \$400 million and raises the A's valuation. Any of the above are reasons to doubt Fisher and the A's credibility as long-term (30 years!) partners.

Third, I know legislators are being pressured hard by lobbyists from the A's and the culinary union. I think I can understand that pressure. Unfortunately for NV schools, roads, and infrastructure, the culinary union doesn't often lobby in their favor. Please do not offer a handout (yes, I know the arguments that this isn't a tax, but it will result in serious tax displacement issues that will leave portions of our general fund underfunded) to a billionaire when so much still needs to be done for Nevadans. And don't buy into the argument that indirect revenue from this project will feed the general fund. It will be, at best a wash.

Finally, this is incredibly bad press for Nevada. If we allow a billionaire of such dubious character (and it's well documented) to waltz in to NV, demand hundreds of millions of dollars, and be granted it by NV's legislative bodies despite overwhelming public disapproval, we will

look like NV is an open trough for corruption. Please set that impression right and vote no on SB1.

Thank you,
Matt Fockler

--

Matthew N. Fockler, PhD
Reno, NV

From: Maya Schacker
Sent: Tuesday, June 13, 2023 6:05 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB 1, In Opposition

Fisher will not bring a world class ballclub to Las Vegas because he will not lose money by doing so. There is no contract provision to require the team to win a certain percentage of games. I do think that a provision requiring a minimum annual payroll would be beneficial to ensuring that Fisher is unable to continue having the lowest payroll in baseball. I assume a payroll provision was not included because it could cost Fisher more money and there is no way he would agree to such a deal. But it would be a simple way to guarantee a somewhat decent on-field product. This suggestion would fill just one of a colander of holes contained in this bill. There are too many unanswered questions and too many general statements that have no factual backing. Maybe I am naive but, if this were my own money instead of my government's, I would want those answers before providing my support.

The floor session reminded me of a quote from Harry Potter and the Sorcerer's Stone. "Only one who has nothing to lose, and everything to gain, would commit such a crime... [y]ou have slain something pure and defenseless to save yourself, and you will have but a half life, a cursed life, from the moment the blood touches your lips." This quote, of course, is referring to Voldemort, but, in a greater sense, it is referring to anyone who is so greedy and hungry for money or power that they will trample and destroy everything in the way. That is who John Fisher is for Oakland and that is who he will be for Las Vegas if the A's move there.

From: Michael Fink
Sent: Monday, June 12, 2023 11:39 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Oakland As construction question

Maybe it is well known by now but I just haven't heard:
If there is a cost overrun who is responsible for the extra required funding? Suspect given the magnitude of the Tropicana tear-down (2 large towers etc) that the cost will go way over the 1.5 Bs.... Also if schedule-driven liabilities creates overrun/cost penalties (regardless of the cause) which party(ies) is responsible? Thank You.
Michael R. Fink, Las Vegas Nevada

From: Michael Greedy
Sent: Tuesday, June 13, 2023 8:08 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No on SB1

I and all other rational Nevada tax payers are opposed to any governmental support of any kind for a baseball stadium. Any government backed bonds, any tax credits or any reduced taxes is the THEFT of my money.

Transferable tax credits are egregiously despicable. The party holding the original tax credit pays no tax and sells the tax credit to another party. Tax revenue is lost TWICE: once for the original tax credit and second for the purchased tax credit.

A tax credit is a tax expenditure. The economic result is a government expenditure. If you object to a government expenditure then you must also object to a tax credit.

A government gain from tax credits and direct supporting expenditures can only occur when the actual tax revenue exceeds the tax credits and the direct expenditures.. The time value of money must also be included in the actual tax revenue. The original benefiting party must provide a surety bond to ensure that the actual tax revenue occurs.

Who will watch or play baseball in the high heat of a Las Vegas summer? What additional water might be required? What additional electric power might be required?

If the private market place will not build a stadium without public support then the stadium should not be built. If public support is necessary then the project risk is transferred from the stadium to the public. I object to taking on privately incurred risk.

I and the public receive no benefit from this proposed stadium. Do not provide any public support for a baseball stadium.

Respectfully,
Michael L. Greedy
Carson City NV 89706

From: Meghan Archambault
Sent: Wednesday, June 14, 2023 11:01 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's ballpark

To whom it may concern:

I write today as a Nevadan and a baseball nut. Please don't allow the A's to come to Las Vegas. We don't need another boondoggle of a money pit. There's no money for affordable housing, no money to fund schools, but we suddenly have millions to throw at a losing team run by wealthy executives who think they're above having to answer questions posed by our representation.

This is bad for Nevada and bad for Oakland. If they can't commit to investing in us, we shouldn't commit to investing in them. We need to take care of our own first.

Thank you,

MK Archambault, Reno, Nev.

From: nabeil mohamed
Sent: Monday, June 12, 2023 9:22 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No to stadium bill

We do not want the A's using our tax money. Let them leave! We wait for inevitable expansion team. #Vegasborn

From: N Hoffman
Sent: Tuesday, June 13, 2023 5:51 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO SUBSIDIES FOR STADIUM!

I strongly object to my tax money going to help subsidize a stadium that can be paid for entirely by the billionaire owner. I am a retired teacher and know that our tax money can be put to much better use. No stadium subsidy.

Thank you,
Nancy Hoffman
Sparks, NV

From: Nic Vandermade
Sent: Tuesday, June 13, 2023 11:34 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No for LV Baseball Stadium Funding

Please do not give billionaires free money to build a stadium. They can finance it themselves!

--
Nic Vandermade

From: Arnold and Nicolette Ketchum
Sent: Wednesday, June 14, 2023 7:24 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposition to Senate Bill 1

Dear Legislators,

I am writing to ask that you oppose Senate Bill 1.

Please do NOT spend \$380 million taxpayer dollars on the Oakland A's stadium. We need to invest in our housing, education systems, mental health services – things that would bring business here without forfeiting nearly half a billion of OUR dollars on an unnecessary and PRICY stadium leaving Clark County on the hook if this doesn't pan out.

Please vote to oppose Senate Bill 1.

Thank you for the work you do to make this state a more equitable place for all who live here.

Sincerely,
Nicolette McDermott-Ketchum
Las Vegas, NV 89119

From: Norm Nusbaum
Sent: Monday, June 12, 2023 10:14 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: STADIUM

Vote NO. Absolutely NO money for a baseball stadium.

The majority DO NOT want the state of Nevada to give any tax relief or support money to the Oakland A's

Norm Nusbaum

Las Vegas, NV 89129

From: Olga Mesina
Sent: Wednesday, June 14, 2023 11:57 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1 Oppose

Hello

I oppose SB1 as it doesn't favor the working citizens of the state.

Olga L. Mesina, Ph.D

From: Pamela Roberts
Sent: Wednesday, June 14, 2023 9:51 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Vote NO on SB 1

Dear Member of the Assembly,

I am writing in opposition to SB 1 and ask you to vote NO on SB 1 the so-called "A's Stadium bill". I first moved to Nevada in 1982 and have served the public as an elementary teacher and prosecutor. I have lived in rural Nevada, unincorporated Washoe County and within Reno city limits. I have volunteered in many roles and between my work experience and my volunteer experience, I am very familiar with the needs of everyday Nevadans and an A's Stadium is not even on the list.

If our State truly has 380 million dollars extra to spend on a baseball stadium, there are so many better ways to spend this money that will improve the lives of my fellow Nevadans who are struggling. There are waiting lists for subsidized housing. There are waiting lists for seniors who need assistance through the Homemaker program. There are waiting lists for child care, mental health services and addiction and recovery programs. Our state is experiencing a shortage of teachers, foster parents, nurses, doctors and other medical professionals. Our state continues to rank at the bottom in so many areas. This money absolutely should not be used to support a major league baseball team that is at the bottom of the MLB standings.

Please show the door to the billionaires, the casino owners and the lobbyists who want to take money needed for regular Nevadans who won't even be able to afford a ticket to the game. I urge you to vote NO on SB 1.

Respectfully,
Pam Roberts
Reno, Nevada 89510

From: Patricia Reid
Sent: Tuesday, June 13, 2023 10:33 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO STATE \$\$ FOR THIS!!!

Last I checked, your survey showed LOW support for this endeavor.

Lombardo vetoed bills that were needed by so many; why is he supporting something that none of us will be able to afford?

STOP THIS AND GO HOME!!

Thank you for your service to our State.

Patricia Vega Reid

SB1- Paula Luna testimony in Opposition.

Good Morning Assembly Committee of the Whole. My name is Paula Luna I am a constituent of Assembly District 18. I am writing in opposition of SB1. Any funds we can afford to give away to this billionaire we should instead be using for our own constituents on education, on housing, and on mental health. These are just some areas that certainly need funding in my district and in the entire state. Additionally, we should not gift away one of the most valuable pieces of real estate in the world and rob our community of its potential. If they want the stadium on the strip, have them pay top dollar and let us reap the benefits, not the costs. If they can't afford it or don't want to pay its worth then let them find somewhere cheaper to build it. I support them coming to our state as long as they are footing the bill. Let them invest their money in creating jobs in our community. We will value the team more for it. Thank you for your time and consideration.

Paula Luna

From: penny james
Sent: Monday, June 12, 2023 9:09 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium

I oppose the stadium and don't think our tax dollars should have to be used. Let the casinos pay for the taxes if it benefits them. Do not make the tourists pay for it either. There are so many other places in town that can take that kind of congestion that have parking structures.

Penny James
She/Her/Hers

From: Pesach Kremen
Sent: Monday, June 12, 2023 9:56 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No public money for Stadium:

The A's are a profit making business that charges enough for games and concessions that only the well to do can afford to go. Why give them an added subsidy? The monrey can be used to increase help to the poor, the homeless, increase public transit, lower health care costs. Giving billions to a rich corporation is LUDICROUS and wasteful. Do not fall for their EXTORTION.

From: Randall Proffit
Sent: Tuesday, June 13, 2023 8:04 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Don't waist money on a baseball stadium

I find it interesting that John Fisher hired others to do his bidding for a handout from the state of Nevada. While the senate passed 380 million in funding for a tiny nine acre baseball stadium in Las Vegas, I doubt that the worst team in MLB will attract enough interest to bring people to watch a sport that has lost 15 million fans over the past 14 seasons. Phoenix is the most comparable market to Las Vegas and its team averages fewer than 20,000 fans a game in a metropolitan area larger than Clark County. Perhaps Fisher had others do his bidding since he realizes that leaving the tenth largest television market for Las Vegas with a third of potential spectators insures that his team will remain perennial cellar dwellers. Fisher lied about

purchasing property to build a sport's entertainment district and is rumored to want to start games in Las Vegas at 4 pm to insure that tourists can take advantage of all the entertainment that is available on the strip. He seems to have no understanding of what life is like in one of the hottest place in the nation during the summer.

Invest in 1500 teachers to fill vacant positions in the Clark County School District. Fund incentives to bring mental health care providers to our state, or build affordable housing if you want to create construction jobs. The people of Nevada need so much more than to give money to a billionaire on the promise of part-time jobs.

Please do not give our state's funds to John Fisher in hopes that tourists will flock to a hellish Southern Nevada city that lacks infrastructure while home stadiums sit largely empty across the nation.

Randall Proffit

From: Richard Grijalva
Sent: Tuesday, June 13, 2023 11:35 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: You can't trust John Fisher!

You guys all must have seen the protest in Oakland last night — the evidence shows the problem is Fisher. Don't sign the lie of a deal that will put you in bed with him for years and years to come. Deal may look great for a year or two but when Fisher runs the team into the ground, and you guys are hitting 18,000 a night instead of 30k, has anyone testified to that? Congrats on the well earned Stanley Cup. Please wait for an actual, real partner and build something absolutely special.

As it stands I'm a lifelong A's fan, and a former long time Southern Nevada resident. I've traveled to the World Series of Poker and attended a Raiders game in each of 2021 and 2022. I travel to Boomtown in Reno another handful of times a year to play blackjack and eat at the steakhouse with ski trip now and then. I say this friend-to-friend trusting fisher or working with fisher on anything is the worst possible thing you could do. I realize that my individual business is a drop in the bucket but I've talked to many A's fans who will have zero enthusiasm to maintain our Reno trips.

You have the power to APPROVE Major League Baseball and public support for a team while REJECTING John Fisher. He will be forced to sell and Nevada won't be hamstrung be his refusal and inability to invest both in capital, community, and the baseball product. Call his bluff, call Manfred's bluff, and do what's best for Nevada. He will be an unmitigated disaster.

From: Richard W. Wert
Sent: Tuesday, June 13, 2023 11:34 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>; Yeager, Steve Assemblyman <Steve.Yeager@asm.state.nv.us>
Subject: OPPOSITION TO A's Stadium SCAM

To The Nevada Assembly of The Whole:

I RICHARD W. WERT am a Quadriplegic Wheelchair User With Cerebral Palsy in Las Vegas, and I vehemently oppose the proposed Oakland Athletics baseball stadium, especially since Governor Lombardo, the puppet of the Oakland Athletics, blocks CITIZENS on Social Media.

While the State of Nevada and Clark County want to give upwards of \$380 Million to a dumb baseball stadium, since I arrived in Nevada thirty one years ago, Nevada has denied me services of all kinds, telling me I'm "Not Disabled Enough", even though for my nearly 59 years of life I've NEVER been able to dress/bathe/toilet, etc. without help. In 2000, I left Nevada for several years for California because I was denied services—I got attendant care upon arrival in

California within 10 days, after fighting with Nevada Medicaid for 10 months because I chose to live independently, which eventually forced me into my first bankruptcy.

In the early 2000s, my late father ended up in a nursing home, and the substandard, abusive care was funded by Nevada Medicaid. He died in 2008, and I returned with a caregiver; my mother, his Medicaid Estate Recovery (MER) exempt spouse died in 2017. After I notified Nevada Medicaid, and other appropriate parties of her death, Nevada Medicaid refused to talk to me, but communicated only with Legislative Counsel Bureau employee Barbara Dimmitt, whose interactions with me were borderline abusive & her unauthorized communications with NVDHHS were violative of HIPAA and my state privacy rights—I was ignored by both former LCB Director Rick Combs & his successor, Brenda Erdoes.

Eventually, even though I'm a MER exempt Adult Disabled Child, in 2017 I paid Nevada Medicaid their extortion amount of \$3,341.67 to keep my 40 year old mobile home on rented land—in 2017, my monthly SSDI benefits were \$1,109, giving a new meaning to #HomeMeansNevada. Subsequently, I had to take a measly pension buyout from a former employer—that money is now gone. In 2021, I had to file bankruptcy a second time, so thanks to Nevada Medicaid I'm bankrupt twice, while they've done ZERO for me BUT they've done plenty to me. Nevada Medicaid can keep their money, and the Medicaid Lien can stay Released. I hate Neanderthal Nevada, but I'm too poor to escape, while the Oakland Athletics want \$380 Million AND I GET ZERO!!!!

If the plan gets legislative approval, and if the Major League Baseball owners approve this boondoggle, perhaps we need to have a national media discussion about how our elected officials cater to spoiled, greedy billionaires like John Fisher who begs Nevada for \$380 Million—but was TOO LAZY to appear before the Nevada Senate on Wednesday June 7th, 2023—while THOUSANDS are homeless or otherwise in need, especially Quadriplegic Wheelchair User RICHARD W. WERT. Oakland A's President Dave Kaval—who has ignored me—brags incessantly that this UNNECESSARY baseball stadium will be "Great For Locals"—it will do ABSOLUTELY NOTHING for Wheelchair User RICHARD W. WERT. Shame on Major League Baseball if it supports the #StadiumScam while Quadriplegic Wheelchair User RICHARD W. WERT gets ZERO!!!!

Finally, Speaker Yeager's disdain and disrespect for Nevada voters is appalling 'This weekend he whined on like a child on Twitter that someone on social media or elsewhere told him, "we will vote you out if you pass this." Allegedly, he's a lawyer, but apparently he's unaware that the U.S. Constitution says in the First Amendment, "Congress shall make no law...abridging the right of the people...to petition the government for a redress of grievances." Nevada Constitution, Article 1, Sec 10, states, "The people shall have the right freely to assemble together to consult for the common good, to instruct their representatives and to petition the Legislature for redress of Grievances." I guess Speaker Yeager isn't smart enough to understand the Nevada Constitution. I know that he's ignored Wheelchair User RICHARD W. WERT for several years. Due to his pattern of disregard for the Nevada and Federal Constitutions, and his disrespect for Nevada citizens—and for me personally—I may file a formal complaint with the Nevada Ethics Commission. Leadership isn't just the position you hold, it's how you act, and how you treat citizens who seek to express their opinions, even if you disagree.

I think it's in the best interest of Nevada if Speaker Yeager abstains from voting on SB1—and any related amendments, as well as removing himself from public debate on this issue. An apology is not acceptable—if voters choose to vote Speaker Yeager or any other legislator out of office, that is our sacred right in a representative democracy, something which his multiple tweets mocking the public on this issue, shows he doesn't understand—I think he's unfit to lead.

RICHARD W. WERT

From: Rita Dixit-Kubiak
Sent: Monday, June 12, 2023 10:18 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposition to Senate Bill 1

It would be a folly to waste \$380 million taxpayer dollars on a corporate handout to the Oakland A's BILLIONAIRE owner. We need to invest in our housing, education systems, mental health services – things that would bring business here without forfeiting nearly half a billion of OUR dollars on an unnecessary and PRICY stadium leaving Clark County on the hook if this doesn't pan out!

Sincerely,
Rita Dixit Kubiak

LV NV 89115
Member Battle Born Progress

From: Robert Diaz
Sent: Tuesday, June 13, 2023 6:30 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

Good evening,

As a construction trade professional, I wholeheartedly support Senate Bill 1. The Athletics Stadium construction in Las Vegas would create jobs for thousands of local tradesmen and women, boost our economy, and elevate our city's profile as a premier sports and entertainment destination.

Please consider my strong support of SB1.

Thank you.

Sincerely, Robert Diaz

From: Robert Green
Sent: Tuesday, June 13, 2023 8:10 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No ballpark

We don't need the a's in Las Vegas, a billionaire should not be getting public funding while other owners have been financing the stadiums themselves.

We need to take care of rural Nevada, infrastructure of the roads, and education first.

From: Robert
Sent: Tuesday, June 13, 2023 1:50 AM
To: Furlong, Susan <Susan.Furlong@asm.state.nv.us>
Subject: #SB1

I've written a few times that I'd suggest avoiding doing this.

Please see this tweet

https://twitter.com/John_Mehaffey/status/1668346651180937217

As the A's stadium discussion resumes today, I found a new tax loophole I haven't seen discussed. The A's wouldn't pay sales tax on building materials, wouldn't pay off bonds w/it either. It would be tax-exempt by stadium authority policy. If 1/3 of cost is materials, it's \$40mm.

No one deserves to be stuck with John Fisher nor Dave Kaval!

Best regards,
Robert Weaver.

From: Mendoza (null)
Sent: Tuesday, June 13, 2023 7:22 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Tropicana, history and the stadium

I arrived to Las Vegas as a baby in 1966. I have witnessed my hometown evolve in some positive ways. However, plopping the A's stadium on the Strip does nothing positive.

1.

It will chip away at history. The Tropicana is one of the few remaining Las Vegas historical hotels.

2.

It is unethical. The governor vetoed bills that support summer school funding, paid family leave and children's mental health. He cited lack of funds. So suddenly there is cornucopia of funds to erect a stadium for a billionaire's team?

3.

It may affect affordable housing. Growing up here, Vegas was always a place where owning a home, a tenet of the American dream, was attainable. This is stadium will turn my hometown into something I will no longer recognize.

