



2021



REGULAR MEETING OF THE

# Board of Directors

Tuesday, January 12, 2021  
Las Vegas Convention Center/Telephonic

[www.lvcva.com](http://www.lvcva.com)



**NOTICE OF PUBLIC MEETING AND AGENDA  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, JANUARY 12, 2021  
9:00 A.M.**

**Las Vegas Convention Center – Room N111  
3150 Paradise Road  
Las Vegas, Nevada 89109  
Telephonically:**

**DIAL: (408) 418-9388 / ACCESS CODE: 146 951 4650**

PLEASE NOTE THAT DUE TO THE COVID-19 RELATED RESTRICTIONS ON THE SIZE OF PUBLIC GATHERINGS, THERE WILL BE LIMITED IN-PERSON ATTENDANCE AT THIS MEETING. THE PUBLIC IS ENCOURAGED TO JOIN THE MEETING TELEPHONICALLY.

This meeting is noticed and will be conducted in conformance with the State of Nevada Executive Department Declaration of Emergency Directives 006, 016, 018, 021, 026, 029, 033, and 035, dated March 22, 2020, April 29, 2020, May 7, 2020, May 28, 2020, June 29, 2020, July 31, 2020, September 30, 2020, and November 25, 2020, respectively.

If you desire to listen to this telephonic meeting, please call (408) 418-9388, enter access code 146 951 4650.

The Board of Directors will take public comment during the periods listed below on the agenda. THERE WILL BE LIMITED IN-PERSON ATTENDANCE FOR PUBLIC COMMENT AT THIS MEETING. If you wish to provide public comment, you may do so via one of the following two options:

- 1) By calling the telephonic conference number provided above; or
- 2) Submitting your comments, via email, to the Board's Executive Assistant, Silvia Perez, at [sperez@lvcva.com](mailto:sperez@lvcva.com), **prior to 5:00 p.m. January 11, 2021**. Please include your name and the agenda item to which your comment pertains (if applicable) in your email submission. Public comments submitted via email will be read into the record during the appropriate public comment period for up to three (3) minutes.

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**BOARD OF DIRECTORS:**

Mr. Scott DeAngelo  
Councilwoman Michele Fiore  
Mayor Carolyn Goodman  
Councilwoman Pamela Goynes-Brown  
Ms. Jan Jones Blackhurst  
Councilman John Marz

Mayor Kiernan McManus  
Mr. Anton Nikodemus  
Ms. Mary Beth Sewald  
Ms. Marilyn Spiegel  
Mr. Steve Thompson

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THIS PUBLIC MEETING IS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

LVCVA Website: [www.lvcva.com/agenda](http://www.lvcva.com/agenda)

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

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*THE BOARD OF DIRECTORS (BOARD) MAY:  
CONSIDER AGENDA ITEMS OUT OF ORDER;  
COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION; AND  
REMOVE OR DELAY DISCUSSION ON ANY AGENDA ITEM AT ANY TIME.*

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## AGENDA

### **OPENING CEREMONIES**

Call to Order  
Roll Call  
Pledge of Allegiance

### **COMMENTS FROM THE FLOOR BY THE PUBLIC**

The first public comment period is limited to comments on items on the agenda. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak to the Board at this time, please step up to the podium or follow the instructions from the conference moderator and clearly state your name and spell your first and last name for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES IN LENGTH.

### **APPROVAL OF AGENDA AND MINUTES**

Approval of the Agenda.  
For possible action.

Approval of the Minutes:

- December 8, 2020 Regular Meeting of the Board
- December 10, 2020 Regular Meeting of the Board

For possible action.

### **BOARD APPOINTMENTS**

In accordance with the Nevada Revised Statutes (NRS), the following appointments are made to the LVCVA Board by the County of Clark:

From the Governing Body of Clark County.....NRS 244A.603(1)(a)  
Commissioner James Gibson

From the Governing Body of Clark County.....NRS 244A.603(1)(a)  
Commissioner Michael Naft

This is an information item and does not require Board action.

***Oath of Office will be administered to the newly appointed Members of the Board.***

### **REORGANIZATION OF THE BOARD – ELECTION OF OFFICERS**

In accordance with the NRS 244A.605(3) and 244A.611, and LVCVA Board Policy 1.03, during January of each odd-numbered year, the LVCVA must reorganize by electing the officers comprising its Executive Committee. The elected officers of the Executive Committee shall hold office for the ensuing biennium or until their successors are elected and qualified. Board officers may serve for two (2) terms in any specific office of the Executive Committee. The officers shall be comprised of two (2) elected public sector Board members and two (2) appointed business sector Board members.

- Chair
- Vice Chair
- Secretary
- Treasurer

For possible action.

***Oath of Office will be administered to the newly elected Officers of the Board.***

### **RECESS**

A short recess will be taken to allow for officer seating rearrangement.

## **PRESENTATIONS**

### **Presentations by the LVCVA Staff**

LVCVA staff will deliver presentations on the LVCCD Expansion, Operations, Marketing and Sales achievements, People and Culture, and General Government highlights.

This is an information item and does not require Board action.

## **LVCVA STAFF REPORTS AND REQUESTED ACTIONS**

### **GENERAL GOVERNMENT DIVISION**

1. **Las Vegas Monorail Operations and Management Agreement**

That the Board consider authorizing the Chief Executive Officer (CEO)/President to execute an agreement with Western Management Group for the operations and management of the Las Vegas Monorail System, in an amount not to exceed \$45,000,000, for the period from February 7, 2021 through June 30, 2023.

For possible action.

2. **Las Vegas Convention Center Loop Operations and Management Agreement**

That the Board consider authorizing the CEO/President to execute an agreement with TBC -The Boring Company, DBA Vegas Loop, for operations and management of the Las Vegas Convention Center Loop, in an amount not to exceed \$6,250,000 for the period beginning February 1, 2021, through June 30, 2022.