Rosa Mendoza
Mother, grandmother, teacher, and taxpayer.
Sent from my iPhone

From: Ryan Coppola
Sent: Wednesday, June 14, 2023 8:13 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

To Whom It May Concern,

I am writing today with my concerns for SB1. I would like to ask whoever is reading this if you have ever seen The Music Man? Doing business with John Fisher is like doing business with Harold Hill. He is trying to play you for River City fools. Once he gets the money for that marching band, he's splitting town and you're being left with the bill.

I know many of you have said you do not want to hear from people who are not your constituents, but my question is why? This is basically a job interview. Would you not want to check references from those who have had to deal with Mr. Fisher and how he does not care about either of his sports franchises? Or how during the pandemic he was the only Major League owner who refused to pay his minor league players until his arm was twisted by everyone in the sport?

One last question I want to ask is how come no one has asked for real renderings? If a casino is going up on the same property how come they have kept showing the same three pictures for the past month?

I work for Major League Baseball. They clearly want a team in Vegas. A John Fisher owned one that is on pace to be the worst team in history is not the way to attract fans to that stadium. Vegas deserves a brand new team they can claim as their own.

Thank you,
Ryan

From: Ryan Fockler
Sent: Tuesday, June 13, 2023 9:00 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1, In opposition

Please reject SB1. Nevadans shouldn't be forced to pay for a billionaires egotistical pet project.

Ryan Fockler

Reno, NV
89509

From: Ryan Souza <alphie1980@gmail.com>
Sent: Tuesday, June 13, 2023 12:44 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Oakland A's Bill

Good evening,

I do know the assembly has not received this bail yet, but I wanted to express my opposition to this bill which I hope you will also oppose the bill..

The bill is not right for Las Vegas or for Nevada, there are numerous holes and unanswered questions that I think will ultimately benefit Oakland A's more than the state of Nevada and Las Vegas.

The attendance figures do not make sense. The A's are saying they will draw to the stadium, and have never really answered the question about what happens when they don't average anywhere near what they are promising. They really haven't addressed the traffic concerns in the area using examples of things that are years away. I don't understand giving breaks to Mr. Fisher could has more than enough money to build the stadium without any help from the state. If you look at what happened in San Jose with the Quakes after they received a new stadium, the way Mr. Fisher did business has never changed, and I believe the same thing will happen with Oakland.

We have many needs in the state, we need help on education, we need help on infrastructure, homelessness, out of control rent and home prices, there are people that can barely scrape by which we can help but instead want to turn around and help Mr. Fisher when he doesn't need the states help to build a stadium.

I apologize for the length of this letter however I wanted to express why I am against this bill and hoping you would vote no on this bill in any form.

Ryan Souza
Reno, NV

From: Scott Mahrle
Sent: Wednesday, June 14, 2023 11:44 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Vote No on SB1

I am a Nevada homeowner and I do not support SB1 for the following reasons.

1. The assumptions on attendance for this bill to make sense are fantasy. The assumption of visiting fans does not make sense. The small stadium (30k) means every game needs to be sold out over many years just to break even. This does not happen in baseball.
2. Nevada taxpayers will be paying the bill when the projected attendance does not materialize.
3. This spot on The Strip is some of the most valuable real estate in the world. Why give \$\$\$ to a project that will only have part-time jobs for decades, with dubious financial assumptions?
4. The A's ownership is using NV and this bill to maintain their revenue sharing status with MLB. Without this stadium, at this time, they lose a lot of immediate \$\$\$. They are playing NV
5. This bill is overwhelmingly unpopular with NV residents. Polls are showing 70-80% opposed. That is not single digit polling error. Please consider our opinions as residents of NV

I encourage NV to support an upcoming expansion team at a later date. That would have local ownership who are invested in NV.

I encourage the NV legislature to vote NO on SB1 at this time.

Thank you
Scott Mahrle
Douglas County

From: SHARON SULLIVAN
Sent: Tuesday, June 13, 2023 7:24 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium

I object to my tax dollars being used for this.

Sharon Sullivan

From: Shawn Simmons
Sent: Wednesday, June 14, 2023 10:59 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Athletics Stadium Proposal - 9 acres??

There are several major problems with the Oakland Athletics stadium proposal at the Tropicana site in Las Vegas:

1. Nine acres is too small area. A footprint this small of an area will not work for a 30,000 seat facility with a retractable roof. A footprint about double the size is necessary. The Nevada government is showing they can be easily deceived if accepting a nine-acre proposal.
2. There will be very bad traffic bottlenecks during construction and during events once it is built. Building a stadium at this site could backfire and cause the area to go downhill.

3. Although convenient for out-of-town visitors, the site will be too inconvenient for local residents.

4. Ticket prices and poor accessibility will be too high for most residents.

The Athletics first plan to build at the Red Rock Resorts property seems much more sensible as it would be better for local Nevadans.

Shawn Simmons

From: Shearita lopez
Sent: Wednesday, June 14, 2023 9:39 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Veto Stadium

I'm a citizen of Las Vegas, and work in the area surrounding the proposed stadium site. I oppose the plan to disrupt the area by displacing the employee who work in this area. Surely there are many other locations more suitable for a low performing baseball team, Pahrump is a perfect match for the "Athletics"

From: Sheila Humphries
Sent: Tuesday, June 13, 2023 6:23 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO TAXPAYER FUNDED PROFESSIONAL BASEBALL STADIUM HANDOUT TO THE RICH!

We are FORTY NINTH IN THE COUNTRY in education and politicians want to force taxpayers to give yet another billionaire OUR TAX MONEY to bring another sports team to Vegas! Enough is enough! NO MORE!

The governor vetoed a bill to pay healthcare to substitute teachers but is okay with give HUNDREDS OF MILLIONS TO BILLIONNAIRES for a sports team! This has to stop now!

Look at what these billionaires did to Oakland after all the money they gave them to have a team in Oakland! They're leaving Oakland high and dry and will do the same right here. Stop this!

Sheila Humphries
 Constituent in 89012

For the record, I'm Shelbie Swartz, a constituent of Senate Majority Leader Cannizzaro and Assemblywoman Shea Backus, and am STRONG in opposition to SB1.

As long as I can remember, having lived in Las Vegas since 2002, our schools and public services have suffered and been chronically underfunded.

Now, our governor has called a special session to NOT ONLY give away \$380 million dollars in OUR taxpayer dollars, but every single day that this special continues wastes more resources that could be allocated elsewhere to support our communities.

All session long, we have seen the legislature work to pass quality legislation that will invest in our communities, only for it to be veto'd on the Governor's desk. Now, he has the gall to ask for a special session to throw away hundreds of millions of OUR public dollars? That's a slap in the face, and a horrible look for the Governor, and the legislature if this measure passes. Thank you.

From: Sherri Thompson
Sent: Tuesday, June 13, 2023 7:52 AM
To: Assembly Generic Mailbox <assembly@asm.state.nv.us>
Subject: Opposition

Please do not support this bill
Sherri Thompson

From: sol hernandez
Sent: Tuesday, June 13, 2023 12:43 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Testimony

we do NOT want to waste \$380 million taxpayer dollars on a corporate handout to the Oakland A's BILLIONAIRE owner. We need to invest in our housing, education systems, mental health services – things that would bring business here without forfeiting nearly half a billion of OUR dollars on an unnecessary and PRICY stadium leaving Clark County on the hook if this doesn't pan out!.

From: Spencer Ridenour
Sent: Tuesday, June 13, 2023 8:23 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>; Pazina, Julie Ann Senator <Julie.Pazina@sen.state.nv.us>; Jauregui, Sandra Assemblywoman <Sandra.Jauregui@asm.state.nv.us>
Subject: Opposition to SB1

To my Representatives,

My name is Spencer Oliman-Ridenour and I am a Las Vegas resident residing in Assembly District 41 and Senate District 12 and I am asking you to please vote NO on SB1. We do not need public money for a stadium when it is possible to have a stadium without allocating funds for it. Public money is intended for essential services like infrastructure, education, healthcare, and public safety. Prioritizing a private sports stadium over these crucial areas is misusing taxpayer money and not believing in their best interests.

Proponents of using public funds for stadiums often argue that it will bring economic benefits, such as increased job opportunities and tourism revenue. However, studies on the economic impact of stadiums have shown mixed results. While there may be short-term gains during the construction phase and occasional influx of visitors during games, the long-term economic impact is often overstated.

The Oakland A's owner is a billionaire, he should have the financial means to fund his own stadium project without relying on public tax dollars. Why should public funds be used to subsidize a wealthy individual's private business venture?

It is crucial to prioritize the well-being and essential needs of the citizens of Nevada, evaluate the long-term economic benefits, and explore alternative financing options before committing public funds to a stadium. Nevada deserves a better franchise and a better owner to work with. I am asking you once again to please vote NO on SB1.

Thank you for your time,

Spencer Oliman-Ridenour

From: <3 Stephanie
Sent: Wednesday, June 14, 2023 11:11 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposed to Bill sb1

To whom it may concern,

It is abhorrent that I even have to write this email. Everywhere you go in every town in Nevada, you look around, you see someone sleeping on the ground, someone displaced. I myself have been rent-hiked to the point of near homelessness. To use any amount of money to fund yet another sports team while Nevadans suffer is unconscionable and you should be ashamed. I urge you to use your conscious and think of the vulnerable, not the billionaires.

Thank you,

A middle school teacher and life-long Nevadan
Stephanie Petersen

Dear Honorable Members of the Nevada Legislature,

I write to you today to express my strong opposition to the proposal of the Oakland Athletics relocating to Las Vegas. While I understand the economic benefits that a professional sports team can bring to a city, I strongly believe that our community's most pressing needs should be prioritized before any of these less urgent initiatives are considered. The costs associated with relocating the team are significant. From building a stadium to maintaining it, the financial burden on taxpayers can be substantial. This investment could be better spent addressing the needs of our underserved communities, improving our mental health programs, improving our schools, improve our existing infrastructures, providing job training programs, or investing in small businesses that bring economic growth to our neighborhoods.

First and foremost, mental health, education, housing, and affordable healthcare are just a few of the critical areas that require immediate attention in Nevada. Our state has one of the highest rates of mental illness and substance abuse in the United States, and we have yet to make significant progress in confronting these pressing issues. Instead of directing resources towards a new sports team, we must prioritize medical professionals, facilities, and support networks to address these urgent needs.

Education is another critical area that requires significant investment and attention in our state. With rising tuition costs and student debt, more and more young Nevadans are struggling to afford a college education. Funding cuts to public schools have also had damaging effects on our youth. As a government, we have a responsibility to ensure that all Nevadans have access to quality education.

Affordable housing and healthcare are two areas that are in dire need of attention. Millions of Nevadans are struggling to find affordable quality housing, and healthcare costs continue to rise, with many uninsured residents lacking basic medical care. It should be our priority to work towards ensuring that all our residents have access to affordable and quality healthcare and housing.

Furthermore, the proposed stadium would require a significant amount of public funding to be built, and the benefits of this investment would be uncertain at best. Many cities across the country have seen a significant burden placed on taxpayers following the construction of sports stadiums, with the economic benefits often failing to materialize. Studies have shown that the benefits of a sports team are often overstated, the economic impact is minimal in the long run, and while they may bring a short-term boost in revenue, the lasting benefits are not guaranteed.

I urge you to consider these critical issues and to prioritize investments that would have the most significant and long-lasting impact on our communities. While a new professional sports teams can bring excitement and more entertainment to our city, they are ultimately a luxury that should be considered only after prioritizing the welfare, prosperity, and the essential needs of our community are addressed over the **potential** benefits of having another professional sports team.

Thank you for your time and consideration.

Sincerely,
Summer Thomas-Harris, MSW

From: Susan Proffitt
Sent: Tuesday, June 13, 2023 3:33 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO TO BAILING OUT A BILLIONAIRE

We do not need nor want a losing baseball team. Bailing out a billionaire appears to be cronyism at it's worst. Our tax dollars are better spend on education and stopping the damage the Democrats have caused the state and education systems.

If you want a THIRD baseball team how about building that team hear from scratch with one of the minor leagues already here?!

Kind regards,
Susan Proffitt

VP Nevada Republican Club
Director, NV Legislative Action Committee & Clark County Election Integrity Team
Founder of Make Nevada Red, Nevada Conservative Action and the

From: Teresa Chadwick
Sent: Tuesday, June 13, 2023 7:23 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: vote against Oakland A's stadium

This is a bad team worth nothing and tax payers should not be burdened!! No other state wants this ball club/team

Please vote against it.

Kind Regards,
Teresa Chadwick
Las Vegas NV 89129

From: Thomas Bruny
Sent: Monday, June 12, 2023 11:02 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Baseball Stadium - Vote YES

I am writing to ask State Legislators to vote yes on the proposed funding of a baseball stadium, which would provide for relocation of the MLB A's to Las Vegas.

The naysayers said "hockey in the desert" wouldn't work and that Las Vegas wouldn't support a transplanted NFL team. They were wrong. Vegas Golden Knights have sold out every game in

its six-year history and Las Vegas Raiders sold out Allegiant Stadium with \$549.2 million in PSLs.

Both T-Mobile Arena and Allegiant Stadium have been a boon to tourism, attracting hundreds of concerts and special events that otherwise wouldn't have come here because of lack of facilities. Likewise, the baseball stadium will be used for 81 A's home games plus dozens of other events.

The funding is not "a handout to a billionaire" as detractors claim. Just as Mark Davis did not receive one penny of room-tax funding for Allegiant, John Fisher will not receive funding for baseball stadium. The funding will go directly into construction funds. Just as Raiders and NFL paid for \$1.22 billion of \$1.97 billion Allegiant, Fisher-A's will be paying for over \$1.1 billion. Then the finished stadium will be owned by Clark County, just as it owns Allegiant.

This stadium is another way to diversify and grow Nevada's economy. It is also an opportunity to get an MLB team, an opportunity that otherwise would not be possible for many years in the future. The last time an MLB team relocated was in 2005.

Vote for Nevada's future and please vote yes. Thank you.

Thomas Bruny
Las Vegas, NV 89135

From: Tom Dudas
Sent: Wednesday, June 14, 2023 11:11 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: ball stadium not with my tax dollars

A pro ball park with out full air conditioning is a foolish project.

Base Ball is also loosing fan base as proof with the rule changes in the new bananas game.

No Joke,
Tom Dudas of 89146

Hello,

SB509 intends to hand over \$400 million dollars to build another stadium in Nevada, to a team that has billions of their own dollars and can afford their own stadium. The impact of publicly funded stadiums has been studied for decades. A 1997 study titled *Sports, Jobs & Taxes: Are New Stadiums Worth the Cost?* used the then-example of the Baltimore Orioles. A team which had received \$200M is taxpayer funding, estimated at costing citizens \$14M per year. In the first five years of its existence the actual economic impact of the stadium was valued at \$3M a year from the construction — resulting in a net loss for the city. This has been the case in every incidence of publicly funded stadiums, without exception.

Publicly funded stadiums are a get rich quick scheme. This is not a subjective opinion but a well studied phenomenon. Billionaires buy sports teams (every single sports team besides the Green Bay Packers is owned by a billionaire) and then they use them to steal public money. In North America today, sports teams have exploited over \$30 billion dollars in public funds. They then sweeten their own deal with property write offs, maintenance costs, & reimbursements. By the end of their swindling these billionaires now have a free sports team that makes THEM billions more in profits while they return nothing to the states that have funded them.

There is also zero evidence that there are any economic benefits and decades of evidence showing that there is no economic benefit. As University of Chicago economist Allen Sanderson

put it, "If you want to inject money into the local economy, it would be better to drop it from a helicopter than invest it in a new ballpark."

We are asking you to turn your attention towards the people who need it. Every single dollar spent on get rich quick schemes and corporate handouts to billionaires is a dollar NOT spent on education, transportation, hospitals, and housing. We can not and should not become the state where billionaires come to get their free money while we are in the midst of a housing crisis so severe that 75% of nevadans cannot afford to rent a two bedroom apartment. Adjust your priorities, you have an obligation to this state to do so.

Thank you,
Val Thomason

From: Valerie Friskey
Sent: Tuesday, June 13, 2023 8:02 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium

Please do not waste our taxpayers money on this corporate handout!

From: Wendy Kveck
Sent: Tuesday, June 13, 2023 9:51 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Please oppose public funding of Oakland A's stadium in Las Vegas Senate Bill 1

Dear Assembly Committee of the Whole Members,

I'm writing to share my opposition to Senate Bill 1 and to any public funding for a new Oakland A's stadium in Las Vegas. Our state has more pressing needs, including but not limited to: our healthcare and mental health services, education, and affordable housing. The A's leadership has not proven that they can deliver results. I'm especially hesitant to invest public dollars into a sport like baseball which, in my reading, has been declining in viewership and attendees over the years.

The team's ownership should raise and use private funds, not the proposed \$380 million in public dollars. I believe it's a risky investment for our state and one I do not support.

If we want to make investments in tourism and diversify our economy, I'm advocating to allocate public dollars to invest in the arts, build up our cultural tourism offerings, and support the film and other creative industries here.

Thank you for your dedicated work on behalf of Nevada this session.

Sincerely,
Wendy Kveck
Arts Educator, UNLV Department of Art
89104

From: William Carrico
Sent: Tuesday, June 13, 2023 8:27 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Senate Bill 1

We see that our Governor's priorities are now revealed- in this Bill. Give the money, property and land from the State of Nevada to the richest people to come calling. This gift to the millionaire owners of the Oakland A's will be a blemish on our lawman turned governor, don't let it be that for all the rest of the legislators. In my District, don't expect to get any support for re-election if this boondoggle is supported. This is a give away of public money for a private purpose to someone who doesn't need it.

From: Alexander Murphy
Sent: Wednesday, June 14, 2023 12:24 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: VOTE NO ON SB1

Hello,

I am writing to you as your constituent. I urge you to vote NO on SB1 or the publicly funded A's stadium. It is clear that corporate greed and profit are the underlying pushers of this bill, and the people have tried to voice their concerns twice already only to be cut off. There were over 1000 votes against this on NELIS when it was SB509 but only about 1/3 for support. Why are we catering and giving away precious resources to a billionaire with a terrible baseball team? There will be better projects that will provide better jobs. In my time speaking to voters last year, I spoke to many domestic workers and I was warned about the corruption in the Culinary Union. The person quickly changed the subject since she realized I could be a scab, but her story was gut wrenching. Unions are not perfect. Citizens United allows for some unions as well as political campaigns, to receive endless contributions from all sorts of donors with special interests. Can we please stop catering to special interests in Nevada?! I went to CCSD, and I barely made it out. We need to stop overpolicing kids, and instead provide resources to help them. That helps everyone by creating good citizens not just workers who eat, sleep, and work. We need projects that pay into our education system, not ones that take away from it. We should not be spending money on this stadium and for these reasons and more you have heard in testimony (yes I have been on the calls and I have heard the people be cut off even though opposition greatly outweighs support opinions), I URGE YOU TO VOTE NO on SB1.

Sincerely,
Alexander Murphy
Las Vegas, 89107

Testimony of Opposition on Senate Bill 1June 13th, 2023

Dear Legislators and Governor Lombardo,

Americans for Prosperity Nevada strives to advocate for policies that help create an economy that works for all—empowering people to earn success and realize their potential. Businesses, entrepreneurs, innovators, and individuals should be rewarded for the value their goods and services create for their customers. Although we welcome sports and all industries into our great State, we disagree with S.B. 1 and the corporate welfare that it demands. Corporate welfare creates barriers for some businesses and entrepreneurs when politicians and government bureaucrats tilt the playing field by providing special benefits to specific industries, companies, activities, products, or services.

S.B. 1 would inflict insidious harm on Nevada's free market and reward special interest lobbying activities rather than creating value. Subsidies destroy economic value and corrupt our understanding of the benefits of free markets. Politicians and bureaucrats pick winners and losers, rather than consumers and free enterprise. Winning companies gain an unfair advantage over their competitors who then face significant barriers including higher costs.

Whereas, our state and local economies are still fiscally recovering from the COVID-19 related shut down, these types of economic development subsidies in S.B. 1 would not lead to greater prosperity but rather threaten our state and local government's fiscal health with more financial burden. For example, we recently saw during the COVID-19 related shutdowns, due to significantly reduced revenue from the Las Vegas Raiders Allegiant Stadium, [Clark County Commissioners had to use more tax dollars](#) when they had to utilize their reserves to cover bond payments. Also, research by [the Mercatus Center at George Mason University](#) shows the economic growth, state per capita gross domestic product, or job growth do not fare better with such programs. The benefits typically go to large, well-known corporations, not local businesses unless it's to pay the fiscal deficit tab it would generate.

The most impactful way government can spur economic growth is by easing regulatory burden on enterprise, not providing subsidies. We should focus on eliminating regulatory barriers that prevent industries such as sports from coming into a state. For these reasons, we urge you to vote "No" on Senate Bill 1 during this 35th special session.

Sincerely,

Ronnie najarro

Ronnie Najarro

State Director

Wiz Rouzard

Deputy State Director

From: AlwaysGrinding
Sent: Wednesday, June 14, 2023 1:23 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Sports stadium

No. We do not need another stadium here. It will increase out debt, again. Stop handing out our land for debt.

From: Amanda LaCroix
Sent: Wednesday, June 14, 2023 1:37 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

To whom it concerns,

We have two school aged children in Nevada schools. That's where the money, time, attention, resources should go, to educate the future of Nevada. We say NO to SB1!!

Thank you,
The LaCroix family

From: Amanda .P
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO on SB1 for Stadium

Hello,

My name is Amanda Palmer and I am a constituent located in Carson City Nevada. I would like to express that I do NOT support SB1, and feel strongly that Nevada tax payers should not be responsible for giving a billionaire a handout so that a stadium can be built for a sports team at no cost to the owner, and at a huge cost to Nevada citizens. That money we would pay for the building of this stadium should be a resource going to serve Nevada citizens in education, medical care, infrastructure, and social welfare programs within our state.

Please vote NO on SB1. Nevada citizens are watching, and this will absolutely determine what kind of lawmakers we are voting for in the next session. I want to support lawmakers who uphold the needs of the common people, and not the needs of the affluent.

Sincerely,

Amanda Palmer
Teacher
Carson City Nevada

From: Andrea Daerice
Sent: Wednesday, June 14, 2023 12:19 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB 1 Oppose

Hello,
I am a native Nevadan and I always vote.
I oppose SB 1
Thank you,
Andrea Juillerat-Olvera

From: sistahsserenitysoul
Sent: Wednesday, June 14, 2023 1:28 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No on SB1

No on SB1, thank you.

Annalize Sanders

From: Annette Magnus
Sent: Wednesday, June 14, 2023 1:14 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposition Testimony from 6/13 on SB 1

Hello -

Here is our opposition testimony for the record from the hearing yesterday. Thank you!

Annette

SB1 testimony in opposition, 6.13.2023 - Battle Born Progress

Good evening chair and members of the committee. For the record, I'm Annette Magnus, Executive Director of Battle Born Progress. Today, I testify against SB1 for the final time in my role. We have been very consistent on this issue over the years. I am a proud born and raised Las Vegas whose grandfather was the secretary treasurer of building trades and uncle was the secretary treasurer of the culinary union. I remain against this bill regardless of amendments or spin. I would also like to note we have mobilized our 22k+ subscribers who live in Nevada against this bill.

I have joked as I come to the end of my time with BBP that this has been like the Era's tour of all of the worst ideas I have seen in this building. I was standing right in this exact spot in 2016 when Allegiant Stadium was rammed through in a very similar fashion during a special session with limited public comment. Somehow though, we have managed to bring forward an even worse deal by leaving the taxpayers on the hook because as you heard there is no new actual revenue to back these bonds. This just does not add up.

The A's, a failing team, shouldn't receive our tax dollars when their billionaire owner doesn't need the cash - and yes, we have always fought against billionaires looking for handouts. Just look at the deal the same owner went back on with the Quakes and the stadium that the public built them - they are still last in their league and have not invested in that team as promised even with the new stadium.

A new stadium won't make the team good. I hate to break it to you but the raiders are still a losing team and their record has gotten WORSE since they moved to Vegas.

I also would like to know why the A's management is not here today fully answering to why they deserve our tax money. Especially after that same management has had such an awful track record with the people in Oakland.

I could go on and on about how I've extensively researched studies showing stadiums to be bad economics. I've spoken with officials and individuals in Oakland, witnessing the mistreatment of the community and fans by this team. Much about this bill troubles me, including closed books, transportation issues, and the county's financial responsibility.

My dad always taught me if something seems too good to be true it probably is. This bill is like putting lipstick on a pig of a bad deal and a bad team, and this owner should not be trusted. I don't care what you add to this bill it will NOT get us to be quiet about how risky this bill is to our state and for the people of Clark County.

I will end by saying I am an avid sports fan. I grew up watching baseball with my dad. On Saturday I was at the first Stanley Cup game that the Knights won. Not only are they an actual winning team but they also somehow manage to play in a privately funded facility. Imagine that. I continue to urge you to vote no for this scam. Thank you.

Annette Magnus-Marquart (*she/her*)

Executive Director

Battle Born Progress & Institute for a Progressive Nevada

From: Cassie Viola
Sent: Wednesday, June 14, 2023 1:54 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No to Stadium Bill

Please say NO to the stadium bill. We do not want to spend money on this. Do the will of the people.

--

Cassie Viola

From: Christine Cassinelli
Sent: Wednesday, June 14, 2023 1:45 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium

Please do not approve funds for this project. The money could be spent on mental health
 Thank you
 Christine

"Good afternoon chair, and members of the committee, for the record my name is Christine Saunders, and I am the Policy Director with the Progressive Leadership Alliance of Nevada here in opposition to Senate Bill 1.

While we appreciate all of the amendments that were discussed today as they are a step in the right direction, they do not change the fundamental problem with this bill: it remains a corporate welfare proposal that will leave Nevada taxpayers on the hook, rather than revenue and funding the programs Nevadans need, especially when we were told there wasn't enough money only a week or so ago.

We don't do this for regular people in Nevada, meanwhile we are telling corporations to come here and we'll foot the bill. The Nevada Way is always business first, at the expense of what our communities need most.

Why has there been no special session to protect tenants from rapidly rising rents and communities being displaced? Why has there been no special session to address our transportation needs as a state?

We are not opposed to good paying union jobs or diversifying Nevada's economy, but we shouldn't have to be giving tax incentives and handouts to billionaires to do so. It is irresponsible of the state to prioritize new corporate development over the needs of Nevadans.

If the A's want to come to Nevada, they are more than welcome to on their own dime, but it is time for the state of Nevada to prioritize what Nevadans are asking for. We urge your opposition to this bill. Thank you."

From: Patterson, Daniel R
Sent: Wednesday, June 14, 2023 2:44 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Constituents: Vote NO on A's bill

Asm. Gallant -- My family and I are big sports fan in Boulder City.

The A's are a terrible, untrustworthy organization; the worst in baseball. Let the free market support the A's, if it will, but don't shovel public money to John Fisher.

The A's deal is rushed. Vote NO.

We all vote, every election.

Response requested.

Thank you,
Daniel R. Patterson
Boulder City NV 89006
--
Daniel R. Patterson

From: dk
Sent: Wednesday, June 14, 2023 2:13 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1

Please vote NO to SB1.
This does not serve NV state residents.

From: Edgar Rene
Sent: Wednesday, June 14, 2023 3:44 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1 - no

Hell no on SB1 (Aces Stadium)
Thank you,
Edgar

From: Coburn, Elaine
Sent: Wednesday, June 14, 2023 3:10 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposition to SB1

Good afternoon,
The following people called to oppose the MLB stadium.
Thank you,

Elaine

- 1) Jackie Kelly 775-722-3877. This will not benefit No. Nevada residents.
- 2) Claudette Jamerson 702-254-0550
- 3) Edwin Lasanta 725-249-4586. The billionaire owner of the A's should pay for the entire stadium, so Nevada residents are not taxed for it. The billionaires are getting enough tax breaks while the cost of basic living is going up.
- 4) Howard Espen 775-224-5044. The owner of the A's and players are billionaires and millionaires. They should pay for this themselves, and it shouldn't fall onto the people of Nevada.
- 5) Sharon Bales 775-846-2242.
- 6) Victor Cohen 847-691-7187. There are other issues in the state, such as water, that are more important.

From: beingrichster
Sent: Wednesday, June 14, 2023 1:48 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No on A's Stadium

Please don't waste my taxpayer money on a stupid stadium for a billionaire. Let them pay for it unless you're going to get the profits too.

Eva Love

From: Jamie Stetson
Sent: Wednesday, June 14, 2023 3:51 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Stadium.

Just say no to this stadium. These deals rarely bring our state the long term revenue they promise. Say no.

Jamie Stetson

From: Jeff M
Sent: Wednesday, June 14, 2023 2:44 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO on SB1

We do not need to fund yet another stadium on taxpayer dollars! Nor give "tax breaks" to already rich franchises.

From: Jennifer Panozzo
Sent: Wednesday, June 14, 2023 2:11 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: JUST SAY NO!!

At the last-minute hearing to tell the Assembly that we do NOT want to waste \$380 million taxpayer dollars on a corporate handout to the Oakland A's BILLIONAIRE owner. We need to invest in our housing, mental health services, and education systems, – things that would bring business here without forfeiting nearly half a billion of **OUR dollars** on an unnecessary and PRICY stadium leaving Clark County on the hook if this doesn't pan out! The Oakland A's have the WORST fan base in the whole country, and I don't think it will get much better here! We are still paying for the Golden Knights stadium, and honestly, WHERE IS the stadium for the Aces?! They were the FIRST team to bring home a Championship Trophy for Las Vegas, and they don't even have their own stadium-I bet many people don't even know where they DO play

(at a multi-use space in Mandalay Bay). I would prefer to have a new stadium for them instead - NOT just a practice facility, surely we've PROVEN ourselves to be a winning team! We're STILL undefeated this year also-can't get much better than that! Give our ladies the respect they deserve, before you go and build another stadium for a men's team of ANY kind!! Regardless of who pays for it, but ESPECIALLY if you're trying to rope the taxpayers into paying for ANYTHING.

Sincerely,
Jennifer Panozzo
VGK (Vegas Golden Knights) and LVA (Las Vegas Aces) FAN!!!

From: Jodi Shaw
Sent: Wednesday, June 14, 2023 1:36 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No to stadium

No. No. No. to the stadium. There are lots of better places to spend the money and Oakland doesn't want it in Nevada either.

Jodi Shaw|Realtor
|GRI|CNE|CIAS|CDPE|NARGreen
Keller Williams/Group One Realty, Inc

From: Joe C
Sent: Wednesday, June 14, 2023 4:29 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No on SB1

I won't reiterate the same (valid) points of corporate welfare for a billionaire who mistreats his fans/community. However, one massive difference between Allegiant Stadium and the proposed stadium in SB1 is the popularity of each sport.

The NFL is the most popular and most watched major league sport in the US, but attendance at MLB stadiums only continues to decline - nearly 15% since 2012, and nearly 20% since 2007. I haven't heard Mr. Aguero discuss this troubling trend for the sport in his analysis/justification for public funds.

Please vote no on SB1

<https://www.statista.com/statistics/193421/regular-season-attendance-in-the-mlb-since-2006/>

Thanks,
Joe Casey

From: Joe DeAloia
Sent: Wednesday, June 14, 2023 2:28 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: New Stadium - No

TWIMC;

I am completely against any public funding for a New Stadium!

Joseph DeAloia

From: Judi Rought
Sent: Wednesday, June 14, 2023 4:13 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's Vegas Stadium

Please vote no on this. Our governor has vetoed many bills that were passed that actually help THE PEOPLE and not billionaires.

Judi Rought, CMA

From: Kristofer DiPaolo
Sent: Wednesday, June 14, 2023 3:24 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: no to another stadium

Incredibly skeptical these emails have any meaningful impact on gear works which respond mostly to money, power, and privilege.

We don't need a stadium. It isn't an economic boon. There is no debate rooted in objective reality on that question.

If we can't stop an irresistible force, at the very least we should not be subsidizing billionaire projects with public money from mostly working class people. When will that hot garbage ever end?

If you read this - thanks.

Kristofer – 89119

From: Marta Schmitt
Sent: Wednesday, June 14, 2023 1:02 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Reject SB 1

Dear Nevada Assembly members,

I am writing to encourage each of you to reject the passage of SB 1. This bill assumes that our state is so flush with taxpayer funds that we have already solved many of the problems that persistently keep businesses from locating here: adequate public school funding, comprehensive mental health care and senior services, broad-based public transportation, and much more. We do not need to spend public funds on building another sports stadium when national studies show this to be a poor choice for cities/states.

I am not a baseball fan. Since there are some residents who are fans, I suggest that you approach them and the billionaire owner of the Oakland A's to accomplish the goal of building their stadium.

This proposed legislation is a boondoggle for the state of Nevada. In the words of the late Nancy Reagan: Just say 'no'.

Sincerely,
Rev. Dr. Marta Poling Schmitt
Las Vegas, NV 89141

From: Minnie Wood

Sent: Wednesday, June 14, 2023 12:53 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO on SB!

I am writing to express my opposition to SB1. The state of Nevada must not contribute a dime to financing any efforts to build additional professional sports stadiums in Southern Nevada.

The residents of our region have been crying out for affordable housing, well-funded quality education at all levels, affordable childcare, among many other needs. Approving this bill and putting financial resources into professional sports is a slap in the face to struggling Nevadans.

Our representatives in state government owe their allegiance to the people, not to schemes such as this. Vote NO on SB1 and support the people you were elected to represent.

Sincerely,
Minnie Wood
North Las Vegas, NV 89084

From: Molly Malloy
Sent: Wednesday, June 14, 2023 2:20 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Say No to the Stadium

Good afternoon-

I am writing to implore you not to pass the public funding for the baseball stadium. This is a hard no. Public dollars should not be used for this. Stop the cycle of socializing the risk, but privatizing the profits.

Please vote no and let's use our tax dollars for the benefit of the citizens of our state, not to line the pockets of another sports team.

The timing of the success of VGK couldn't be more perfect, and reminding us that a privately built stadium and a team dedicated to giving back to the community are models of success.

Thank you,
Molly Malloy

From: Nate Hanson
Sent: Wednesday, June 14, 2023 11:34 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO public funding for A's stadium

Nevada taxpayers should not be in the business of corporate subsidy without demonstrable countervailing evidence that there will be a reasonably sufficient return on said investment.

Per the Brookings Institution, "Building a stadium is good for the local economy only if a stadium is the most productive way to make capital investments and use its workers."
(<https://www.brookings.edu/articles/sports-jobs-taxes-are-new-stadiums-worth-the-cost/>)

Given that capital has rapidly become more expensive over the last year of Federal Reserve target rate increases, and given the exceedingly low unemployment rates both in Nevada and nationwide, it would be a poor time to invest in a stadium even if such investment might otherwise be justifiable--which it is not. Education, mental health, health care...there are stronger cases to be made for the public ROI of such funding than there is for a stadium.

Let's meet the needs of real people, not subsidize billionaire interests.

From: Nicole Glass
Sent: Wednesday, June 14, 2023 3:18 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's Ballpark in Las Vegas

To whom it may concern,

My name is Nicole Glass and I live in Dayton, NV; a rural suburb of Carson City. I have lived in this area for nearly 12 years. I think it is important to know that I am writing from a rural area because I feel like it is important to know how passing this bill can and will impact areas in the state that are lower income. Our schools are terrible. There is no other way to say it. We are a one star school, we have middle of the road test scores and a high rate of bullying and aggressive behaviors in our local elementary school. Funding for Nevada schools is low and it is beyond me why the state would want to spend millions, if not billions, on a stadium that is not supported by a large majority of Nevada. Las Vegas is overrun with tourist, casinos and all the shows you can ask for. Nevada just spent an exorbitant amount of money to bring the Oakland Raiders to Las Vegas. We have a crisis in education in Nevada. We are struggling as a state, but especially in rural places where services are unavailable unless you drive to a larger city. Children and families are struggling. Income for Nevadans is low. We are still coming out of the pandemic and many families are struggling with incomes being cut, incomes missing due to COVID-19 and inflation. There are many ways to assist struggling families in Nevada and building a brand new stadium is not helpful.

The Las Vegas Raiders have the fourth lowest attendance in the NFL. The average Raiders fan that attends a home game is between 25-35% - meaning that the away team averages more supporters than the home team. This stadium cost \$1.9 billion to build. Billion. I couldn't find the research or numbers regarding the return on investment from the past 3 years, but I imagine that the state is not getting what they hoped for from Allegiant Stadium.

As a lifelong Oakland A's fan I can say – the Oakland Athletics are the worst team in baseball. Moving them to a shiny new stadium is not going to fix the problems that are currently being had with the team owners and management. Moving the Oakland Athletics to Las Vegas is going to further tank fan attendance. There is a slim chance that Nevada will be able to recuperate any of the funding poured into this project when so many people have opposed this project. It is not only Nevadans that oppose this move – it's the local fans. I know attendance is low in Oakland but so many fans have poured into the Howard Terminal Waterfront. They have lobbied local organizations, they have overcome hurdle after hurdle to try and have a local ballpark built and to hear that the owners want to sell has been a huge blow. Last night, 06/13/23, the Oakland A's fans presented a reverse boycott with over 30,000 fans in attendance. A large number of fans wore shirts that stated "SELL" as a protest against the owners of the Athletics.

Nevada – do not reward bad behavior. Do not reward the horrible owners of the Oakland Athletics. Respect baseball and the fans and VOTE OPPOSE THE BILL FOR A LAS VEGAS STADIUM FOR THE ATHLETICS.

Thank you,
Nicole Glass
707-290-9625

From: Rory Dowd
Sent: Wednesday, June 14, 2023 12:14 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Opposition to new stadium

We don't need or want a new stadium or a failing ball club like the As - or any MLB team for that matter.

Spend the money on the homeless problem or social programs.

-Rory

From: Sarah Leavitt
Sent: Wednesday, June 14, 2023 1:22 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: NO to stadium deal

Hi. I'm a constituent from 89015 and I'm against using our tax dollars to pay for a new stadium. Please focus on the real problems, like housing, health care and public education.

Sincerely,
 Sarah Leavitt

From: Sonia Manrique-Stromberg <sms.manrique@gmail.com>
Sent: Wednesday, June 14, 2023 5:15 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Strongly Opposed to SB 1 - Please Vote NO

Dear Assemblymembers,

I write to strongly urge you to vote NO on SB 1. Although many forecasted benefits have been described by the A's representatives, I urge you to take a hard look at the assumptions that they are projecting for the great state of Nevada.

The assumptions of attendance for repayment of the bonds is unrealistic.

- Stadium would be MLB's smallest capacity ballpark at 30,000 seats.
- It assumes a near sell out for every single home game, with a projected average of 28,000 seats sold each game. [28K tickets sold out of 30K capacity]
- It assumes this will happen consistently for 30 years. For major league baseball, which has 81 home games each season, this is *extremely* unlikely. [28,000 tickets x 81 home games x 30 years]

Current ownership has a bad track record in investing in its teams & business.

- John Fisher did not invest in the San Jose Earthquakes Major League Soccer team after a new stadium was built. The Earthquakes are 18th in MLS salaries.
- He has seemingly purposefully not invested in the Oakland A's, to the point where they have the lowest payroll and are currently the worst team in the MLB. I have watched the hearings so I know that you have heard this before, but it is worth considering if you want to do business with him.