For possible action.

3. **Vegas Loop Construction and Management Agreement and Granting of Easement**

That the Board consider authorizing the CEO/President to execute an agreement with TBC - The Boring Company, DBA Vegas Loop, for construction and management of an underground transportation connection between the Encore Resort campus and the Las Vegas Convention Center, and the granting of perpetual easements on and under the LVCC campus for the Project.

For possible action.

4. **Turner Martin-Harris Joint Venture Construction Manager at Risk Contract – LVCC Phase 2 Construction Manager at Risk Amendment No. 5**

That the Board consider authorizing the CEO/President to execute Amendment No. 5 to the Turner Martin-Harris Joint Venture Construction Manager at Risk Contract for the Las Vegas Convention Center Phase 2 project, increasing the total contract price from \$882,326,996 to \$889,076,996, and increasing the total project cost from \$980,326,996 to \$987,076,996.

For possible action.

## **COMMENTS FROM THE FLOOR BY THE PUBLIC**

This public comment period is for any matter that is within the jurisdiction of the Board. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak to the Board at this time, please step up to the podium or follow the instructions from the conference moderator and clearly state your name and spell your first and last name for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES IN LENGTH.

## **ADJOURNMENT**

Persons are invited to submit written remarks for all matters, both on and off the agenda. Written remarks presented for inclusion in the Board's minutes must be flat, unfolded, on paper of standard quality, and 8½ by 11 inches in size. Written remarks shall not exceed five (5) pages in length. The LVCVA will not accept for filing any submission that does not comply with this rule. On a case-by-case basis, the Board may permit the filing of noncomplying [sic] written remarks, documents, and related exhibits pursuant to NRS 241.035(1)(e).

To submit ideas to the LVCVA, please visit <https://www.lvcva.com/who-we-are/meetings-and-minutes/>

The Board's meeting rooms are accessible to persons with disabilities. If special arrangements are required, please contact the Customer Safety Department at: 702-892-7400, which is a 24-hour Dispatch Control Center, or contact Silvia Perez in the Board Office at: 702-892-2802.

Members of the Board may participate in this meeting via telephone conference call. The general public may listen to the conference by calling (408) 418-9388 and entering access code 146 951 4650.

For information or questions regarding this agenda please contact:  
Silvia Perez, Executive Assistant to the Board  
3150 Paradise Road, Las Vegas, Nevada 89109  
702-892-2802 or [sperez@lvcva.com](mailto:sperez@lvcva.com)

Supporting materials for this meeting are available by contacting Silvia Perez at 702-892-2802 or [sperez@lvcva.com](mailto:sperez@lvcva.com)

# **MINUTES**

Regular Meeting of the Board of Directors

December 8, 2020





## Regular Meeting of the Board of Directors December 8, 2020 Minutes

The Regular Meeting of the Board of Directors (Board) of the Las Vegas Convention and Visitors Authority (LVCVA) was held at the Las Vegas Convention Center, 3150 Paradise Road, Las Vegas, Nevada 89109, and telephonically on December 8, 2020. This meeting was properly noticed and posted in accordance with the State of Nevada Executive Department Declaration of Emergency Directives 006, 016, 018, 021, 026, 029, 033, and 035, dated March 22, 2020, April 29, 2020, May 7, 2020, May 28, 2020, June 29, 2020, July 31, 2020, September 30, 2020, and November 25, 2020, respectively.

### Board of Directors (Board)

*Present unless otherwise noted*

**Commissioner Larry Brown, Chair**  
**Ms. Marilyn Spiegel, Vice Chair**.....*via phone*  
**Councilman John Marz, Secretary**  
**Mr. Anton Nikodemus, Treasurer**  
 Mr. Scott DeAngelo  
 Mayor Pro Tem Michele Fiore.....*via phone*  
 Mayor Carolyn Goodman.....*via phone*

Councilwoman Pamela Goynes-Brown  
 Jan Jones Blackhurst.....*via phone*  
 Mayor Kiernan McManus  
 Ms. Mary Beth Sewald.....*via phone*  
 Mr. Steve Thompson.....*via phone*  
 Commissioner Lawrence Weekly

LVCVA Executive Staff present

Steve Hill, CEO/President  
 Caroline Bateman, General Counsel  
 Ed Finger, Chief Financial Officer  
 Brian Yost, Chief Operating Officer  
 Lori Nelson-Kraft, Sr. VP of Communications  
 Kate Wik, Chief Marketing Officer  
 Stana Subaric, Senior Vice President of People & Culture  
 Constance Brooks, Vice President of Public Affairs and Diversity

### **OPENING CEREMONIES – CALL TO ORDER**

Chair Larry Brown called the meeting to order at 9:01 a.m.

Caroline Bateman, General Counsel, took roll call of the Board members.

The Pledge of Allegiance was performed.

### **COMMENTS FROM THE FLOOR BY THE PUBLIC**

Ed Uehling commented on the LVCVA's recent meeting agendas and expressed support for Agenda Item 2, Waiver of Monorail Non-Compete Zone.

Aleta Dupree (telephonically) elaborated on the reasons she is in support of Agenda Items 1 and 2, Bid #21-4677, Remove and Replace HVAC Units, and Waiver of Monorail Non-Compete Zone, respectively.

Ken Evans, President of the Urban Chamber of Commerce, (telephonically) thanked Member Weekly for his service to the LVCVA Board and commended his efforts in ensuring diverse participation in the LVCVA's projects.

## **APPROVAL OF AGENDA AND MINUTES**

### **APPROVAL OF THE AGENDA AND MINUTES**

Chair Brown acknowledged staff's request to withdraw Item 2 from the agenda, to which Steve Hill, Chief Executive Officer (CEO)/President confirmed and indicated suggestions were made subsequent to posting the agenda, in which the [Clark] County provided suggestions on refining the agenda item. Mr. Hill indicated a separate telephonic Board meeting would be held on December 10, 2020 at 4 p.m. for this item.

**Vice Chair Marilyn Spiegel moved, and it was carried by unanimous vote of the voting members, to approve the December 8, 2020, Regular Meeting of the Board of Directors amended agenda with the removal of Item 2, and to approve the minutes of the November 10, 2020, Regular Meeting of the Board of Directors.**

## **PRESENTATIONS**

### **Presentations by the LVCVA Staff**

Brian Yost, Chief Operating Officer, delivered a PowerPoint presentation on the Las Vegas Convention Center Phase Two West Hall expansion, including signage, parking lot, and sidewalk installation. Mr. Yost provided an update on the progress of the completion including total labor hours worked.

Mr. Yost provided an update on The Boring Company Vegas Loop project, including launch pit, solar canopies, and tunnel work. Mr. Yost shared pictures of the new tunnel "disco" lighting.

Kate Wik, Chief Marketing Officer, delivered a PowerPoint and video presentation on the LVCVA's marketing updates on the following: relaunch of the local "Keep Vegas Open" campaign, consumer strategy/EXTRA TV partnership, and Black Friday/Cyber Monday promotions in partnership with resort partners. Ms. Wik provided a preview of a New Year's Eve virtual event and contest and media coverage efforts.

Stana Subaric, Senior Vice President of People and Culture, congratulated Cheryl Smith, Director of MICE (Meetings, Incentives, Conferences and Exhibitions) and Specialty Markets, for recently being awarded the World Trade Centers Association's Champion Award of Connectivity.

Lori Nelson-Kraft, Senior Vice President of Communications, provided an update on the LVCVA's collaboration with the U.S. Travel Association on the "Let's Go There" campaign to stimulate travel in the near future.

Mr. Hill informed the Board of the anticipated closing date of the Monorail and bond funding transactions and reminded the Board of an upcoming Board meeting to discuss the Monorail's non-compete area. Mr. Hill informed the Board of upcoming approval requests regarding the Monorail and Convention Center Loop's operations and maintenance agreements and The Boring Company's groundbreaking of the connection between the Las Vegas Convention Center and Encore Resort.

Mr. Hill shared his thoughts on anticipated visitation during Memorial Day Weekend (2021) and attendance at the World of Concrete convention. Mr. Hill informed the Board that the LVCVA anticipates receiving a Temporary Certificate of Occupancy for the new West Hall on December 14, 2020 and congratulated and thanked everyone involved in that project.

Mr. Hill provided an update to comments he made at the previous Board meeting, stating the anticipated total project budget would result in a two percent overage rather than a one percent overage, and detailed the causes of the change including COVID-19 costs and contingencies. Mr. Hill stated a mediation with the architect is scheduled for February.

Mr. Hill informed the Board that the LVCVA is working in conjunction with the University of Nevada Las Vegas (UNLV) to add mural art to portions of its buildings, beginning with the South Hall.



Mr. Hill acknowledged that today was Chairman Brown and Member Lawrence Weekly's final meeting and presented videos in recognition of their service.

Member Weekly thanked the LVCVA for the opportunity to serve on its Board, described his experiences during his tenure, and expressed excitement for the future of the LVCVA.

Chair Brown thanked the Board, Mr. Hill, and staff for the opportunity to serve.

## **LVCVA STAFF REPORTS AND REQUESTED ACTIONS**

### **OPERATIONS DIVISION**

ITEM 1. **Bid #21-4677, Remove and Replace HVAC Units**

Mr. Yost requested that the Board consider: 1) Awarding Bid #21-4677, Remove and Replace HVAC Units, in the amount of \$642,246, to Mesa Energy Systems (d/b/a Emcor), Las Vegas, Nevada; and 2) Authorizing the Chief Executive Officer (CEO)/President to execute the contract documents.

Fiscal Impact

FY 2021: \$642,246 Expenditure

**Vice Chair Marilyn Spiegel moved, and it was carried by unanimous vote of the voting members to: 1) Award Bid #21-4677, Remove and Replace HVAC Units, in the amount of \$642,246, to Mesa Energy Systems (d/b/a Emcor), Las Vegas, Nevada; and 2) Authorize the Chief Executive Officer (CEO)/President to execute the contract documents.**

### **GENERAL GOVERNMENT DIVISION**

ITEM 2. **Waiver of Monorail Non-Compete Zone**  
**WITHDRAWN**

~~That the Board consider waiving the prohibition of potential competing transportation systems within the Las Vegas Monorail Non-Compete Zone.~~

~~For possible action.~~

ITEM 3. **Insurance Policies**

Ed Finger, Chief Financial Officer (CFO), requested that the Board consider authorizing the CFO to execute a revised insurance policy with FM Global, in the amount of \$328,000, to add the West Hall to the LVCVA's existing property insurance policy, for the policy period from January 1, 2021, through August 1, 2021.

Fiscal Impact

FY 2021: \$328,000 Expenditure

**Vice Chair Spiegel moved, and it was carried by unanimous vote of the voting members to authorize the Chief Financial Officer to execute a revised insurance policy with FM Global, in the amount of \$328,000, to add the West Hall to the LVCVA's existing property insurance policy, for the policy period from January 1, 2021, through August 1, 2021.**

ITEM 4. **Quarterly Budget and Statistical Report**

Mr. Finger presented the LVCVA Budget and Statistical Report for the quarter ending September 30, 2020 to the Board for their information and review.