With the state of public education in Nevada in desperate need of funding, and many red flags surrounding John Fisher's track record on team ownership, I implore you to vote no on SB 1.

Thank you,
 Sonia Manrique

From: Sunny Caudill
Sent: Wednesday, June 14, 2023 1:59 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: No to SB1

Personally, I can't afford any more expenditures, neither can Nevada. I paid 9\$ for 6 rolls of store brand toilet paper yesterday and had to cut my food budget in half (FULLY IN HALF) because of what our state is allowing to take place, and I'm disabled with brain cancer and epilepsy.

I may have to choose food or housing soon - if price gouging doesn't stop. (We were promised no price gouging but food has nearly doubled in price.)

Between housing and food issues we're ignoring via Vetoes, we (figuratively speaking here) have enough on our plate to deal with.

This bill will benefit one man, who doesn't either live in Nevada, or worry about the cost of his daily meals. Why would we want to line his pockets in gold when my state won't give me teeth to chew with, on an extremely low income?

This agenda is supposedly good for downtown Vegas but all it will do is screw up traffic worse than it already is, and pack the streets, causing more crimes of convenience.

I say NAY.

Susan and Phillip Kaiser
Reno, NV 89503

June 14, 2023

Re: #SB1 – Public funding of a private stadium

Dear Speaker Yeager and Members of the Legislature:

We are writing today to congratulate the Las Vegas Knights on their stunning win of the Stanley Cup last night. What a thrill it has been to see them grow as a team over the last few years to meet this happy conclusion. As an expansion team built from the ground up with their own investment dollars the support from Nevadans is not limited by the Clark County boundary line. This is the model that should be repeated unlike the plan currently under consideration in #SB#1. There was no public money obligated to support the Knights success.

No public funds should be expended for a professional sports team while Nevadans needs for mental health, public safety and other services are seriously compromised. The bragging rights of a professional sports team are a hot commodity so is taking care of those who need the services the most and the dignity that comes with meeting those needs. Vote NO on the #SB1 so that we can all be proud to be Nevadans.

Sincerely,
Susan & Phillip Kaiser

Hello Assembly Committee, My name is Tom Schroeder.

I appreciate your valuable time, and the "extra innings" so to say you're all committing to the special session.

I just wanted to voice my opposition against SB1 as I do not believe it is the right deal for the citizens of Nevada.

I know you all want to be done and go home and be with your families and take a much-needed vacation so I'll try and keep this short and just list my bullet points I wanted to talk about but missed the cut for opposition calls.

1) This bill feels very rushed and pushy to get done like the Athletics want you all to overlook details of it.

2) The unions are in heavy support of the project, of course they are, they want jobs for their members, but there will be jobs for their members also when Bally's decides to demolish and rebuild at the current Tropicana site without a ballpark and be able to make their state-of-the-art resort even larger.

3) The A's plan to build on 9 acres on the Tropicana site a 30,000 seat stadium with a retractable roof. The smallest retractable roof stadium in the MLB belongs to the Milwaukee brewers with is on just over 12 acres. I question who the A's engineer is on this as the renderings they've proposed are not accurate. Is it even possible to build a 30,000 seat retractable roof stadium on 9 acres?

4) the average of 27,000 fans per game of attendance seems extremely optimistic, most teams that have larger capacity will often draw attendances in the 10,000-15,000 range but have the capacity to be able to host 47,000 to make up the difference on their low attendance games. This proposal does not provide any wiggle room on their estimation and seems like a best case scenario rather than a typical scenario.

5) As you've all heard, there are plenty of other urgent needs that this 380 million could be used for. Homelessness, Education system, Health and mental care to name a few.

6) If this is such a sure bet, why do the A's need any money at all from Nevada?

7) I hear allegiant stadium brought up multiple times and its success story with the Raiders. The Raiders have 8-9 home games a season vs the 81 of the A's. The season is much more diluted and lowers demand of attendance. This while attendance overall is down across all of MLB. Also, the Raiders are a global brand, I don't think the A's name carries the same weight.

8) There are a lot of great venues in Las Vegas. The previously mentioned allegiant stadium, T-Mobile arena, Thomas and Mack center, the under-construction MSG Sphere, The Mandalay bay events center. What is it that's going to make events pick this ballpark over these other venues which offer either a size increase, or more intimacy. (also not sure why they suggest the XFL play games there vs Allegiant which is an actual football field)

9) Public feedback. Both bills public polling on the NELIS webpage for SB509 and now SB1 are polling massively in opposition. Local news stations and Las Vegas entertainment twitter pages have offered polls also suggesting the general public is against the stadium deal and or the A's coming to Las Vegas.

To wrap this up, I would like to say I would love to see a MLB franchise in Las Vegas, preferably not on the strip (Where Mr. Hill thinks it is within walking distance for LV locals) MLB has stated once the A's and Tampa Bay situations are resolved they would like to look into two expansion teams and I think Las Vegas would be a great place for one of those home grown expansions like the World Champion Golden Knights.

Thank you for taking the time to listen to my concerns and reasons for opposition.

Thank you,
Tom Schroeder

From: a Little Stinky
Sent: Wednesday, June 14, 2023 5:41 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: Oakland A Stadium

I am against it. We need housing and rental help for those in mobile homes that are being priced out. I searched Nellis for bills for Disability. None showed up. Why? I am in a very periously situation and very little support. This is no brainer. LV get a super unhoused plan supported by the casinos. Of course they do its being spearheaded by private. How does this as a disabled person help me in Reno who is declining in health and see fellow residents in the same plight with no where to go thanks to the shortage of housing. I get 1200 a month. Cola is last years figures and does not include shelter. Living on 23 dollars in SNAP for me and my senior disabled husband while kids get free lunches and breakfasts.

Vote no.

Valerie Tilson
 Reno

From: Vicki
Sent: Wednesday, June 14, 2023 1:40 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB 1

To the Nevada Assembly:

I greatly oppose this bill. We do not want to waste \$380 million taxpayer dollars on a corporate handout to the Oakland A's billionaire owner. We need to invest in our housing, education systems, mental health services – things that would bring business here without forfeiting nearly half a billion of our dollars on an unnecessary and pricy stadium leaving Clark County on the hook if this doesn't pan out!

Our state is the bottom of the barrel in education, mental health care services and affordable housing. We need to invest and fund these services that benefit every citizen of our state. Unlike the beloved VGK, who had no problem funding a stadium on their own, no one likes the Oakland A's. We don't need another loser team like the Raiders. You ask us to use our precious tax dollars for something that most of us can't afford to experience, even if we wanted to. History has shown that taxpayer-funded stadiums are a losing proposition and do not generate enough income to offset the cost. Building this stadium will result in hundreds of full-time jobs being lost at the Tropicana while only providing a few part-time jobs in return.

Enough is enough! Please be advised that those who vote to fund this losing proposition money pit are at risk of becoming unemployed come next election.

Sincerely,
 Vicki Linkin

From: vtcoble
Sent: Tuesday, June 13, 2023 5:53 PM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: A's stadium

No public money for billionaires.

From: J
Sent: Tuesday, June 13, 2023 1:07 AM
To: Assembly Committee of the Whole <AsmCOW@asm.state.nv.us>
Subject: SB1 Questions

Dear Nevada Assembly,

Hello my name is John Saito, and I am writing you today because of bill in front you, SB 1. I am writing today for a neutral perspective, if I had to choose one. I have questions about this bill and hopefully each representatives would have their own answers/conclusion to these questions prior to voting.

I am not sure if this is part of the bill or not, but I have read that the land the stadium is going to be built on would be given to the baseball team. If this is the case, how much taxes will the state and/or county lose out on this transaction? Also, I have read that property will not generate any property taxes, so how much would the state/county lose out of the property tax of 30 years and potentially every year the stadium is operating.

I also had a question about the attendance number. There are 81 homes games at averaging 27,000 visitors for each home game. Since attendance numbers are inflated over the weekend vs weekday, the current schedule, the baseball team plays 42 games on either Friday, Saturday, or Sunday. This will leave 39 games to play on rest of the week. Best case scenario, the baseball team sells out every Friday, Saturday, Sunday game at 30,000 visitors. That means the rest of the 39 games, they would need to an attendance of about 23,770. For example, this year the Seattle Mariners are averaging 27,804 attendance. If you look at their weekday games, they are averaging 21,593. They are able to reach the average attendance of at least 27,000 because their stadium can hold 47,929 people. There were couple of games where the Mariners did exceed 30,000 attendees during a weekday game. If you cap that attendance number to 30,000, their average attendance between Monday to Thursday will be at 20,514. I have heard that Las Vegas is unique city, but baseball is baseball. I am not sure how the baseball team can average 27,000 a game.

Now about the non-baseball events at the stadium. I am confused why the attendance number is at 30,000 people. For example, Allegiant Stadium holds 65,000 people for a football game, but is able to expand to 71,835 for concerts. In the case of T-Mobile Arena, there 17,500 for hockey game, but anywhere between 12,000-20,000 for non-hockey events. I haven't heard any numbers for the proposed stadium, so wondering what those numbers are. During the course of the baseball season, the team averaged 26,000 attendance, 1,000 lower than the estimate, the 14 events will need to have the capacity of about 32786, over the 30,000 capacity.

Lastly, I am worried about owner of the current baseball team. Is this the right owner to be a partner with for the next 30 years? Does his track record as an owner of a sports franchise too good to pass up? Nevada has been able to attract many sports franchises and if Nevada does pass up this opportunity, I do believe in the state government to lure an MLB franchise when the time comes. So my question to the assembly is do you believe this person is good partner to give tax payer money to build a stadium. I have more questions, but I am sure the assembly has heard most of the questions. These are my top questions so decided to write it down.

I wish the assembly will make the right choice for all tax payers of Nevada.

Thank you,
John Saito

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ASSEMBLY STANDING RULES
AND THE
JOINT STANDING RULES OF THE
SENATE AND ASSEMBLY
OF THE
THIRTY-FIFTH SPECIAL SESSION
OF THE
LEGISLATURE OF THE STATE OF NEVADA

2023

ASSEMBLY STANDING RULES

I. OFFICERS AND EMPLOYEES

DUTIES OF OFFICERS

Rule No. 1. Speaker of the Assembly.

1. All officers of the Assembly are subordinate to the Speaker in all that relates to the prompt, efficient and correct discharge of their official duties under the Speaker's supervision.

2. Possessing the powers and performing the duties described in this Rule, the Speaker shall:

(a) Take the chair at the hour to which the Assembly stands adjourned, call the members to order, and upon the appearance of a quorum, proceed to business.

(b) In the event an emergency occurs during a regular or special session of the Legislature which requires a meeting of the Assembly, call the members back to order before the hour to which the Assembly had adjourned.

(c) Preserve order and decorum and have general direction of the Chamber of the Assembly and the approaches thereto. In the event of any disturbance or disorderly conduct therein, order the same to be cleared.

(d) Decide all questions of order, subject to a member's right to appeal to the Assembly. On appeal from such decisions, the Speaker has the right, in the Speaker's place, to assign the reason for the decision.

(e) Have the right to name any member to perform the duties of the Chair, but such substitution must not extend beyond one legislative day.

(f) Have the power to accredit the persons who act as representatives of the news media and assign them seats.

(g) Sign all bills and resolutions passed by the Legislature as provided by law.

(h) Sign all subpoenas issued by the Assembly.

(i) Receive all messages and communications from other departments of the government and announce them to the Assembly.

(j) Represent the Assembly, declare its will and in all things obey its commands.

(k) Vote on final passage of a bill or adoption of a resolution, but the Speaker shall not be required to vote in ordinary legislative proceedings except where the Speaker's vote would be decisive. In all yea and nay votes, the Speaker's name must be called last.

(l) Appoint committees during the interim between regular sessions of the Legislature for any proper purpose, including, without limitation, taking testimony, compelling the attendance of witnesses, punishing persons or

entities for contempt and reporting findings to the next session of the Legislature.

3. If a vacancy occurs in the office of Speaker, through death, resignation or disability of the Speaker, the Speaker Pro Tempore shall temporarily and for the period of vacancy or disability conduct the necessary business of the Assembly.

4. If a permanent vacancy occurs in the office of Speaker, the Assembly shall select a new Speaker.

5. This Rule shall remain in full force and effect throughout the interim between regular sessions of the Legislature and until new Standing Rules of the Assembly are adopted as part of the organization of a newly-constituted Assembly at the commencement of a session.

[Statutes of Nevada 1975, 1912; A 1995, 2845; 1997, 3538; 1999, 3834; 2001, 3295; 2009, 3141; 2013, 3897; 2020, 32nd Special Session, 132]

Rule No. 2. Continuation of Leadership and Standing Rules of the Assembly During the Interim Between Regular Sessions.

1. Except as otherwise provided in subsections 2, 3 and 4, the tenure of the Speaker, Speaker Pro Tempore, Majority Leader and Minority Leader of the Assembly extends during the interim between regular sessions of the Legislature.

2. The Assemblymen or Assemblywomen designated to be the Speaker, Speaker Pro Tempore, Majority Leader and Minority Leader for the next succeeding regular session shall perform any duty required of that officer by the Standing Rules of the Assembly and the Nevada Revised Statutes in the period between the time of their designation after the general election and the organization of the next succeeding regular session.

3. The Assemblyman or Assemblywoman designated to be the Speaker and the Assemblyman or Assemblywoman designated to be the Minority Leader for the next succeeding regular session shall appoint the regular and alternate members to the Select Committee on Ethics as set forth in Assembly Standing Rule No. 23.

4. The Assemblyman or Assemblywoman designated to be the Speaker for the next succeeding regular session shall:

(a) Determine the start time of the Assembly's organizational session.

(b) Have the right to name any person to call the Assembly to order and preside over the Assembly's organizational session until a presiding officer is elected.

(c) Refer prefiled bills and resolutions to committee, subject to ratification by a majority vote of the members of the Assembly once the Assembly is organized and ready for business.

5. The Assembly Standing Rules set forth herein shall remain in full force and effect throughout the interim between regular sessions of the Legislature

and until new Standing Rules of the Assembly are adopted as part of the organization of a newly-constituted Assembly at the commencement of a session, unless a conflict exists with a rule adopted by the Assembly for a special session occurring between regular sessions.

[Statutes of Nevada 2013, 3898; A 2014, 28th Special Session, 36]

Rule No. 3. Chief Clerk.

1. The Chief Clerk is elected by the Assembly and is responsible to the Speaker.

2. The Chief Clerk shall recruit, select, train and supervise all attaches employed to assist with the work of the Assembly.

3. The Chief Clerk shall administer the daily business of the Assembly.

4. The Chief Clerk shall adopt such administrative policies as the Chief Clerk deems necessary to carry out the business of the Assembly.

5. The Speaker and the Chief Clerk are authorized to make any necessary corrections and additions to the final journal, history and committee minutes of the Assembly.

6. At the direction of the Speaker or Speaker Designate, the Chief Clerk shall attest and affix the seal of the Assembly to all writs, warrants, subpoenas and formal documents issued by the Assembly.

7. The Chief Clerk shall have custody of all bills, resolutions, petitions, papers and other documents, including, without limitation, matters referred to the committees of the Assembly.

[Statutes of Nevada 2009, 3142; A 2013, 3899; 2014, 28th Special Session, 37; 2019, 4536]

Rule No. 4. Reserved.

Rule No. 5. Reserved.

Rule No. 6. Reserved.

The next rule is 10.

II. SESSIONS AND MEETINGS

Rule No. 10. Time of Meeting.

The Assembly shall meet each day at 11:30 a.m., unless the Assembly adjourns to some other hour.

[Statutes of Nevada 1975, 1857; A 2013, 3899]

Rule No. 11. Open Meetings.

All meetings of the Assembly and its committees must be open to the public.

[Statutes of Nevada 1975, 1907; A 1999, 3835; 2001, 3296]

Rule No. 12. Convening of the Assembly between Legislative Sessions.

1. The Assembly may be convened at any time between sessions of the Legislature upon a petition signed by a majority of the members elected to the Assembly to consider and take action on any matter that is solely and exclusively within the constitutional or inherent powers of the Assembly, including, without limitation, any matter that may be considered and acted on by the Assembly pursuant to its plenary and exclusive constitutional powers under Article 4, Section 6 of the Nevada Constitution or pursuant to its inherent powers of institutional self-protection and self-preservation to govern, control and regulate its membership and its internal organization, affairs and management.

2. A petition convening the Assembly pursuant to this Rule must specify the matter that will be considered or acted on by the Assembly, indicate a date for the Assembly to convene and be transmitted to the Chief Clerk of the Assembly. Upon receipt of one or more substantially similar petitions signed, in the aggregate, by a majority of the members elected to the Assembly, the Chief Clerk shall notify all members of the Assembly that the Assembly will be convened pursuant to this Rule and the date on which the Assembly will be convened.

3. The Assembly hereby finds and declares that:

(a) The Nevada Constitution invests each House of the Legislature with certain plenary and exclusive constitutional powers which may be exercised only by that House and which cannot be usurped, infringed or impaired by the other House or by any other branch of Nevada's State Government. (*Heller v. Legislature*, 120 Nev. 456 (2004); *Commission on Ethics v. Hardy*, 125 Nev. 285 (2009); *Mason's Manual of Legislative Procedure* §§ 2-3 & 560-564 (2010) (*Mason's Manual*))

(b) Article 4, Section 6 of the Nevada Constitution invests each House with plenary and exclusive constitutional powers to govern, control and regulate its membership and its internal organization, affairs and management, expressly providing that: "Each House shall judge of the qualifications, elections and returns of its own members, choose its own officers (except the President of the Senate), determine the rules of its proceedings and may punish its members for disorderly conduct, and with the concurrence of two thirds of all the members elected, expel a member."

(c) In addition to its plenary and exclusive constitutional powers, each House possesses certain inherent powers of institutional self-protection and self-preservation to govern, control and regulate its membership and its

internal organization, affairs and management. (In re Chapman, 166 U.S. 661, 668 (1897); Mason's Manual § 2; Luther S. Cushing, Elements of the Law & Practice of Legislative Assemblies § 533 (1856) (Cushing's Legislative Assemblies))

(d) The inherent powers of each House are considered "so essential to the authority of a legislative assembly, that it cannot well exist without them; and they are consequently entitled to be regarded as belonging to every such assembly as a necessary incident." (Cushing's Legislative Assemblies § 533)

(e) The inherent powers of each House authorize it to take all necessary and proper institutional actions that are "recognized by the common parliamentary law." (Cushing's Legislative Assemblies § 684)

(f) Thus, it is well established that each House is "vested with all the powers and privileges which are necessary and incidental to a free and unobstructed exercise of its appropriate functions. These powers and privileges are derived not from the Constitution; on the contrary, they arise from the very creation of a legislative body, and are founded upon the principle of self-preservation." (Ex parte McCarthy, 29 Cal. 395, 403 (1866))

[Statutes of Nevada 2017, 4522]

The next rule is 20.

III. DECORUM AND DEBATE

Rule No. 20. Points of Order.

If any member, in speaking or otherwise, transgresses the rules of the Assembly, the Speaker shall, or any member may, call to order, in which case the member so called to order shall immediately sit down, unless permitted to explain; and if called to order by a member, such member shall immediately state the point of order. If the point of order be sustained by the presiding officer, the member shall not be allowed to proceed; but if it be not sustained, then the member shall be permitted to go on. Every such decision from the presiding officer shall be subject to an appeal to the House; but no discussion of the question of order shall be allowed unless an appeal be taken from the decision of the presiding officer.

[Statutes of Nevada 1973, 1886; A 1993, 2913; 1995, 2847; 1997, 3540]

Rule No. 21. Portable Electronic Communication Devices.

1. A person who is within the Assembly Chambers shall not engage in a telephone conversation via the use of a portable telephone.

2. Before entering the Assembly Chambers, any person who possesses a portable electronic communication device, such as a pager or telephone, that emits an audible alert, such as a ringing or beeping sound, to signal an incoming message or call, shall turn the audible alert off. A device that

contains a nonaudible alert, such as a silent vibration, may be operated in a nonaudible manner within the Assembly Chambers.

[Statutes of Nevada 2001, 3296; A 2003, 3602; 2011, 3793]

Rule No. 22. Reserved.

Rule No. 23. Select Committee on Ethics; Legislative Ethics.

1. The Select Committee on Ethics consists of:

(a) Two members of the Assembly appointed by the Speaker from the majority political party;

(b) One member of the Assembly appointed by the Minority Leader from the minority political party; and

(c) Three qualified electors of the State, two of whom are appointed by the Speaker and one who is appointed by the Minority Leader, and none of whom is a present member of the Legislature or employed by the State of Nevada.

2. The Speaker shall appoint the Chair and Vice Chair of the Committee. The Vice Chair shall serve as the acting Chair if the Chair is unable to serve for any reason during the consideration of a specific question.

3. The Speaker shall appoint an alternate member with the qualifications set forth in paragraph (a) of subsection 1 and an alternate member with the qualifications set forth in paragraph (c) of subsection 1. The Minority Leader shall appoint an alternate member with the qualifications set forth in paragraph (b) of subsection 1 and an alternate member with the qualifications set forth in paragraph (c) of subsection 1. If a member of the Committee is unable to serve for any reason during the consideration of a specific question, the alternate appointed with the qualifications from the same paragraph in subsection 1 shall serve as a member of the Committee during the consideration of the specific question.

4. A member of the Committee is disqualified to serve during the consideration of a specific question if:

(a) The member is the requester of advice concerning the question of ethics or conflict of interest, or the member is the subject of the complaint concerning the specific question; or

(b) A reasonable person in the member's situation could not exercise independent judgment on the matter in question.

5. The members of the Committee shall perform any duty required in the period between the time of their appointment after the general election and the organization of the next succeeding regular session, or until the Speaker or the Speaker Designate or the Minority Leader or Minority Leader Designate appoint new members to the Committee, whichever occurs first.

6. The tenure of the members of the Committee shall extend during the interim between regular sessions of the Legislature.

7. The Committee:

(a) May hear requests brought by members of the Assembly for advice on specific questions of potential breaches of ethics and conflicts of interest; and

(b) Shall hear complaints brought by members of the Assembly and others on specific questions of alleged breaches of ethics and conflicts of interest, including, without limitation, alleged breaches of the Legislative Code of Ethical Standards in the Joint Standing Rules.

8. All proceedings held by the Committee to consider the character, alleged misconduct, professional competence or physical or mental health of any person on matters of ethics or conflicts of interest and all materials related to those proceedings are confidential, unless the person who is the subject of the proceedings requests a public hearing or discloses the content of the proceedings or materials.

9. An individual may file a complaint which alleges a breach of ethics or a conflict of interest, including, without limitation, an alleged breach of the Legislative Code of Ethical Standards in the Joint Standing Rules. If the alleged breach of ethics or conflict of interest involves the conduct of more than one person, separate complaints must be filed regarding each person. A complaint must be:

(a) Made in writing on a form provided by the Legislative Counsel;

(b) Signed and verified under penalty of perjury by the individual making the allegation; and

(c) Filed with the Legislative Counsel who shall review the complaint and any other relevant information and consult with the Chair of the Committee or, if the Chair is the subject of the complaint, with the Vice Chair, to evaluate whether the Committee has jurisdiction and whether an investigation is warranted in the matter. If it is determined that the Committee:

(1) Does not have jurisdiction or that an investigation is not warranted in the matter, the Legislative Counsel shall send written notice of the determination to the individual who filed the complaint.

(2) Has jurisdiction and an investigation is warranted in the matter, the Legislative Counsel shall send written notice of the determination and a copy of the complaint to the person who is the subject of the complaint.

10. Each Legislator is subject, at all times, to the Legislative Code of Ethical Standards in the Joint Standing Rules and, in addition, must determine whether he or she has a conflict of interest upon any matter in question before the Legislator. In determining whether the Legislator has such a conflict of interest, the Legislator should consider whether the independence of judgment of a reasonable person in his or her situation upon the matter in question would be materially affected by the Legislator's:

(a) Acceptance of a gift or loan;

(b) Private economic interest; or

(c) Commitment to a member of his or her household or immediate family.

↪ In interpreting and applying the provisions of this subsection, it must be presumed that the independence of judgment of a reasonable person in the Legislator's situation would not be materially affected by the Legislator's private economic interest or the Legislator's commitment to a member of his or her household or immediate family where the resulting benefit or detriment accruing to the Legislator, or if the Legislator has a commitment to a member of his or her household or immediate family, accruing to those other persons, is not greater than that accruing to any other member of the general business, profession, occupation or group that is affected by the matter.

11. Except as otherwise provided in subsection 12, if a Legislator knows he or she has a conflict of interest pursuant to subsection 10, the Legislator shall make a general disclosure of the conflict of interest on the record in a meeting of a committee or on the floor of the Assembly, as applicable. Such a disclosure must be entered:

(a) If the Legislator makes the disclosure in a meeting of a committee, in the minutes for that meeting.

(b) If the Legislator makes the disclosure on the floor of the Assembly, in the Journal.

12. If, on one or more prior occasions during the current session of the Legislature, a Legislator has made a general disclosure of a conflict of interest on the record in a meeting of a committee or on the floor of the Assembly, the Legislator is not required to make that general disclosure at length again regarding the same conflict of interest if, when the matter in question arises on subsequent occasions, the Legislator makes a reference on the record to the previous disclosure.

13. In determining whether to abstain from voting upon, advocating or opposing a matter concerning which a Legislator has a conflict of interest pursuant to subsection 10, the Legislator should consider whether:

(a) The conflict impedes his or her independence of judgment; and

(b) His or her interest is greater than the interests of an entire class of persons similarly situated.

14. The provisions of this Rule do not under any circumstances and regardless of any conflict of interest:

(a) Prohibit a Legislator from requesting or introducing a legislative measure; or

(b) Require a Legislator to take any particular action before or while requesting or introducing a legislative measure.

15. If a Legislator who is a member of a committee declares on the record when a vote is to be taken by the committee that he or she will abstain from voting because of the requirements of this Rule, the necessary quorum to act upon and the number of votes necessary to act upon the matter is reduced as though the Legislator abstaining were not a member of the committee.

16. The standards and procedures set forth in this Rule which govern whether and to what extent a member of the Assembly has a conflict of interest, should disclose a conflict of interest or should abstain from voting upon, advocating or opposing a matter concerning which the member has a conflict of interest pursuant to subsection 10:

(a) Are exclusive and are the only standards and procedures that apply to members of the Assembly with regard to such matters; and

(b) Supersede and preempt all other standards and procedures with regard to such matters, ✎ except that this subsection does not exempt any members of the Assembly from the Legislative Code of Ethical Standards in the Joint Standing Rules.

17. For purposes of this Rule, “immediate family” means a person who is related to the Legislator by blood, adoption or marriage within the first degree of consanguinity or affinity.

[Statutes of Nevada 1977, 1706; A 1987, 2325, 2336; 1995, 2847; 1997, 3540; 2009, 3143; 2011, 3794; 2013, 3900; 2014, 28th Special Session, 38; 2019, 4538]

The next rule is 30.

IV. QUORUM, VOTING, ELECTIONS

Rule No. 30. Manner of Voting.

1. The presiding officer shall declare all votes, but the yeas and nays must be taken when called for by three members present, and the names of those calling for the yeas and nays must be entered in the Journal by the Chief Clerk.

2. The presiding officer shall call for yeas and nays by a division or by a roll call, either electronic or oral.

3. When taking the yeas and nays on any proposal, the electronic roll call system may be used, and when so used shall have the force and effect of any roll call under these rules.

4. When taking the yeas and nays by oral roll call, the Chief Clerk shall take the names of members alphabetically, except that the Speaker’s name must be called last.

5. The electronic roll call system may be used to determine the presence of a quorum.

6. The yeas and nays must not be taken with the electronic roll call system until all members present are at their desks. The presiding officer may vote at the rostrum.

7. Only a member who:

(a) Has been certified by the Committee on Legislative Operations and Elections or a special committee of the Assembly; and

(b) Is physically present within the Assembly Chambers, ➡ may cast a vote in the Assembly.

8. A member shall not vote for another member on any roll call, either electronic or oral. Any member who votes for another member may be punished in any manner deemed appropriate by the Assembly.

[Statutes of Nevada 1975, 1879; A 1995, 2848; 1997, 3542; 1999, 3837; 2001, 3298; 2005, 2927; 2011, 3796; 2021, 3965]

Rule No. 31. Requirement of Voting.

1. A member shall vote on all proposals that come before the body unless the member:

(a) Is excused; or

(b) Makes a full and complete disclosure of a conflict pursuant to Assembly Standing Rule No. 23.

2. A member found guilty by the House of a breach of this Rule shall not vote or speak on the floor, except to explain and apologize for the breach, until the member has made satisfaction to the House for the breach.

[Statutes of Nevada 2011, 3797; A 2021, 3965]

Rule No. 32. Announcement of the Vote.

1. A member may change his or her vote at any time before the announcement of the vote if the voting is by voice, or at any time before the votes are electronically recorded if the voting is conducted electronically.

2. The announcement of the result of any vote shall not be postponed.

[Statutes of Nevada 1975, 1876]

Rule No. 33. Voting by Division.

Upon a division and count of the Assembly on any question, no person without the bar shall be counted.

[Statutes of Nevada 1973, 1887]

The next rule is 40.

V. LEGISLATIVE BODIES

A. COMMITTEES

Rule No. 40. Standing Committees.

The standing committees of the Assembly for the regular session, and for Legislative Operations and Elections for both the regular session pursuant to this Rule and for a special session pursuant to Assembly Standing Rule No. 142, are as follows:

1. Ways and Means.
2. Judiciary.
3. Revenue.
4. Education.
5. Legislative Operations and Elections.
6. Natural Resources.
7. Growth and Infrastructure.
8. Commerce and Labor.
9. Health and Human Services.
10. Government Affairs.

[Statutes of Nevada 1975, 1857; A 1977, 1728; 1981, 2059, 2064; 1983, 2103; 1985, 2315; 1987, 2326, 2399; 1989, 2204; 1991, 2479; 1993, 2915, 2967; 1995, 2849, 2878; 1997, 3543, 3682, 3712; 1999, 3838; 2001, 3298; 2003, 3604; 2005, 2928; 2007, 3457; 2009, 3146; 2011, 3797; 2013, 3904, 3925, 3957; 2014, 28th Special Session, 42; 2015, 3960; 2017, 4527; 2019, 4542; 2021, 3966]

Rule No. 41. Appointment of Committees.

1. Except as otherwise provided in Assembly Standing Rule No. 23, all committees must be appointed by the Speaker, unless otherwise directed by the Assembly. The Speaker shall designate the chair and vice chair of each committee.

2. To facilitate the full participation of the members during an adjournment called pursuant to Joint Standing Rule No. 9 of the Senate and Assembly, the Speaker may temporarily appoint a member to a committee that is scheduled to meet during the adjournment if none of the committees to which the member is regularly assigned will be meeting during the adjournment.

3. Except as otherwise provided in Assembly Standing Rule No. 45, all committees will operate under the rules set forth herein and other uniform committee rules as determined by the Speaker and published on the Nevada Legislature's Internet website. Each committee may adopt and file with the Chief Clerk's Office policies consistent with these rules.

[Statutes of Nevada 1973, 1903; A 1977, 1707; 1985, 2314; 1993, 2916; 1995, 2850; 1997, 3543; 2007, 3457; 2011, 3798; 2014, 28th Special Session, 42; 2015, 3960]

Rule No. 41.5. Appointment of Alternates.

If the chair or any member of a committee is temporarily unable to perform his or her duties, the Speaker shall appoint an alternate of the same political party to serve in the chair's or the member's place for such time as is determined by the Speaker.

[Statutes of Nevada 2013, 3925]

Rule No. 42. Subcommittees.

1. Subcommittees may be appointed by the chair to consider and report back on specific subjects or bills. If a member of a subcommittee is not a member of the standing committee for which the subcommittee is created, the approval of the Speaker is required for that member's appointment.

2. Subcommittee meetings will be scheduled by the subcommittee chair after consulting with the committee chair.

3. Members of a subcommittee are required to attend meetings of the subcommittee.

4. Subcommittees of standing committees shall follow the same rules as standing committees.

[Statutes of Nevada 1973, 1903; A 1995, 2850; 1997, 3544; Moved from Rule 43 by 2011, 3798; Assembly Resolution No. 1 of the 2023 Session (File No. 5)]

Rule No. 43. Concurrent Referrals.

When a bill or resolution is referred to two committees, the bill or resolution must go to the first committee named. If the first committee votes to amend the bill or resolution, it must be reprinted with amendments and then returned to the first committee or sent immediately to the next committee. If there is no amendment proposed by the first committee, or if the first committee acts upon the bill or resolution after amendment, the bill or resolution must be sent with the committee recommendation to the Chief Clerk for transmittal to the second committee.

[Statutes of Nevada 2011, 3798]

Rule No. 44. Committee on Legislative Operations and Elections.

The Committee on Legislative Operations and Elections has jurisdiction over matters relating to personnel. It shall recommend by resolution the appointment of all attaches and employees of the Assembly not otherwise provided for by law.

[Statutes of Nevada 1973, 1885; A 1977, 1707; 1981, 2059, 2171; 1985, 2316; 1991, 2480; 1993, 2916; 1997, 3544; 2005, 2929; 2009, 3147; 2011, 3798; 2013, 3905]

Rule No. 45. Committee of the Whole.

If a Committee of the Whole is convened:

1. The Speaker shall preside as Chair of the Committee or name a Chair to preside.

2. A member of the Committee may speak not more than twice during the consideration of any one proposal, on the same day, and at the same stage of proceedings, without leave. Members who have once spoken shall not again

be entitled to the floor (except for explanation) to the exclusion of others who have not spoken.

3. The Chair may require any vote of the Committee to be recorded in the manner designated by the Chair.

4. All amendments proposed by the Committee:

(a) Must first be approved by the Committee.

(b) Must be reported by the Chair to the Assembly.

5. Insofar as they are applicable and not in conflict with this Rule, a Committee of the Whole will observe the committee rules set forth in Section V(A) of the Assembly Standing Rules and such other uniform committee rules as determined by the Speaker and published on the Nevada Legislature's Internet website.

6. A quorum of the Committee of the Whole is the same as a quorum of the House, and in case a quorum is not present or other defect is observed, the Committee can take no other action than to rise.

7. It is permissible to limit debate to a certain length of time, to close at a time certain, to limit the length of speeches, or to otherwise limit debate.

8. When a fixed duration is established for a Committee of the Whole, the time may be extended with consent of a majority of the members.

9. A motion for the previous question is not in order.

10. A Committee of the Whole cannot:

(a) Entertain any question of priority.

(b) Entertain any matter of privilege.

(c) Lay a proposal on the desk.

(d) Postpone consideration of any proposal.

(e) Reconsider a vote on a proposal no longer in possession of the Committee.

(f) Appoint a subcommittee.

(g) Punish members for disorderly conduct, but must report any misconduct to the body for its action.

11. Seconds to motions are required.

12. The minutes of the meetings of the Committee of the Whole must be entered in the Assembly's final journal.

[Statutes of Nevada 2009, 3148; Moved from Rule 44.5 by 2011, 3798; A 2014, 28th Special Session, 43; 2020, 32nd Special Session, 141; 2021, 3967]

Rule No. 46. Procedure for Election Contests.

1. If the Secretary of State delivers a statement of contest of the general election for the legislative office of any member pursuant to NRS 293.427, the Speaker shall appoint a committee to review the contest and designate the chair and vice chair of the committee. The committee must consist of three members who are not parties to the contest.

2. The parties to the contest must be designated as the contestant and the defendant, and the parties may be represented in the contest by attorneys who are licensed to practice law in this State

3. The chair may take, direct or require any reasonable actions to facilitate or carry out the contest, including, without limitation, issuing and enforcing any orders or other directives to the parties and any attorneys representing the parties.

4. The committee shall not review the merits of the contest unless the committee first determines that the contestant complied with all requirements to bring and maintain the contest. To assist the committee in making its determination, the chair shall take, direct or require any reasonable actions to provide the parties with notice and an opportunity to submit written arguments to the committee limited to the issue of whether the contestant complied with all requirements to bring and maintain the contest.

5. If the committee determines that the contestant complied with all requirements to bring and maintain the contest, the committee shall review the merits of the contest pursuant to this rule. If the committee determines that the contestant did not comply with all requirements to bring and maintain the contest, the committee shall report to the Assembly its recommendation that the Assembly should not take further action on the contest and that the Assembly should dismiss the contest with prejudice. As soon as practicable after receiving the committee's report, the Assembly shall vote on whether to accept or reject the committee's recommendation without amendment. If the Assembly accepts the committee's recommendation, the Speaker shall declare that the Assembly shall not take further action on the contest and that the Assembly dismisses the contest with prejudice. If the Assembly rejects the committee's recommendation, the Speaker shall declare that the Assembly returns the contest to the committee with directions to review the merits of the contest pursuant to this rule.

6. If the committee reviews the merits of the contest pursuant to this rule, the committee may conduct any reasonable hearings or other proceedings to receive any evidence and arguments from the parties regarding the merits of the contest. The committee shall keep written minutes of any hearings that are conducted.

7. To the extent possible, the merits of the contest must be presented and submitted to the committee upon depositions and any written or oral arguments as the chair may order. If, at any hearings or other proceedings, any oral statements are made that purport to establish matters of fact, the statements must be made under oath. Strict rules of evidence do not apply in any hearings or other proceedings, but the chair may admit or exclude any evidence based on the rules of evidence.

8. A party may take the deposition of any witness at any time after the statement of contest is filed with the Secretary of State, but the chair may

establish reasonable limitations and deadlines regarding any depositions. Before taking a deposition, a party must provide at least 5 days' notice to the prospective deponent and the other party.

9. To prevail on the merits of the contest, the contestant has the burden of proving that, based on one or more of the grounds set forth in NRS 293.410, there were sufficient irregularities in the election of such a substantial nature as to establish that the result of the election was changed thereby.

10. If the committee reviews the merits of the contest pursuant to this rule, the committee shall report to the Assembly its findings and its recommendation on which party should be declared elected, unless the committee declines to make such a recommendation in its report. As soon as practicable after receiving the committee's report, the Assembly shall vote on whether to accept or reject the committee's recommendation without amendment, if such a recommendation is made. If the Assembly accepts the committee's recommendation, the Speaker shall declare the recommended party elected. If the Assembly rejects the committee's recommendation or if the committee did not make such a recommendation, the Assembly shall vote on which party should be declared elected, and the Speaker shall declare the party elected after the vote.

11. If the contestant is declared elected and seated as a member of the Assembly as a result of the contest, the Speaker shall inform the Governor of the Assembly's actions.

[Statutes of Nevada 1973, 1885; R 1987, 2326; Readopted 1989, 2204; A 1991, 2480; 1993, 2917; 1995, 2851; 1997, 3544; 2003, 3605; 2005, 2929; Moved from Rule 45 by 2011, 3799; 2013, 3905; 2021, 3968]

B. DUTIES OF COMMITTEE OFFICERS, COMMITTEE MEMBERS AND COMMITTEE STAFF

Rule No. 47. Committee Chairs.