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

## **COMMITTEES**

5. **Audit Committee Report and Recommendations**

The Audit Committee met on December 2, 2020 to discuss Items A-C. Audit Committee Vice Chair Kiernan McManus presented a report to the Board of Directors.

**Audit Committee Vice Chair McManus presented a report and gave the Committee's recommendations to the Board of Directors.**

**Item A. Comprehensive Annual Financial Report (CAFR) Fiscal Year Ended June 30, 2020**

That the Board review the fiscal year (FY) 2020 Comprehensive Annual Financial Report, including independent auditors' reports.

Bill Nelson, Assurance Partner with BDO USA LLP, provided a summary of the CAFR, audit results, and report on compliance with Senate Bill 1.

Mr. Finger delivered a presentation detailing the LVCVA's financial activity.

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

**Item B. Resolution to Augment Fiscal Year 2021 Budget**

That the Committee recommends to the Board of Directors: 1) Approval of the proposed budget augmentation and the associated Resolution 2020-05 to augment the FY 2021 Capital Projects Fund and LVCCD Capital Fund budgets.

Mr. Finger provided details on the proposed augmentation and requested Board approval of the Committee's recommendation.

**Audit Committee Vice Chair McManus moved, and it was carried by unanimous vote of the voting members to approve the proposed budget augmentation and the associated Resolution 2020-05 to augment the FY 2021 Capital Projects Fund and LVCCD Capital Fund budgets.**

**Item C. Internal Audit Report**

Vice Chair McManus provided a summary of the report on internal audit activities to The Board.

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

## **COMMENTS FROM THE FLOOR BY THE PUBLIC**

Daniel Braisted provided an update on his suggestion to test an oral salt solution for treatment of COVID-19 and provided examples of affiliate marketing and encouraged the use of empty convention space for affiliate marketing.

## **ADJOURNMENT**

Chair Brown adjourned the meeting at 10:11 a.m.

Respectfully submitted,

Date Approved: January 12, 2021

\_\_\_\_\_  
Silvia Perez  
Executive Assistant to the Board

\_\_\_\_\_  
Chair

**From:** [Daniel Braisted](#)  
**To:** [Silvia Perez](#)  
**Subject:** DB Input for Dec 8 Affiliate Marketing  
**Date:** Monday, December 7, 2020 4:49:16 PM

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Dec 7, 2020

Dear LVCVA Board

>> Delta Airlines hands out credit card applications, at the end of their flights, for a major Credit Card Company

If just five travelers send in that credit card application in, the credit card company sends Delta Airlines a check, that covers at least the Flight Crew's payroll for that flight. They send the check, just for the completed application, whether or not the application is approved,

>> In the past, if you were registered with NetFlix, and encouraged me to try NetFlix, by sending me a special link, it is reported NetFlix would send you \$18, just for the referral. It didn't matter if I kept the membership after the 30 free trial.

Those are just two examples of what is called affiliate marketing. Affiliate marketing is a way to market products without paying for sales reps. There is a website called Click Bank, and others, that list various companies' offers and their needed qualifications.

I ask that County/State Leadership consider having regular a shows, in idle convention space is Southern Nevada, featuring items made in State of Nevada.

1) To market to those in State, and reach out to citizens, who want to represent the products displayed, nationally and worldwide, via those companies' affiliate marketing programs.

No booths would be needed for the shows. Quick in and setups, and quick take downs..

The affiliates sell the items and the companies' handle the shipping. The companies' pay the affiliate when checks clear.

Out of state buyers would be welcome to walk the floors

Daniel Braisted  
Resident  
702-365-1833 ok2txt

**From:** [Daniel Braisted](#)  
**To:** [Silvia Perez](#)  
**Subject:** DB For LVCVA Records Covid-19 Testing Lab  
**Date:** Tuesday, December 8, 2020 8:02:50 AM

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Sylvia Perez:

Info:

This is a lab that tests different products for their effectiveness against Covid-19

Michael Griesbauer  
Director, Business Development  
Pharmaceutical/Biotech Services-Toxicology/Animal Health/Infectious Disease

Work: (816) 526-5272  
Cell: (816) 304-8182

MRIGlobal image



425 Volker Boulevard  
Kansas City, MO 64110-2241

[www.mriglobal.org](http://www.mriglobal.org)

For them to check out my hypothesis that diluted salt spray in the mouth would lessen the chance of getting Covid-19 would cost \$20,000. They would do various tests at different strengths at that price.

Side note... They are testing various mouthwash solutions from third parties

Daniel Braisted  
Resident  
702-365-1833

# **MINUTES**

Regular Meeting of the Board of Directors  
December 10, 2020



## Regular Meeting of the Board of Directors December 10, 2020 Minutes

The Regular Meeting of the Board of Directors (Board) of the Las Vegas Convention and Visitors Authority (LVCVA) was held at the Las Vegas Convention Center, 3150 Paradise Road, Las Vegas, Nevada 89109, and telephonically on December 10, 2020. This meeting was properly noticed and posted in accordance with the State of Nevada Executive Department Declaration of Emergency Directives 006, 016, 018, 021, 026, 029, 033, and 035 dated March 22, 2020, April 29, 2020, May 7, 2020, May 28, 2020, June 29, 2020, July 31, 2020, September 30, 2020, and November 25, 2020, respectively.

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### Board of Directors (Board)

*Present telephonically unless otherwise noted*

**Commissioner Larry Brown, Chair**  
**Ms. Marilyn Spiegel, Vice Chair**  
**Councilman John Marz, Secretary**  
**Mr. Anton Nikodemus, Treasurer**  
Mr. Scott DeAngelo  
Mayor Pro Tem Michele Fiore  
Mayor Carolyn Goodman

Councilwoman Pamela Goynes-Brown  
Ms. Jan Jones Blackhurst  
Mayor Kiernan McManus  
Ms. Mary Beth Sewald  
Mr. Steve Thompson  
Commissioner Lawrence Weekly

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LVCVA Executive Staff present

Steve Hill, CEO/President  
Caroline Bateman, General Counsel  
Ed Finger, Chief Financial Officer  
Brian Yost, Chief Operating Officer  
Kate Wik, Chief Marketing Officer  
Lori Nelson-Kraft, Senior Vice President of Communications  
Stana Subaric, Senior Vice President of People & Culture  
Constance Brooks, Vice President of Public Affairs & Diversity

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### **OPENING CEREMONIES – CALL TO ORDER**

Chair Larry Brown called the meeting to order at 4:00 p.m.

Caroline Bateman, General Counsel, took roll call of the Board members.

### **COMMENTS FROM THE FLOOR BY THE PUBLIC**

Ed Uehling commended LVCVA Chief Executive Officer (CEO)/President on the purchase on the Monorail and removal of its non-compete zone and asked if the [Clark] County Commission needed to approve the removal of the non-compete zone as well.

Phil Jaynes, President of IATSE (International Alliance of Theatrical Stage Employees) Local 720 (telephonically) provided information of stagehands' use of the Monorail during large conventions and expressed support and appreciation for the LVCVA's purchase of the Monorail and removal of the non-compete zone.

Aleta Dupree (telephonically) expressed her thoughts on the importance of providing more transportation options, and expressed support of Agenda Item 1, Assignment of a Non-Exclusive Right to Operate a Transportation System in the Las Vegas Monorail Non-Compete Zone and Delegation of Authority to Manage and Assign Additional Rights in the Monorail Franchise Agreement to the Chief Executive Officer/President.



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## **LVCVA STAFF REPORTS AND REQUESTED ACTIONS**

### **GENERAL GOVERNMENT DIVISION**

ITEM 1. **Assignment of a Non-Exclusive Right to Operate a Transportation System in the Las Vegas Monorail Non-Compete Zone and Delegation of Authority to Manage and Assign Additional Rights in the Monorail Franchise Agreement to the Chief Executive Officer/President**

Steve Hill, Chief Executive Officer (CEO)/President, provided background on the Non-Compete Zone as established in the Monorail Franchise Agreement, which the LVCVA inherited upon the transfer of rights and obligations of the Franchise Agreement by Clark County to the LVCVA, and requested that the Board consider: 1) Assigning a non-exclusive right to TBC – The Boring Company to construct and operate the Vegas Loop within the Las Vegas Monorail Non-Compete Zone; and 2) Delegating the authority to manage and assign additional rights contained in the Monorail Franchise Agreement to the CEO/President.

Member Carolyn Goodman expressed concerns regarding the practicality and funding of the LVCVA's purchase of the Monorail, and shared thoughts regarding the LVCVA's function in tourism and convention business rather than in transportation and infrastructure. Member Goodman commented on the absence of an RFP process, the potential challenges from the use of one tunnel, and the need for more thorough evaluation and deliberation on the operation of the Monorail and underground transportation system. Member Goodman stated she would be opposing the approval of Item 1.

**Vice Chair Marilyn Spiegel moved, and it was carried by unanimous vote of the voting members with the exception of Member Goodman who opposed, to assign a non-exclusive right to TBC – The Boring Company to construct and operate the Vegas Loop within the Las Vegas Monorail Non-Compete Zone; and 2) Delegate the authority to manage and assign additional rights contained in the Monorail Franchise Agreement to the CEO/President.**

## **COMMENTS FROM THE FLOOR BY THE PUBLIC**

Mr. Uehling expressed appreciation for Member Goodman's comments, and provided his thoughts on The Boring Company's extension of the tunnel system.

Ms. Dupree (telephonically) expressed enthusiasm for the future of the Monorail system and Vegas Loop project. Ms. Dupree expressed well wishes for Chair Brown.

## **ADJOURNMENT**

Chair Brown adjourned the meeting at 4:20 p.m.

Respectfully submitted,

Date Approved: January 12, 2021

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Silvia Perez  
Executive Assistant to the Board


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Chair

# LAS VEGAS CONVENTION AND VISITORS AUTHORITY

## BOARD OF DIRECTORS MEETING

### AGENDA DOCUMENTATION

<b>MEETING DATE:</b>	JANUARY 12, 2021	<b>ITEM NO. 1</b>
<b>TO:</b>	BOARD OF DIRECTORS	
<b>FROM:</b>	STEVE HILL CHIEF EXECUTIVE OFFICER	<small>DocuSigned by:</small>  <small>A6348F0DE947422...</small>
<b>SUBJECT:</b>	LAS VEGAS MONORAIL OPERATIONS AND MANAGEMENT AGREEMENT	

#### **RECOMMENDATION**

That the Board consider authorizing the Chief Executive Officer (CEO)/President to execute an agreement with Western Management Group for the operations and management of the Las Vegas Monorail System (System), in an amount not to exceed \$45,000,000, for the period from February 7, 2021 through June 30, 2023.

For possible action.

#### **FISCAL IMPACT**

FY 2021: \$ 7,500,000

FY 2022: \$18,750,000

FY 2023: \$18,750,000

<b>BOARD ACTION:</b>	
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DocuSigned by:  
  
A6348F0DE947422...  
**STEVE HILL**  
**CEO/PRESIDENT**

#### **PURPOSE AND BACKGROUND**

The Board approved the acquisition of the System at its September 1, 2020 meeting. The Las Vegas Convention and Visitors Authority's (LVCVA) acquisition of the System was completed December 9, 2020.

At its November 10, 2020 meeting, the Board approved an interim management agreement (Interim Agreement) with Western Management Company (Provider) to provide minimum required maintenance and security while the System is closed. This interim agreement became effective December 9, 2020 and expires February 7, 2021.