1. The chair has all authority necessary to ensure an efficient operation of the committee or subcommittee.

2. The chair shall have general direction of the committee room or other meeting place of the committee, and in case of any disturbance or disorderly conduct therein, or if the peace, good order, and proper conduct of the legislative business is hindered by any person or persons, the chair shall have power to exclude from the session any individual or individuals so hindering the legislative business.

3. Possessing the powers and performing the duties described in this Rule, each committee chair shall:

(a) Preside over committee meetings and put all proposals before the committee;

(b) Preserve order and decorum and decide all questions of order;

- (c) Determine the order of bills for hearing;
- (d) Prepare and distribute the committee's agenda;
- (e) Prepare and distribute a work session document that contains a list of all measures on which the committee is ready to consider final action;
- (f) Call recesses of the committee as deemed necessary;
- (g) Request amendments to resolve conflicts;
- (h) Determine when final action is to be taken on measures, committee reports and other business of the committee;
- (i) Sign and submit bill draft requests on behalf of the committee;
- (j) Appoint subcommittees, as necessary;
- (k) Provide direction to committee support staff;
- (l) Prepare and submit committee reports;
- (m) Review and approve minutes of the committee;
- (n) Handle unfinished business for measures heard in the committee; and
- (o) Inform the Speaker of committee activity.

4. In the absence of the chair, or upon the request of the chair, the vice chair of the committee shall assume the duties of the chair.

5. The chair may name any member of the committee to perform the duties of the chair if such substitution shall not extend beyond such meeting.

[Statutes of Nevada 2011, 3800; A 2013, 3906; 2019, 4545; 2021, 3969]

Rule No. 48. Attendance.

1. Members shall notify the chair of any absence. Excused absences will be so recorded at the direction of the chair.

2. A member shall advise the chair if he or she must leave a meeting for an extended period of time.

3. Members not in attendance when a final action is taken on a measure will be marked absent for the vote.

[Statutes of Nevada 2011, 3800]

Rule No. 49. Committee Staff.

Duties of committee attaches shall be prescribed by the Chief Clerk and include, but are not limited to, the following:

1. The committee secretary shall call roll of the members at each meeting, with the chair being called last. The committee secretary shall record in the minutes the members present and the members not present.

2. The committee secretary shall record the meeting and draft committee minutes for the chair's approval.

3. On behalf of the chair, the committee secretary shall maintain all minutes and exhibits of the committee's meetings until released to the custody of the Chief Clerk.

4. The committee manager assigned to each committee shall be responsible to the chair of the committee for the proper and accurate preparation of all reports of the committee.

[Statutes of Nevada 2011, 3800]

Rule No. 50. Committee Operations.

1. Each committee of the House shall be provided a committee manager who shall maintain a current record of all bills, resolutions, petitions, memorials or other matters filed in committee. A record of committee actions shall be filed with the Chief Clerk. The committee manager shall post, on a bulletin board and electronically, all meeting agendas.

2. The standing committees of the Assembly may coordinate with the standing committees of the Senate to meet jointly whenever agreed to by said committees for the purpose of holding public hearings or considering any proposed or pending legislation. Upon conclusion of the joint meeting of said committees, each standing committee of the Assembly may take such action as it determines appropriate. Whenever the committees of the Assembly and Senate hold joint hearings or meetings, the chair of the Assembly committee shall coordinate with the chair of the Senate committee to determine which of them shall preside at the joint meeting.

3. When a joint meeting is chaired by a Senator, the practices of the Senate that are inconsistent with those of the Assembly do not create a precedent for the same practice in the Assembly.

[Statutes of Nevada 2011, 3801; A 2013, 3907]

Rule No. 51. Committee Records.

1. The chair of each committee shall make reports authorized by the committee and submit the same to the Chief Clerk.

2. The chair of each committee shall keep, or cause to be kept, a complete record of the committee proceedings in which there must be entered:

- (a) The time and place of each meeting;
- (b) The attendance and absence of members;
- (c) The names of all persons appearing before the committee, with the names of persons, firms, corporations or associations in whose behalf such appearance is made; and
- (d) The subjects or measures considered and action taken.

3. A person may obtain a recording of a meeting by paying a fee determined by the Director of the Legislative Counsel Bureau to cover the cost of the recording but, except as otherwise provided in this subsection, the official record of the committee is the minutes of the committee meeting approved by the chair pursuant to paragraph (m) of subsection 3 of Assembly Standing Rule No. 47. Minutes of joint meetings prepared by non-Assembly staff are not official records of the Assembly.

4. The Speaker and the Chief Clerk are authorized to make any necessary corrections and additions to the minutes of committee meetings.

[Statutes of Nevada 1973, 1903; A 1995, 2852; 1997, 3545; 1999, 3840; Moved from Rule 47 by 2011, 3801; 2013, 3908; 2014, 28th Special Session, 46; 2019, 4547]

Rule No. 52. Final Disposition of Committee Minutes and Exhibits.

Upon their completion, the Chief Clerk shall turn over all original minutes and exhibits to the Research Library of the Legislative Counsel Bureau.

[Statutes of Nevada 1973, 1904; A 1999, 3840; 2009, 3149; Moved from Rule 48 by 2011, 3801]

Rule No. 52.5. Notices of Bills, Topics and Public Hearings.

1. Except as otherwise provided in subsection 3, all committees shall provide adequate notice of public hearings on bills, resolutions or other topics which are to come before the committees. The notice must include the date, time, place and agenda to be covered. The notice must be posted conspicuously in the Legislative Building and be posted on the Nevada Legislature's Internet website.

2. The noticing requirements of this Rule may be suspended for emergency situations but only after approval by a majority vote of a committee.

3. Subsection 1 does not apply to:

(a) Committee meetings held behind the bar on the floor of the Assembly during a recess;

(b) Conference committee meetings; or

(c) Meetings of the Committee of the Whole.

[Statutes of Nevada 2013, 3908; A 2014, 28th Special Session, 47]

C. COMMITTEE HEARINGS

Rule No. 53. Communications.

1. Out of respect for the privacy of committee members and staff, members are requested to hold conversations with lobbyists and members of the public at a location other than at the dais.

2. At the direction of the Chair, lobbyists, the press, and members of the public are not allowed at the dais.

3. All directions, assignments, or requests on behalf of the committee must be communicated to its staff and to the personnel of the Legislative Counsel Bureau by the chair of the committee. A member of the committee must submit such requests to the chair for transmittal to the staff of the committee or to the personnel of the Legislative Counsel Bureau.

4. The chair may report instances of misconduct or indecorum by any committee member or other person to the Assembly for its consideration and action.

[Statutes of Nevada 2011, 3802; A 2013, 3909]

Rule No. 54. Testimony, Witnesses and Exhibits.

1. All persons wishing to offer testimony to a committee shall be given a reasonable opportunity to do so as determined by the chair.

2. In addressing the committee, a person must state for the record whether he or she supports, opposes or is neutral to the bill or resolution before the committee. For purposes of legislative intent:

(a) "Support" of a bill or resolution shall be construed as:

(1) Approval of the measure as written; or

(2) Approval of the measure as written along with proposed amendments that have been approved by the sponsor of the measure.

(b) "Opposition" to a bill or resolution shall be construed as:

(1) Not supporting the measure as written; or

(2) Opposing the measure as revised by an amendment that has not been approved by the sponsor of the measure.

(c) A "neutral" position on a bill or resolution is one in which the person offers particular insight on the measure but expresses no position on the measure.

3. Persons addressing the committee shall keep their remarks to the point and avoid repetition and are subject to call to order by the chair for failure to do so.

4. A person shall not be excluded from a meeting or public hearing of a committee or subcommittee except in case of any disturbance or disorderly conduct, or if the peace, good order, and proper conduct of the legislative business is hindered by the person or persons.

5. Questions from the committee will be restricted to relevant subject areas.

6. When the chair deems necessary, witnesses will be sworn in pursuant to NRS 218E.040 before providing testimony.

7. Unless waived or revised by the chair, handouts for hearings, including proposed amendments:

(a) Must be submitted to the committee's manager not later than 5 p.m. on the business day before the meeting unless an earlier submission date or time is set by the chair, and included on the agenda;

(b) Must include the name and contact information of the person providing the handouts;

(c) For proposed amendments, must include a brief statement of intent; and

(d) Must be submitted by electronic mail or other electronic means.

[Statutes of Nevada 2011, 3802; A 2013, 3909]

Rule No. 55. Hearings.

1. The presence of a quorum of the committee is desirable but not required to conduct a public hearing. In addition to the use of remote-technology systems pursuant to the Remote-Technology Rule in Assembly Standing Rule No. 126, at the discretion of the chair and with the approval of the Speaker, members of the committee may attend, participate in and, if applicable, vote during the hearing via simultaneous telephone or video conference or other appropriate remote-technology systems.

2. Public hearings are opened by the chair who announces the subject under consideration and provides an opportunity for persons wishing to address the committee to be heard. These persons shall rise in an order determined by the chair, address the chair and furnish their names, addresses and firms or other organizations represented.

3. Committee members may address the chair for permission to question the witness.

4. A committee meeting shall adjourn not later than 10 minutes preceding the hour of its next regularly scheduled meeting.

5. At the discretion of the chair, a meeting may be held outside the regularly scheduled day(s) and time.

6. Meetings of the committee may be scheduled outside the Legislative Building in Carson City with prior written approval of the Speaker. Subcommittees must have the prior written approval of the chair of the committee and the Speaker in order to conduct a meeting outside Carson City.

7. The designated meeting room or rooms of a committee meeting conducted with all members participating via the use of remote-technology systems pursuant to the direction of the Speaker, must remain locked during the committee meeting and only the committee staff designated by the Chief Clerk, if any, may be present in a committee room during the meeting.

[Statutes of Nevada 1975, 1914; A 1995, 2852; 1997, 3546; 1999, 3840; 2001, 3301; Moved from Rule 49 by 2011, 3802; 2020, 32nd Special Session, 146; 2021, 3973; Assembly Resolution No. 1 of the 2023 Session (File No. 5)]

D. VOTING AND COMMITTEE ACTION

Rule No. 56. Manner of Voting.

1. The chair shall declare all votes and shall cause same to be entered on the records of the committee.

2. A member shall not vote for another member on any roll call. Any member who votes for another member may be punished in any manner deemed appropriate by the Assembly.

[Statutes of Nevada 2011, 3803]

Rule No. 57. Committee Action.

1. The committee shall have regular meetings scheduled by the Assembly leadership. A quorum of the committee is a majority of its members and may transact business except as limited by this Rule.

2. Except as limited by this Rule, a simple majority of those present may move, second and pass a motion by voice vote.

3. All motions require a second. If no second is received, that motion shall be declared invalid

4. Absent approval by the Speaker or unanimous consent to waive the waiting period, a committee may not take final action on a bill or resolution until at least 24 hours after the close of the hearing on the bill or resolution.

5. Definite action on a bill or resolution will require a majority of the entire committee. A member shall vote on all proposals that come before the committee unless the member:

(a) Is excused; or

(b) Makes a full and complete disclosure of a conflict pursuant to Assembly Standing Rule No. 23.

6. A majority vote of the entire committee is required to reconsider action on a bill or resolution.

7. Committee introduction of legislative measures which are not prefiled requires concurrence of a majority of the entire committee and does not imply commitment to support final passage.

8. Absent the consent of the chair and the approval of the Speaker, the chair must be present when the committee votes to take any final action regarding bills or resolutions.

9. No member of the committee may vote by proxy under any circumstances.

10. A committee shall not take a vote on the question of whether to exercise its statutory authority to issue a legislative subpoena unless the chair or other person approved by the Speaker has informed the Speaker of the intention of the committee to consider such a proposal.

11. Every committee vote on a matter pertaining to a bill, resolution or initiative petition must be recorded. The vote may be taken by roll call at the discretion of the chair.

12. A member may change his or her vote at any time before the announcement of the vote if the voting is by voice. The announcement of the result of any vote shall not be postponed.

13. Unless a committee member advises the chair otherwise, it will be presumed that the member will vote on an amendment or on a measure, during a floor session, consistent with his or her vote in the committee.

14. A bill, resolution, or amendment in a committee having been rejected twice may not be brought up again during the same legislative session.

15. The minority of a committee may not make a report or present to the House an alternative report.

[Statutes of Nevada 2011, 3803; A 2013, 3910; 2015, 3967; 2017, 4534; 2020, 32nd Special Session, 147; 2021, 3974]

E. PARLIAMENTARY AUTHORITY

Rule No. 58. Precedence of Parliamentary Authority for Committees.

The precedence of parliamentary authority for the purpose of actions in a committee is set forth in Assembly Standing Rule No. 100.

[Statutes of Nevada 2011, 3804]

F. DECORUM AND DEBATE IN COMMITTEES

Rule No. 59. Portable Electronic Communication Devices.

1. A person who is within an Assembly committee room shall not engage in a telephone conversation via the use of a portable telephone.

2. No person shall engage in any conduct during a committee meeting which undermines the decorum of the meeting. Before entering an Assembly committee room, any person who possesses a portable electronic communication device, such as a pager or telephone, that emits an audible alert, such as a ringing or beeping sound, to signal an incoming message or call, shall turn the audible alert off. A device that contains a nonaudible alert, such as a silent vibration, may be operated in a nonaudible manner within an Assembly committee room. Failure to follow a warning issued by the chair may result in the device(s) being confiscated upon direction of the chair for the remainder of the meeting.

[Statutes of Nevada 2011, 3804]

Rule No. 60. Reserved.

Rule No. 61. Privilege of Closing Debate.

The author of a bill, a resolution or a main question shall have the privilege of closing the debate, unless the previous question has been sustained.

[Statutes of Nevada 2011, 3804]

Rule No. 62. Points of Order.

If any member, in speaking or otherwise, transgresses the rules of the Assembly, the chair shall, or any member may, call to order, in which case the member so called to order shall immediately yield to the floor, unless permitted to explain; and if called to order by a member, such member shall immediately state the point of order. If the point of order be sustained by the presiding officer, the member shall not be allowed to proceed; but if it be not sustained,

then the member shall be permitted to go on. Every such decision from the presiding officer shall be subject to an appeal to the committee; but no discussion of the question of order shall be allowed unless an appeal be taken from the decision of the presiding officer.

[Statutes of Nevada 2011, 3804]

Rule No. 63. Reserved.

VI. RULES GOVERNING MOTIONS

Rule No. 64. Entertaining.

No motion may be debated until it is distinctly announced by the presiding officer. The presiding officer, upon his or her own motion or at the request of a member, may direct that the motion be reduced to writing and be read by the Chief Clerk before the motion is debated. A motion may be withdrawn by the maker at any time before amendment or before the motion is put to vote.

[Statutes of Nevada 1973, 1889; A 1995, 2853; 1997, 3547; 1999, 3841; 2003, 3607; Moved from Rule 60 by 2011, 3805]

PARTICULAR MOTIONS

Rule No. 65. Indefinite Postponement.

When a proposal is postponed indefinitely, the same proposal must not be considered again during the session. The question is not subject to a motion for reconsideration.

[Statutes of Nevada 1973, 1889; A 1999, 3841; 2021, 3976]

Rule No. 66. To Strike Enacting Clause.

A motion to strike out the enacting clause of a bill or resolution does not take precedence over any other subsidiary motion. If the motion is carried, it shall be considered equivalent to the rejection of such bill or resolution.

[Statutes of Nevada 1973, 1889; A 1999, 3841]

Rule No. 67. Division of Proposal.

Any member may call for a division of the proposal, which shall be divided, if it comprehends propositions in substance so distinct that, one being taken away, a substantive proposition shall remain for the decision of the Assembly. A motion to strike out being lost shall preclude neither amendment nor a motion to strike out and insert. A motion to strike out and insert shall be deemed indivisible.

[Statutes of Nevada 1973, 1889; A 2021, 3976]

Rule No. 68. Reserved.

The next rule is 80.

VII. DEBATE

Rule No. 80. Speaking on Proposal.

1. No member shall speak more than twice during the consideration of any one proposal, on the same day, and at the same stage of proceedings, without leave. Members who have once spoken shall not again be entitled to the floor (except for explanation) to the exclusion of others who have not spoken.

2. When a member speaks under Order of Business 11, 12, 13 or 14 of Assembly Standing Rule No. 120, the member must limit his or her remarks to an explanation of the issue or an explanation of the bill, resolution, initiative petition or amendment. If the member desires to speak on the importance of such issue, bill, resolution, initiative petition or amendment, the member must request permission to speak under Order of Business 15 of Assembly Standing Rule No. 120.

[Statutes of Nevada 1973, 1890; A 2011, 3806; 2020, 32nd Special Session, 149; 2021, 3976]

Rule No. 81. Previous Question.

The previous question shall be put only when demanded by three members and sustained by a majority vote of the members present. The previous question shall not be moved by the member last speaking on the proposal.

[Statutes of Nevada 1973, 1890; A 2019, 4552; 2021, 3976]

Rule No. 82. Privilege of Closing Debate.

The author of a bill, a resolution or a main question shall have the privilege of closing the debate, unless the previous question has been sustained.

[Statutes of Nevada 2001, 3302]

The next rule is 91.

VIII. CONDUCT OF BUSINESS

A. RULES AND PROCEDURE

Rule No. 91. Rescission, Change or Suspension of Rule.

No standing rule or order of the Assembly shall be rescinded or changed without a vote of a majority of the members elected; but a rule or order may be suspended temporarily by a vote of a majority of the members present.

[Statutes of Nevada 1973, 1890; A 2001, 3303; 2011, 3806]

Rule No. 92. Reserved.**Rule No. 93. Reserved.****Rule No. 94. Privilege of the Floor and Lobbying.**

1. Except as otherwise provided in subsection 2, no person, except former Assemblymen and Assemblywomen not currently serving in the Senate, and state officers, may be admitted at the bar of the Assembly, except by special invitation on the part of some member; but a majority may authorize the Speaker to have the Assembly cleared of all such persons. No person may do any lobbying upon the floor of the Assembly at any time, and it is the duty of the Sergeant at Arms to remove any person violating any of the provisions of this Rule.

2. A former Senator or former Assemblyman or Assemblywoman who is expelled from service in the Senate or the Assembly shall have the privilege of the floor only with permission of the Speaker.

[Statutes of Nevada 1973, 1891; A 1983, 2152; 1995, 2856; 1997, 3549; 2013, 3914; 2014, 28th Special Session, 52; 2017, 4537]

Rule No. 95. Material Placed on Legislators' Desks.

All papers, letters, notes, pamphlets and other written material placed upon the desk of a member of the Assembly shall contain the signature of the Legislator requesting the placement of such material on the desk or shall contain a designation of the origin of such material. This Rule does not apply to Legislative Counsel Bureau material.

[Statutes of Nevada 1973, 1891; A 2011, 3807]

Rule No. 96. Peddling, Begging and Soliciting.

1. Peddling, begging and soliciting are strictly forbidden in the Assembly Chambers, and in the lobby, gallery and halls adjacent thereto.

2. No part of the Assembly Chambers may be used for, or occupied by, signs or other devices for any kind of advertising.

3. No part of the hallways adjacent to the Assembly Chambers may be used for, or occupied by, signs or other devices for any kind of advertising for commercial or personal gain. Notices for nonprofit, nonpartisan, civic or special legislative events may be posted in a designated area of the hallways adjacent to the Assembly Chambers with the approval of the Chief Clerk.

[Statutes of Nevada 1973, 1891; A 1999, 3843; 2001, 3303]

Rule No. 97. Petitions and Other Papers.

Petitions and other papers addressed to the Assembly shall be presented by the Speaker, or by a member in the Speaker's place. A brief statement of the contents thereof shall be read for information. They shall not be debated on the

day of their being presented, but shall be on the table, or be referred, as the Assembly shall determine.