At its November 10, 2020 meeting, the Board also approved the acquisition of System liability and property insurances in an amount not to exceed \$1,000,000.

Las Vegas Convention and Visitors Authority Board of Directors Meeting  
Agenda Documentation  
Meeting Date: January 12, 2021  
Subject: Las Vegas Monorail Operations and Management Agreement

This agenda item authorizes a comprehensive System operations and management agreement (Agreement) that provides for a continuum of operational conditions from the current pandemic-related management, through operational ramp-up and reduced customer ridership, to normalized operations. The Provider employs key operational staff from the Las Vegas Monorail Company, the previous operator of the System.

The term of the Agreement is from February 7, 2021 through June 30, 2023. The Agreement may be extended for up to two additional three-year periods at the LVCVA's discretion. The Agreement may be terminated for Provider failure to perform, or for the LVCVA's convenience after the first 12 months of the original term with 120 days' notice.

In a normal operating environment, the Monorail generates about \$21.5 million annually in fare and advertising revenue, and costs about \$19.25 million to operate, before capital costs. Expected annual capital costs are approximately \$1.5 million.

Provider's compensation under the Agreement increases with the rising scope of operational duties discussed above. The Agreement compensates the Provider up to \$250,000 per month in the form of a Management Fee, consistent with the Board-approved Interim Agreement for minimum required system insurance, maintenance, and security while the System is non-operational. The Agreement provides for an additional amount of up to \$1.25 million per month in the form of a Base Operations and Maintenance Fee for full operation of the System. The Management Fee and Base Operations and Maintenance Fee may be individually adjusted per month, but cannot, when combined, exceed the gross amount of \$1.5 million per month.

The LVCVA has the discretion to set fares, and to decide when to resume, or pause, System operations. The Agreement provides for the LVCVA's assumption of, responsibility for, and reduction of the Base Operations and Maintenance Fee structure by up to \$550,000 per month for marketing, advertising, supply procurement and other costs. Both the Management Fee and the Base Operations and Maintenance Fee are adjustable annually on the Agreement's anniversary date by the consumer price index (CPI) (CPI-U, City Average, All Items) not to exceed three percent (3%) per year.

Additionally, the Agreement will permit the negotiation of adjusted Base Operations and Maintenance Fees during the ramp up period of operations, reflecting reduced revenue scenarios. The final compensation element provides for a performance bonus to Provider of 15%, not to exceed \$750,000 per year, of Net Revenue. Net Revenue is defined as System revenue less payment of the Management Fee, Base Operations and Maintenance Fee, LVCVA directly funded costs, and capital costs.

This full cost structure, including the Agreement costs and the LVCVA directly funded costs reduces the normal operational cost of the System by approximately \$1.25 million annually. Areas in which the LVCVA will reduce costs include: compensation, board fees, professional services, and office rent.

Las Vegas Convention and Visitors Authority Board of Directors Meeting  
Agenda Documentation

Meeting Date: January 12, 2021

Subject: Las Vegas Monorail Operations and Management Agreement


Capital costs will be funded directly by the LVCVA, based on recommendation from the Provider, and presented as part of the LVCVA's budget process.

The scope of work of the Agreement is consistent with the previous operation of the System, providing for transportation operations, safety and security, maintenance and inspection, revenue collection, and customer service. Staff utilized third-party experts to review the Agreement's terms and conditions.

# LAS VEGAS CONVENTION AND VISITORS AUTHORITY

## BOARD OF DIRECTORS MEETING

### AGENDA DOCUMENTATION

<b>MEETING DATE:</b>	JANUARY 12, 2021	<b>ITEM NO. 2</b>
<b>TO:</b>	BOARD OF DIRECTORS	
<b>FROM:</b>	STEVE HILL CHIEF EXECUTIVE OFFICER	<small>DocuSigned by:</small>  <small>A6348F0DE047422...</small>
<b>SUBJECT:</b>	LAS VEGAS CONVENTION CENTER LOOP OPERATIONS AND MANAGEMENT AGREEMENT	

#### **RECOMMENDATION**

That the Board consider authorizing the Chief Executive Officer (CEO)/President to execute an agreement with TBC -The Boring Company, DBA Vegas Loop (Provider), for operations and management of the Las Vegas Convention Center Loop (System), in an amount not to exceed \$6,250,000 for the period beginning February 1, 2021, through June 30, 2022.


For possible action.

#### **FISCAL IMPACT**

FY 2021: \$ 1,250,000

FY 2022: \$ 5,000,000

<b>BOARD ACTION:</b>	
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**STEVE HILL**  
**CEO/PRESIDENT**

#### **PURPOSE AND BACKGROUND**

The Board approved the award of Request for Proposal 19-4570, *Las Vegas Convention Center District Campus Wide People Mover*, to Provider on March 12, 2019.

The Board approved the design and construction contract for the Campus Wide People Mover, now named the Las Vegas Convention Center Loop, with Provider on May 22, 2019.

This agenda item authorizes a comprehensive operations and management agreement (Agreement) that provides for a continuum of operational conditions from the current pandemic-related management, through ramp-up and reduced customer operations, to normalized convention operations.

Las Vegas Convention and Visitors Authority Board of Directors Meeting  
Agenda Documentation

Meeting Date: January 12, 2021

Subject: Las Vegas Convention Center Loop Operations and Management  
Agreement

The term of the Agreement is from the period February 1, 2021, through June 30, 2022. The Agreement may be extended for one additional five-year period. The Agreement may be terminated for Provider's failure to perform, or for the LVCVA's convenience after 120 days' notice.

The LVCC Loop will not charge fares. The LVCVA intends to generate advertising, sponsorship and facility rental revenues from the System.