[Statutes of Nevada 1973, 1891; A 1995, 2856; 1997, 3550; 2011, 3807]

Rule No. 98. Request of Purpose.

A member may request the purpose of a bill or resolution upon its introduction.

[Statutes of Nevada 1973, 1891; A 2020, 32nd Special Session, 151]

Rule No. 99. Remarks.

The remarks of all members on final passage of bills and initiative petitions and on adoption of resolutions shall be included in the day's journal. In addition, it shall be in order for members to make remarks under other orders of business and, subject to the approval of the majority of the members present, request that such remarks be entered in the Journal.

[Statutes of Nevada 1973, 1891; A 2011, 3807; 2013, 3914; 2020, 32nd Special Session, 151]

Rule No. 100. Precedence of Parliamentary Authority.

The precedence of parliamentary authority in the Assembly is:

1. The Constitution of the State of Nevada and judicial decisions thereon.
2. The Standing Rules of the Assembly and the Joint Standing Rules of the Senate and Assembly.
3. Custom, usage and precedence.
4. The Statutes of the State of Nevada.
5. Mason's Manual of Legislative Procedure.

[Statutes of Nevada 1973, 1891; A 1999, 3843; 2009, 3152; 2013, 3915; 2014, 28th Special Session, 53]

Rule No. 101. Reserved.

Rule No. 102. Privileged Questions.

Privileged questions have precedence over all others in the following order:

1. Motions to fix the time to which the Assembly shall adjourn.
2. Motions to adjourn.
3. Questions relating to the rights and privileges of the Assembly or any of its members.
4. A call of the House.
5. Motions for special orders.

[Statutes of Nevada 2001, 3304; A 2005, 2934]

Rule No. 103. Reserved.

B. BILLS

Rule No. 104. Reserved.

Rule No. 105. Reserved.

Rule No. 106. Skeleton Bills.

The introduction of skeleton bills is authorized when, in the opinion of the sponsor and the Legislative Counsel, the full drafting of the bill would entail extensive research or be of considerable length. A skeleton bill will be provided for purposes of introduction and committee referral. Such a bill will be a presentation of ideas or statements of purpose, sufficient in style and expression to enable the Legislature and the committee to which the bill may be referred to consider the substantive merits of the legislation proposed.

[Statutes of Nevada 1973, 1893; A 1999, 3844]

Rule No. 107. Reserved.

Rule No. 108. Reserved.

Rule No. 109. Reading of Bills.

The first reading of a bill shall be for information. If there is objection, the question shall be, "Shall the bill be rejected?" If the question to reject fails to receive a majority vote by the members present, or if there is no objection, the bill shall take the proper course. If the question to reject receives a majority vote of the members present, the bill shall be rejected. The same proposal must not be considered again during the session, and the question is not subject to a motion for reconsideration. No bill shall be referred to a committee until after the first reading, nor amended until after the second reading.

[Statutes of Nevada 1973, 1894; A 1995, 2858; 2011, 3808; 2020, 32nd Special Session, 152; 2021, 3979]

Rule No. 110. Second Reading and Amendment of Bills.

1. All bills must be read the second time on the first legislative day after which they are reported by committee, unless a different day is designated by motion. Upon second reading, Assembly bills reported without amendments shall be placed on the General File and Senate bills reported without amendments shall be placed on the General File. Committee amendments reported with bills shall be considered upon their second reading or third reading, as appropriate, and such amendments may be adopted by a majority vote of the members present. Any amendment which is numbered and made available to all members must be moved and voted upon by number. Assembly bills so amended must be reprinted, then engrossed or reengrossed, as

applicable, and placed on the General File. Senate bills so amended must be reprinted, then engrossed or reengrossed, as applicable, and placed on the General File.

2. Any member may move to amend a bill during its second or third reading, and such a motion to amend may be adopted by a majority vote of the members present. Bills so amended on second reading must be treated the same as bills with committee amendments. Any bill so amended upon the General File must be reprinted and then engrossed or reengrossed, as applicable. A member who moves to amend a bill during its second reading must limit his or her remarks to an explanation of the amendment. If the member desires to speak on the importance of the amendment, the member must request permission to speak under Order of Business 15 of Assembly Standing Rule No. 120.

3. The reprinting of amended bills may be dispensed with upon a majority vote of the members present.

4. It shall not be in order to consider an amendment that removes all sponsors of a bill or resolution.

[Statutes of Nevada 1975, 1915; A 1997, 3552; 1999, 3844; 2009, 3153; 2011, 3809; 2013, 3916]

Rule No. 111. Consent Calendar.

1. A standing committee may by unanimous vote of the members present report a bill with the recommendation that it be placed on the Consent Calendar. The question of recommending a bill for the Consent Calendar may be voted upon in committee only after the bill has been recommended for passage and only if no amendment is recommended.

2. The Chief Clerk shall maintain a list of bills recommended for the Consent Calendar. The list must be printed in the Daily History and must include the summary of each bill, and the date the bill is scheduled for consideration on final passage.

3. At any time before the presiding officer calls for a vote on the passage of the Consent Calendar, a member may give written notice to the Chief Clerk or state orally from the floor of the Assembly in session that he or she requests the removal of a particular bill from the Consent Calendar. If a member so requests, the Chief Clerk shall remove the bill from the Consent Calendar and transfer it to the Second Reading File or General File, as appropriate. A bill removed from the Consent Calendar may not be restored to that Calendar.

4. During floor consideration of the Consent Calendar, members may ask questions and offer explanations relating to the respective bills.

5. When the Consent Calendar is brought to a vote, the bills remaining on the Consent Calendar must be read by number and summary and the vote must be taken on their final passage as a group.

[Statutes of Nevada 1977, 1660; A 1987, 2328; 1997, 3552; 1999, 3845; 2001, 3305; 2020, 32nd Special Session, 153]

Rule No. 112. Reserved.

Rule No. 113. General File.

1. All bills and initiative petitions reported to the Assembly, by the Committee of the Whole, a standing committee, a conference committee or a special committee, after receiving their second readings must be placed upon the General File, to be kept by the Chief Clerk. The Chief Clerk shall post a daily statement of the bills on the General File. The Chief Clerk shall likewise post notices of special orders as made.

2. A member who moves to amend a bill or initiative petition during its third reading must limit his or her remarks to an explanation of the amendment. If the member desires to speak on the importance of the amendment, the member must request permission to speak under Order of Business 15 of Assembly Standing Rule No. 120.

3. A member who speaks on third reading regarding the final passage of a bill or initiative petition must limit his or her remarks to an explanation of the bill or initiative petition. If the member desires to speak on the importance of the bill or initiative petition, the member must request permission to speak under Order of Business 15 of Assembly Standing Rule No. 120.

[Statutes of Nevada 1973, 1895; A 1997, 3553; 1999, 3845; 2001, 3305; 2009, 3154; 2011, 3810; 2020, 32nd Special Session, 153]

Rule No. 114. Reserved.

Rule No. 115. Reconsideration of Vote on Bill.

1. A motion to reconsider a final vote on a bill, resolution or initiative petition shall be in order only on the day on which the final vote is taken, and the vote on such a motion to reconsider must be taken on the same day. The motion to reconsider can be made only by a member who voted with the prevailing side.

2. A motion to reconsider a vote on an amendment to a pending proposal must be made at once and can be made only by a member who voted with the prevailing side.

3. A motion to reconsider shall have precedence over every other motion, including a motion to adjourn, if the motion is to reconsider a final vote on a bill, resolution or initiative petition. If the motion to reconsider is for any other action, the motion has precedence over every other motion, except a motion to adjourn or to fix the time to adjourn; and when the Assembly adjourns while a motion to reconsider is pending, the right to move a reconsideration shall continue to the next day of sitting.

[Statutes of Nevada 1973, 1895; A 1999, 3845; 2009, 3155, 3279; 2011, 3810; 2013, 3917; 2020, 32nd Special Session, 154; 2021, 3980]

Rule No. 116. Vetoed Bills.

1. Bills that have passed both Houses of the Legislature and are transmitted to the Assembly accompanied by a message or statement of the Governor's disapproval or veto of the same must:

(a) Be taken up and considered immediately upon the coming in of the message transmitting the same; or

(b) Become the subject of a special order.

2. When the message is received, or if made a special order, when the special order is called, the said message or statement must be read together with the bill or bills so disapproved or vetoed. The message and bill must be read by the Chief Clerk without interruption, consecutively, one following the other, and not upon separate occasions. No such bill or message may be referred to any committee, or otherwise acted upon save as provided by law and custom. It shall not be in order, at any time, to vote upon such a vetoed bill unless the same shall first have been read, from the first word of its title to and including the last word of its final section. The message or statement containing the objections of the Governor to the bill must be entered in the Journal of the Assembly.

[Statutes of Nevada 2001, 3306; A 2009, 3155; 2011, 3810; 2015, 3974]

Rule No. 117. Reserved.

C. RESOLUTIONS

Rule No. 118. Joint Resolutions.

1. A joint resolution must be used to:

(a) Propose an amendment to the Nevada Constitution.

(b) Ratify a proposed amendment to the United States Constitution.

(c) Address the President of the United States, Congress, either House or any committee or member of Congress, any department or agency of the Federal Government, or any other state of the Union.

2. A roll call vote must be taken on final adoption of a joint resolution.

3. Joint resolutions, upon enrollment, must be delivered to the Secretary of State.

4. Joint resolutions proposing amendments to the Nevada Constitution or ratifying a proposed amendment to the United States Constitution must be entered in the Journal in their entirety.

[Statutes of Nevada 1973, 1895; A 1999, 3846; 2003, 3612; 2020, 32nd Special Session, 155]

Rule No. 119. Return from the Secretary of State.

An Assembly resolution may be used to request the return from the Secretary of State of an enrolled Assembly resolution for further consideration.

[Statutes of Nevada 2009, 3156]

D. ORDER OF BUSINESS**Rule No. 120. Order of Business.**

The Order of Business must be as follows:

1. Call to Order.
2. Reading and Approval of Journal.
3. Presentation of Petitions.
4. Reports of Standing Committees.
5. Reports of Select Committees.
6. Communications.
7. Messages from the Senate.
8. Motions, Resolutions and Notices.
9. Introduction, First Reading and Reference.
10. Consent Calendar.
11. Second Reading and Amendment.
12. General File and Third Reading.
13. Unfinished Business of Preceding Day.
14. Vetoed Bills and Special Orders of the Day.
15. Remarks from the Floor, limited to 3 minutes.

[Statutes of Nevada 1973, 1895; A 1977, 1660; 1985, 2316; 1987, 2328; 1989, 2206; 1999, 3846; 2001, 3307; 2011, 3811; 2019, 4557]

E. REMOTE-TECHNOLOGY SYSTEMS

Rule No. 121. Reserved.

Rule No. 122. Reserved.

Rule No. 123. Reserved.

Rule No. 124. Reserved.

Rule No. 125. Reserved.

Rule No. 126. Authorized Use of Remote-Technology Systems in Exceptional Circumstances.

1. As used in this Rule, “remote-technology system” means any system or other means of communication that is:

(a) Approved by the Speaker and uses any electronic, digital or other similar technology to enable a member of the Assembly from a remote location to attend, participate, vote and take any other action in any proceedings of the Assembly or the Committee of the Whole even though the member is not physically present within the Assembly Chambers or at a meeting of the Committee of the Whole.

(b) Approved by the chair of a committee, other than the Committee of the Whole, and uses any electronic, digital or other similar technology to enable a member of the Assembly from a remote location to attend, participate, vote and take any other action in any proceedings of the committee even though the member is not physically present at a meeting of the committee.

2. Upon request by a member of the Assembly:

(a) The Speaker may authorize the member to use a remote-technology system to attend, participate, vote and take any other action in any proceedings of the Assembly or the Committee of the Whole if the Speaker determines that exceptional circumstances warrant such use by the member. If the Speaker grants such authorization, it must be entered in the Journal of the Assembly.

(b) The chair of a committee, other than the Committee of the Whole, with the approval of the Speaker, may authorize the member to use a remote-technology system to attend, participate, vote and take any other action in any proceedings of the committee if the chair and the Speaker determine that exceptional circumstances warrant such use by the member. If the chair grants such authorization, it must be entered in the records of the committee.

3. If a member of the Assembly uses a remote-technology system to attend, participate, vote and take any other action in any proceedings pursuant to this Rule, the member shall be deemed to be present and in attendance at the proceedings for all purposes.

4. For the purposes of voting in proceedings of:

(a) The Assembly or the Committee of the Whole, the Chief Clerk of the Assembly, or an authorized assistant, shall call the roll of each member who is authorized to use a remote-technology system for the proceedings and, in accordance with the procedures of the Assembly, cause the member’s vote to be entered into the record for the purposes of the Journal of the Assembly or the records of the Committee of the Whole, as applicable.

(b) A committee, other than the Committee of the Whole, the committee secretary shall call the roll of each member who is authorized to use a remote-technology system for the proceedings and, in accordance with the procedures of the committee, cause the member’s vote to be entered into the record for the purposes of the records of the committee.

5. Except as otherwise provided in subsection 7 of Assembly Standing Rule No. 55, this Rule supersedes, takes precedence and controls over any other rule, provision or principle of law to the extent of any conflict with this Rule.

6. The Assembly hereby finds and declares that:

(a) The Nevada Constitution invests each House of the Legislature with certain plenary and exclusive constitutional powers which may be exercised only by that House and which cannot be usurped, infringed or impaired by the other House or by any other branch of Nevada's State Government. (*Heller v. Legislature*, 120 Nev. 456 (2004); *Commission on Ethics v. Hardy*, 125 Nev. 285 (2009); *Mason's Manual of Legislative Procedure* §§ 2-3 & 560-564 (2010) (*Mason's Manual*))

(b) Section 6 of Article 4 of the Nevada Constitution invests each House with plenary and exclusive constitutional powers to determine the rules of its proceedings and to govern, control and regulate its membership and its internal organization, affairs and management, expressly providing that: "Each House shall judge of the qualifications, elections and returns of its own members, choose its own officers (except the President of the Senate), determine the rules of its proceedings and may punish its members for disorderly conduct, and with the concurrence of two thirds of all the members elected, expel a member."

(c) In addition to its plenary and exclusive constitutional powers, each House possesses certain inherent powers of institutional self-protection and self-preservation to govern, control and regulate its membership and its internal organization, affairs and management. (*In re Chapman*, 166 U.S. 661, 668 (1897); *Mason's Manual* § 2; *Luther S. Cushing, Elements of the Law & Practice of Legislative Assemblies* § 533 (1856) (*Cushing's Legislative Assemblies*))

(d) The inherent powers of each House are considered "so essential to the authority of a legislative assembly, that it cannot well exist without them; and they are consequently entitled to be regarded as belonging to every such assembly as a necessary incident." (*Cushing's Legislative Assemblies* § 533)

(e) The inherent powers of each House authorize it to take all necessary and proper institutional actions that are "recognized by the common parliamentary law." (*Cushing's Legislative Assemblies* § 684)

(f) Thus, it is well established that each House is "vested with all the powers and privileges which are necessary and incidental to a free and unobstructed exercise of its appropriate functions. These powers and privileges are derived not from the Constitution; on the contrary, they arise from the very creation of a legislative body, and are founded upon the principle of self-preservation." (*Ex parte McCarthy*, 29 Cal. 395, 403 (1866))

(g) Under the Nevada Constitution, there are no constitutional provisions establishing a particular method for determining whether a member of either House is present at legislative proceedings.

(h) The United States Supreme Court has held that when there are no constitutional provisions establishing a particular method for determining whether a member of a legislative house is present at legislative proceedings, “it is therefore within the competency of the house to prescribe any method which shall be reasonably certain to ascertain the fact.” (United States v. Ballin, 144 U.S. 1, 6 (1892))

(i) The United States Supreme Court has also held that when a legislative house adopts a rule establishing a reasonable method for determining whether a member is present at legislative proceedings, that rule must be given great deference by the courts because:

Neither do the advantages or disadvantages, the wisdom or folly, of such a rule present any matters for judicial consideration. With the courts the question is only one of power. The constitution empowers each house to determine its rules of proceedings. It may not by its rules ignore constitutional restraints or violate fundamental rights, and there should be a reasonable relation between the mode or method of proceeding established by the rule and the result which is sought to be attained. But within these limitations all matters of method are open to the determination of the house, and it is no impeachment of the rule to say that some other way would be better, more accurate, or even more just. It is no objection to the validity of a rule that a different one has been prescribed and in force for a length of time. The power to make rules is not one which once exercised is exhausted. It is a continuous power, always subject to be exercised by the house, and, within the limitations suggested, absolute and beyond the challenge of any other body or tribunal.

(United States v. Ballin, 144 U.S. 1, 5 (1892))

7. The Assembly hereby exercises its constitutional and inherent powers and privileges and adopts this Rule to:

(a) Govern, control and regulate its membership and its internal organization, affairs and management;

(b) Ensure its institutional self-protection and self-preservation; and

(c) Establish a reasonable method for determining whether a member of the Assembly is present at legislative proceedings during exceptional circumstances.

[Assembly Resolution No. 1 of the 2023 Session (File No. 5)]

Rule No. 127. Reserved.

Rule No. 128. Reserved.

The next rule is 140.

IX. LEGISLATIVE INVESTIGATIONS AND MISCELLANEOUS

Rule No. 140. Compensation of Witnesses.

Witnesses summoned to appear before the Assembly or any of its committees must be compensated as provided by law for witnesses required to attend in the courts of the State of Nevada.

[Statutes of Nevada 1973, 1897; A 1999, 3847]

Rule No. 141. Use of the Assembly Chamber.

The Assembly Chamber shall not be used for any public or private business other than legislative, except by permission of the Assembly.

[Statutes of Nevada 1973, 1897; A 2013, 3919; 2014, 28th Special Session, 57]

X. SPECIAL SESSIONS

Rule No. 142. Request for Drafting of Bills, Resolutions or Amendments.

1. Except as otherwise provided in subsections 2 and 3, the Legislative Counsel shall not honor a request for the drafting of a bill or resolution to be introduced in the Assembly during a special session, or an amendment to a bill or resolution, unless it is submitted by the Speaker, the Committee of the Whole, such other committees as the Speaker may appoint for a special session, or a conference committee.

2. The standing Committee on Legislative Operations and Elections may request the drafting of three Assembly resolutions and one Assembly concurrent resolution necessary to establish the rules, staffing, operation and organization of the Assembly and the Legislature for a special session.

3. The Speaker may request the drafting of five bills for a special session without seeking the approval of the Assembly.

[Statutes of Nevada 2014, 28th Special Session, 58]

The next rule is 150.

XI. ASSEMBLY EMERGENCY RULES

Rule No. 150. Reserved.

Rule No. 151. Reserved.

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JOINT STANDING RULES

APPLICABILITY OF JOINT RULES

Rule No. 1. Generally.

The Joint Rules for the 35th Special Session of the Legislature are applicable only during the 35th Special Session of the Legislature.

[Statutes of Nevada, 2023, 35th Special Session, 51]

CONFERENCE COMMITTEES

Rule No. 2. Procedure Concerning.

1. In every case of an amendment of a bill, or joint or concurrent resolution, agreed to in one House, dissented from in the other, and not receded from by the one making the amendment, each House may appoint a committee to confer with a like committee to be appointed by the other; and, if appointed, the committee shall meet publicly at a convenient hour to be agreed upon by their respective chairs and announced publicly, and shall confer upon the differences between the two Houses as indicated by the amendments made in one and rejected in the other and report as early as convenient the result of their conference to their respective Houses.