Provider's compensation under the Agreement increases with the rising scope of operational duties discussed above. The Agreement compensates the Provider \$167,000 per month in the form of a Management Fee until the return of convention activity at the Las Vegas Convention Center to test and commission the System. The Management Fee also includes the provision of one available car and driver during days LVCVA offices are open.

The Agreement provides for an additional fee in the form of a Base Operations and Maintenance (O&M) Fee for full operation of the System. The Base O&M Fee is scaled for show size, with a maximum daily fee of \$30,000 for the largest sized facility shows. The actual amounts paid will be a function of LVCVA and Provider System scheduling for convention activity and will be managed within the fiscal approval in this agenda item. The Base O&M Fee includes the cost to lease the Tesla vehicles used in the System.

The Agreement recognizes the intent for the System to move from drivers in the vehicles to autonomous operations and provides for a fee renegotiation, no later than December 31, 2021, incorporating this expected transition in operations, as well as to incorporate any experience in post-pandemic operational requirements.

System capital costs will be funded directly by the LVCVA, based on recommendation from the Provider, and presented as part of the LVCVA's budget process.

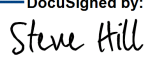
The scope of work of the Agreement provides for transportation operations, safety and security, maintenance and inspection, and customer service. Staff utilized third-party experts to review the Agreement's terms and conditions.



# LAS VEGAS CONVENTION AND VISITORS AUTHORITY

## BOARD OF DIRECTORS MEETING

### AGENDA DOCUMENTATION

<b>MEETING DATE:</b>	JANUARY 12, 2021	<b>ITEM NO. 3</b>
<b>TO:</b>	BOARD OF DIRECTORS	
<b>FROM:</b>	STEVE HILL CHIEF EXECUTIVE OFFICER	<small>DocuSigned by:</small>  <small>A6348F0DE947422...</small>
<b>SUBJECT:</b>	VEGAS LOOP CONSTRUCTION AND MANAGEMENT AGREEMENT AND GRANTING OF EASEMENT	

#### **RECOMMENDATION**

That the Board consider authorizing the Chief Executive Officer (CEO)/President to execute an agreement with TBC - The Boring Company, DBA Vegas Loop (Provider), for construction and management of an underground transportation connection (Project) between the Encore Resort campus and the Las Vegas Convention Center (LVCC), and the granting of perpetual easements on and under the LVCC campus for the Project.

For possible action.

#### **FISCAL IMPACT**

This agreement has no fiscal impact.

<b>BOARD ACTION:</b>	
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**STEVE HILL**  
**CEO/PRESIDENT**

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#### **PURPOSE AND BACKGROUND**

The Provider has received Project entitlement from Clark County, which will connect the Encore Resort to the Silver Lot on the LVCC campus. The Project has the opportunity to be extended and create additional connectivity to the planned Vegas Loop project in the Resort Corridor.

The Project will be funded, built, operated and maintained by the Provider. The Provider will own the tunnel system, and the Las Vegas Convention and Visitors Authority (LVCVA) will own station structures in the Silver Lot.

Las Vegas Convention and Visitors Authority Board of Directors Meeting  
Agenda Documentation