2. The report shall be made available to all members of both Houses. The whole subject matter embraced in the bill or resolution shall be considered by the committee, and it may recommend recession by either House, new amendments, new bills or resolutions, or other changes as it sees fit. New bills or resolutions so reported shall be treated as amendments unless the bills or resolutions are composed entirely of original matter, in which case they shall receive the treatment required in the respective Houses for original bills, or resolutions, as the case may be. A conference committee shall not recommend any action which would cause the creation of more than one reprint or more than one bill or resolution.

3. The report of a conference committee may be adopted by acclamation. The report is not subject to amendment.

4. There shall be but one conference committee on any bill or resolution. A majority of the members of a conference committee from each House must be members who voted for the passage of the bill or resolution.

[Statutes of Nevada 2023, 35th Special Session, 51]

MESSAGES

Rule No. 3. Procedure Concerning.

1. Proclamations by the Governor convening the Legislature in special session must be filed and entered in the Journal of proceedings.

2. Whenever a message from the Governor is received, it shall be entered in full in the Journal of proceedings.

3. Messages from the Senate to the Assembly shall be delivered by the Secretary of the Senate or a person designated by the Secretary and messages from the Assembly to the Senate shall be delivered by the Chief Clerk of the Assembly or a person designated by the Chief Clerk.

[Statutes of Nevada 2023, 35th Special Session, 52]

NOTICE OF FINAL ACTION

Rule No. 4. Communications.

Each House shall communicate its final action on any bill or resolution, or matter in which the other may be interested, by written notice. Each such notice sent by the Senate must be signed by the Secretary of the Senate, or a person designated by the Secretary. Each such notice sent by the Assembly must be signed by the Chief Clerk of the Assembly, or a person designated by the Chief Clerk.

[Statutes of Nevada 2023, 35th Special Session, 52]

BILLS AND JOINT RESOLUTIONS

Rule No. 5. Signature.

Each enrolled bill or joint resolution shall be presented to the presiding officers of both Houses for signature. The presiding officer of the Senate shall sign the bill or joint resolution and the presiding officer of the Assembly, after an announcement of his or her intention to do so is made in open session, shall sign the bill or joint resolution. Their signatures shall be followed by those of the Secretary of the Senate and Chief Clerk of the Assembly.

[Statutes of Nevada 2023, 35th Special Session, 52]

Rule No. 6. Joint Sponsorship.

1. A bill or resolution introduced by a committee of the Senate or Assembly may, at the direction of the chair of the committee, set forth the name of a committee of the other House as a joint sponsor, if a majority of all members appointed to the committee of the other House votes in favor of becoming a joint sponsor of the bill or resolution. The name of the committee joint sponsor must be set forth on the face of the bill or resolution immediately below the date on which the bill or resolution is introduced.

2. The Legislative Counsel shall not cause to be printed the name of a committee as a joint sponsor on the face of a bill or resolution unless the chair of the committee has signed his or her name next to the name of the committee on the colored back of the introductory copy of the bill or resolution that was

submitted to the front desk of the House of origin or the statement required by subsection 4.

3. Upon introduction, any bill or resolution that sets forth the names of primary joint sponsors must be numbered in the same numerical sequence as other bills and resolutions of the same House of origin are numbered.

4. Once a bill or resolution has been introduced, a primary joint sponsor or nonprimary joint sponsor may only be added or removed by amendment of the bill or resolution. An amendment which proposes to add or remove a primary joint sponsor must not be considered by the House of origin of the amendment unless a statement requesting the addition or removal is attached to the copy of the amendment submitted to the front desk of the House of origin of the amendment. If the amendment proposes to add or remove a committee as a primary joint sponsor, the statement must be signed by the chair of the committee. A copy of the statement must be transmitted to the Legislative Counsel if the amendment is adopted.

5. An amendment that proposes to add or remove a primary joint sponsor may include additional proposals to change the substantive provisions of the bill or resolution or may be limited only to the proposal to add or remove a primary joint sponsor.

[Statutes of Nevada 2023, 35th Special Session, 52]

PUBLICATIONS

Rule No. 7. Ordering and Distribution.

1. The bills, resolutions, journals and histories will be provided electronically to the officers and members of the Senate and Assembly, the staff of the Legislative Counsel Bureau, the press and the general public on the Nevada Legislature's Internet website.

2. Each House may order the printing of bills introduced, reports of its own committees, and other matters pertaining to that House only; but no other printing may be ordered except by a concurrent resolution passed by both Houses. Each Senator is entitled to the free distribution of four copies of each bill introduced in each House, and each Assemblyman and Assemblywoman to such a distribution of two copies. Additional copies of such bills may be distributed at a charge to the person to whom they are addressed. The amount charged for distribution of the additional copies must be determined by the Director of the Legislative Counsel Bureau to approximate the cost of handling and postage for the entire session.

[Statutes of Nevada 2023, 35th Special Session, 53]

RESOLUTIONS

Rule No. 8. Types, Usage and Approval.

1. A joint resolution must be used to:
 - (a) Propose an amendment to the Nevada Constitution.
 - (b) Ratify a proposed amendment to the United States Constitution.
 - (c) Address the President of the United States, Congress, either House or any committee or member of Congress, any department or agency of the Federal Government, or any other state of the Union.
 2. A concurrent resolution must be used to:
 - (a) Amend these Joint Standing Rules which requires a majority vote of each House for adoption.
 - (b) Request the return from the Governor of an enrolled bill for further consideration.
 - (c) Request the return from the Secretary of State of an enrolled joint or concurrent resolution for further consideration.
 - (d) Resolve that the return of a bill from one House to the other House is necessary and appropriate.
 - (e) Express facts, principles, opinions and purposes of the Senate and Assembly.
 - (f) Establish a joint committee of the two Houses.
 - (g) Direct the Legislative Commission to conduct an interim study.
 3. A concurrent resolution or a resolution of one House may be used to memorialize a former member of the Legislature or other notable or distinguished person upon his or her death.
 4. A resolution of one House may be used to request the return from the Secretary of State of an enrolled resolution of the same House for further consideration.
 5. A resolution of one House may be used for any additional purpose determined appropriate by the Majority Leader of the Senate or the Speaker of the Assembly, respectively.
- [Statutes of Nevada 2023, 35th Special Session, 53]

AMENDMENTS

Rule No. 9. Germaneness Required.

1. The Legislative Counsel shall not honor a request for the drafting of an amendment to a bill or resolution if the subject matter of the amendment is independent of, and not specifically related and properly connected to, the subject that is expressed in the title of the bill or resolution.
2. For the purposes of this Rule, an amendment is independent of, and not specifically related and properly connected to, the subject that is expressed in the title of a bill or resolution if the amendment relates only to the general,

single subject that is expressed in that title and not to the specific whole subject matter embraced in the bill or resolution.

3. This Rule must be narrowly construed.

[Statutes of Nevada 2023, 35th Special Session, 54]

ADJOURNMENT

Rule No. 10. Limitations and Calculation of Duration.

1. In calculating the permissible duration of an adjournment for 3 days or less, Sunday must not be counted.

2. The Legislature may adjourn for more than 3 days by motion based on mutual consent of the Houses or by concurrent resolution. One or more such adjournments may be taken to permit a committee or the Legislative Counsel Bureau to prepare the matters respectively entrusted to them for the consideration of the Legislature as a whole.

[Statutes of Nevada 2023, 35th Special Session, 54]

EXPENDITURES FROM THE LEGISLATIVE FUND

Rule No. 11. Manner of Authorization.

Except for routine salary, travel, equipment and operating expenses, no expenditures shall be made from the Legislative Fund without the authority of a concurrent resolution regularly adopted by the Senate and Assembly.

[Statutes of Nevada 2023, 35th Special Session, 55]

RECORDS OF COMMITTEE PROCEEDINGS

Rule No. 12. Duties of Secretary of Committees and Director.

1. Each committee shall cause a record to be made of the proceedings of its meetings.

2. The secretary of a committee shall:

(a) Label each record with the date, time and place of the meeting and also indicate on the label the numerical sequence in which the record was made;

(b) Keep the records in chronological order; and

(c) Deposit the records upon their completion with the Research Library of the Legislative Counsel Bureau.

3. The Director of the Legislative Counsel Bureau shall:

(a) Make the records available for accessing by any person during office hours under such reasonable conditions as the Director may deem necessary; and

(b) Retain the records for two bienniums and at the end of that period keep some form or copy of the record in any manner the Director deems reasonable to ensure access to the record in the foreseeable future.

[Statutes of Nevada 2023, 35th Special Session, 55]

REAPPORTIONMENT AND REDISTRICTING

Rule No. 13. Responsibility for Measures.

The Majority Leader of the Senate and the Speaker of the Assembly may appoint a Select Committee on Redistricting and Elections for their respective Houses, which are respectively responsible for measures which primarily affect the designation of petition districts, as defined in NRS 293.069, and the districts from which members are elected to the Legislature, the House of Representatives of the United States Congress, the Board of Regents of the University of Nevada and the State Board of Education. The Majority Leader of the Senate and the Speaker of the Assembly shall determine the majority-minority party composition of the Select Committee on Redistricting and Elections for their respective Houses and shall appoint the chairs, vice chairs and members of the Select Committee on Redistricting and Elections for their respective Houses. The Select Committee on Redistricting and Elections for the respective Houses are hereby designated as the “redistricting committees” for the purposes of this Rule and Joint Rule Nos. 13.1, 13.2, 13.3, 13.4, 13.5 and 13.6.

[Statutes of Nevada 2023, 35th Special Session, 55]

Rule No. 13.1. Equality of Representation.

1. Congressional Districts: The population of each of the Nevada congressional districts must be as nearly equal as practicable.

2. State Legislative Districts: The population of the state legislative districts must be substantially equal. In order to meet constitutional guidelines, a plan, or a proposed amendment thereto, will not be considered if the plan or proposed amendment results in an overall range of 10 percent or more, or a relative deviation in excess of plus or minus 5 percent, from the ideal district population.

3. Districts for the Board of Regents of the University of Nevada: Equality of population in accordance with the standard for the state legislative districts is the goal of redistricting for the Board of Regents of the University of Nevada.

[Statutes of Nevada 2023, 35th Special Session, 56]

Rule No. 13.2. Population Database.

1. The total state population, and the population of defined subunits thereof, as determined by the 2020 federal decennial census and revised by the State Demographer pursuant to NRS 360.288, must be the exclusive database for redistricting by the Nevada Legislature.

2. Such 2020 census data, as revised by the State Demographer pursuant to NRS 360.288 and validated by the staff of the Legislative Counsel Bureau, must be the exclusive database used for evaluation of proposed redistricting plans for population equality.

[Statutes of Nevada 2023, 35th Special Session, 56]

Rule No. 13.3. Districts.

All district boundaries created by a redistricting plan must follow the census geography.

[Statutes of Nevada 2023, 35th Special Session, 56]

Rule No. 13.4. Procedures for Redistricting Committees and Exemptions.

1. A Legislator or member of the public may present to the redistricting committees any plans or proposals relating to redistricting, including proposals for redistricting specific districts or all of the state legislative districts, congressional districts, districts for the Board of Regents of the University of Nevada, districts for the State Board of Education or petition districts for consideration by the redistricting committees. Any plan or proposal relating to redistricting state legislative districts, congressional districts, districts for the Board of Regents of the University of Nevada, districts for the State Board of Education or petition districts which were submitted to the interim Committee to Conduct an Investigation into Matters Relating to Reapportionment in and Redistricting in Nevada or through the MyDistricting Nevada 2021 public portal on the Nevada Legislature's Internet website shall be deemed to be submitted to the redistricting committees.

2. Requests for the drafting of a bill setting forth specific boundaries of the state legislative districts, congressional districts, districts for the Board of Regents of the University of Nevada, districts for the State Board of Education or petition districts, as defined in NRS 293.069, and amendments affecting such districts, may only be requested by the redistricting committees or by the Speaker of the Assembly or the Majority Leader of the Senate.

3. The redistricting committees and the Speaker of the Assembly and the Majority Leader of the Senate are limited to one request each for the drafting of a bill setting forth the specific boundaries of the state legislative districts, congressional districts, districts for the Board of Regents of the University of Nevada, districts for the State Board of Education and petition districts, as defined in NRS 293.069, or any combination of such districts.

[Statutes of Nevada 2023, 35th Special Session, 56]

Rule No. 13.5. Compliance with the Voting Rights Act.

1. A redistricting committee will not consider a plan that the redistricting committee determines is a violation of section 2 of the Voting Rights Act, 52

U.S.C. § 10301, which prohibits any state from imposing any voting qualification, standard, practice or procedure that results in the denial or abridgment of any United States citizen's right to vote on account of race, color or status as a member of a language minority group.

2. A redistricting committee will not consider a plan that the redistricting committee determines is racially gerrymandered. Racial gerrymandering exists when:

(a) Race is the dominant and controlling rationale in drawing district lines; and

(b) The Legislature subordinates traditional districting principles to racial considerations.

3. For the purpose of analyzing the 2020 census data, the redistricting committees shall adopt the method set forth in the Office of Management and Budget (OMB) Bulletin No. 00-02 for aggregating and allocating the 63 categories of race data that has been reported to Nevada by the United States Census Bureau as part of the federal decennial census.

[Statutes of Nevada 2023, 35th Special Session, 57]

Rule No. 13.6. Public Participation.

1. The redistricting committees shall seek and encourage:

(a) Public participation in all aspects of the reapportionment and redistricting activities; and

(b) The widest range of public input into the deliberations relating to those activities.

2. Notices of all meetings of the redistricting committees must be transmitted to any member of the public who so requests, without charge.

3. All interested persons are encouraged to appear before the redistricting committees and to provide their input regarding the reapportionment and redistricting activities. The redistricting committees shall afford a reasonable opportunity to any interested persons to present plans for redistricting, or amendments to plans for redistricting, unless such plans demonstrably fail to meet the minimally acceptable criteria set forth in this Rule and Joint Rule Nos. 13, 13.1, 13.2, 13.3, 13.4 and 13.5.

4. Each of the redistricting committees shall fully utilize available videoconferencing capabilities and shall, either jointly or separately, hold at least one hearing in the southern portion of the State and at least one hearing in a rural portion of the State to allow residents throughout the State an opportunity to participate in the deliberations relating to the reapportionment and redistricting activities. A meeting of the interim Committee to Conduct an Investigation into Matters Relating to Reapportionment and Redistricting in Nevada held in any portion of the State described in this subsection shall be deemed to satisfy the requirement of this subsection to conduct a meeting in that portion of the State.

5. The Legislative Counsel Bureau shall make available to the public copies of the validated 2020 census database for the cost of reproducing the database.

6. The redistricting committees shall make available for review by the public copies of all maps prepared at the direction of the committees.

[Statutes of Nevada 2023, 35th Special Session, 57]

ANTI-HARASSMENT POLICY

Rule No. 14. Maintenance of Working Environment; Procedure for Filing, Investigating and Taking Remedial Action on Complaints.

1. The Legislature hereby declares that it is the policy of the Legislature to prohibit any conduct, whether intentional or unintentional, which results in sexual harassment or other unlawful harassment based upon any other protected category. The Legislature intends to maintain a working environment which is free from sexual harassment and other unlawful harassment. Each Legislator is responsible to conduct himself or herself in a manner which will ensure that others are able to work in such an environment.

2. In accordance with Title VII of the Civil Rights Act, 42 U.S.C. §§ 2000e et seq., for the purposes of this Rule, “sexual harassment” means unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature when:

(a) Submission to such conduct is made either explicitly or implicitly a term or condition of a person’s employment;

(b) Submission to or rejection of such conduct by a person is used as the basis for employment decisions affecting the person; or

(c) Such conduct has the purpose or effect of unreasonably interfering with a person’s work performance or creating an intimidating, hostile or offensive working environment.

3. Each Legislator must exercise his or her own good judgment to avoid engaging in conduct that may be perceived by others as sexual harassment. The following noninclusive list provides illustrations of conduct that the Legislature deems to be inappropriate:

(a) Verbal conduct such as epithets, derogatory comments, slurs or unwanted sexual advances, invitations or comments;

(b) Visual conduct such as derogatory posters, photography, cartoons, drawings or gestures;

(c) Physical conduct such as unwanted touching, blocking normal movement or interfering with the work directed at a person because of his or her sex; and

(d) Threats and demands to submit to sexual requests to keep a person’s job or avoid some other loss, and offers of employment benefits in return for sexual favors.

4. In addition to other prohibited conduct, a complaint may be brought pursuant to this Rule for engaging in conduct prohibited by Rule No. 37 of the Joint Rules of the Senate and Assembly for the 82nd Session of the Legislature when the prohibited conduct is based on or because of the gender or other protected category of the person.

5. Retaliation against a person for engaging in protected activity is prohibited. Retaliation occurs when an adverse action is taken against a person which is reasonably likely to deter the person from engaging in the protected activity. Protected activity includes, without limitation:

(a) Opposing conduct that the person reasonably believes constitutes sexual harassment or other unlawful harassment;

(b) Filing a complaint about the conduct; or

(c) Testifying, assisting or participating in any manner in an investigation or other proceeding related to a complaint of sexual harassment or other unlawful harassment.

6. A Legislator who encounters conduct that the Legislator believes is sexual harassment, other unlawful harassment, retaliation or otherwise inconsistent with this policy may file a written complaint with:

(a) The Speaker of the Assembly;

(b) The Majority Leader of the Senate;

(c) The Director of the Legislative Counsel Bureau, if the complaint involves the conduct of the Speaker of the Assembly or the Majority Leader of the Senate; or

(d) The reporting system established pursuant to subsection 11.

➔ The complaint must include the details of the incident or incidents, the names of the persons involved and the names of any witnesses. Unless the Legislative Counsel is the subject of the complaint, the Legislative Counsel must be informed upon receipt of a complaint.

7. The Speaker of the Assembly, the Majority Leader of the Senate or the Director of the Legislative Counsel Bureau, as appropriate, shall cause a discreet and impartial investigation to be conducted and may, when deemed necessary and appropriate, assign the complaint to a committee consisting of Legislators of the appropriate House.

8. If the investigation reveals that sexual harassment, other unlawful harassment, retaliation or other conduct in violation of this policy has occurred, appropriate disciplinary or remedial action, or both will be taken. The appropriate persons will be informed when any such action is taken. The Legislature will also take any action necessary to deter any future harassment.

9. The Legislature encourages a Legislator to report any incident of sexual harassment, other unlawful harassment, retaliation or other conduct inconsistent with this policy immediately so that the complaint can be quickly and fairly resolved.

10. All Legislators are responsible for adhering to the provisions of this policy. The prohibitions against engaging in sexual harassment and other unlawful harassment which are set forth in this Rule apply to employees, Legislators, lobbyists, vendors, contractors, customers and any other visitors to the Legislature.

11. The Legislative Counsel shall establish a reporting system which allows a person to submit a complaint of a violation of this Rule with or without identifying himself or herself. Such a complaint must provide enough details of the incident or incidents alleged, the names of the persons involved and the names of any witnesses to allow an appropriate inquiry to occur.

12. This policy does not create any enforceable legal rights in any person.
[Statutes of Nevada 2023, 35th Special Session, 58]

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CERTIFICATE

STATE OF NEVADA

ASSEMBLY CHAMBER

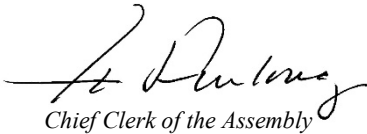
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SS.

This is to certify that the foregoing Journal of the Assembly, published in this volume, is a true, full, and correct copy of the original Journal of the Assembly of the Thirty-Fifth Special Session of the Legislature of the State of Nevada, held in 2023.

A handwritten signature in black ink, appearing to read "Steve J. Yeager", written in a cursive style.

Speaker of the Assembly

A handwritten signature in black ink, appearing to read "A. Dunaway", written in a cursive style.

Chief Clerk of the Assembly