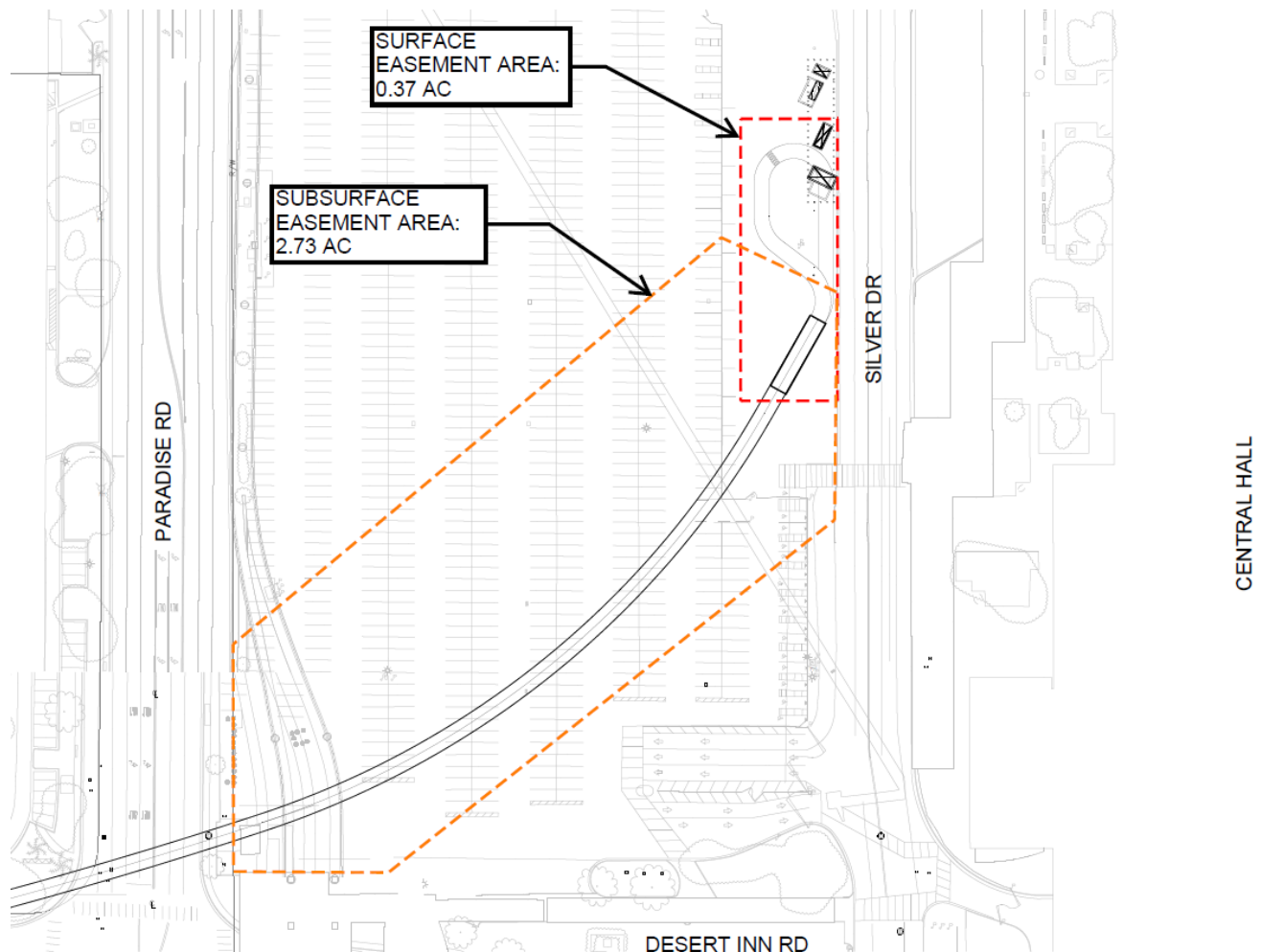
Meeting Date: January 12, 2021

Subject: Vegas Loop Construction and Management Agreement and Granting of Easement

The proposed easements will: 1) Allow Provider to occupy subsurface space under the Silver Lot for the construction and operation of underground transportation tunnel(s); and 2) Permit Provider to construct and maintain an emergency exit shaft, and allow any required emergency work on the portion of the Project that exists on LVCVA property. The granting of the easements will be conditional on the approved permitting of the Project, and the execution of a Project agreement between the Provider and Wynn Resorts. The easement will have no end date, provided that the Project continues to operate to the Wynn/Encore campus and/or to a Vegas Loop route.

The general area of the easement is shown below. The area may be modified after final surveying.


**General Area of Easement (Subject to Modification)**



# LAS VEGAS CONVENTION AND VISITORS AUTHORITY

## BOARD OF DIRECTORS MEETING

### AGENDA DOCUMENTATION

<b>MEETING DATE:</b>	JANUARY 12, 2021	<b>ITEM NO. 4</b>
<b>TO:</b>	BOARD OF DIRECTORS	
<b>FROM:</b>	STEVE HILL CHIEF EXECUTIVE OFFICER <div style="float: right; text-align: right;"> <small>DocuSigned by:</small>    <small>A6248F0DE047422...</small> </div>	
<b>SUBJECT:</b>	TURNER MARTIN-HARRIS JOINT VENTURE CONSTRUCTION MANAGER AT RISK CONTRACT – LVCC PHASE 2 CONSTRUCTION MANAGER AT RISK AMENDMENT NO. 5	

#### **RECOMMENDATION**

That the Board consider authorizing the Chief Executive Officer (CEO)/President to execute Amendment No. 5 to the Turner Martin-Harris (TMH) Joint Venture Construction Manager at Risk Contract for the Las Vegas Convention Center (LVCC) Phase 2 project, increasing the total contract price from \$882,326,996 to \$889,076,996, and increasing the total project cost from \$980,326,996 to \$987,076,996.

For possible action.

#### **FISCAL IMPACT**

FY 2021: \$6,750,000

<b>BOARD ACTION:</b>	
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**STEVE HILL**  
**CEO/PRESIDENT**

#### **PURPOSE AND BACKGROUND**

Staff has previously reported to the Board the likelihood that the LVCC Phase 2 project will close out over budget. It is estimated that, as the project closes out and final change orders are negotiated with TMH, that the project will be approximately 2% over budget.

This amendment reflects change order requests presented by TMH, reviewed by Miller Project Management, and determined to have merit in scope and value. This amendment will not be the final contract amendment. COVID-related change order requests are under review and not included in this request.

The LVCCD Capital Fund fiscal year 2021 budget includes budgeted (non-contracted) contingency for this approval.

# 2021 BOARD OF DIRECTORS REGULAR MEETING SCHEDULE



## JANUARY

S	M	T	W	T	F	S
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## FEBRUARY

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## AUGUST

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## OCTOBER

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## NOVEMBER

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## DECEMBER

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- Regular meetings of the Las Vegas Convention and Visitors Authority (LVCVA) Board of Directors (Board) are scheduled for the second Tuesday of each month at 9 a.m., or at the call of the chair.
- All Board meetings of the LVCVA are open to the general public.
- Per NRS 354.596(4): The public hearing on the tentative budget must be held by the governing body not sooner than the third Monday in May and not later than the last day in May.
- Agendas and approved minutes of the Board meetings are posted on the LVCVA website at: [www.lvcva.com/agenda](http://www.lvcva.com/agenda).
- Most meetings are held at the Las Vegas Convention Center in the Board Room at 3150 Paradise Road, Las Vegas, Nevada 89109. Locations of meetings are subject to change.

## Regular Meetings

JANUARY	12	MAY	11	SEPTEMBER	14
FEBRUARY	09	JUNE	08	OCTOBER	12
MARCH	09	JULY	13	NOVEMBER	09
APRIL	06	AUGUST	10	DECEMBER	14

## Committee Meetings/Other



## Committees of the LVCVA Board of Directors

### AUDIT COMMITTEE

Mayor Kiernan McManus, Vice Chair  
Councilwoman Pamela Goynes-Brown  
Ms. Mary Beth Sewald  
Mr. Steve Thompson

### COMPENSATION COMMITTEE

Ms. Marilyn Spiegel, Chair  
Ms. Mary Beth Sewald, Vice Chair  
Mr. Scott DeAngelo  
Councilwoman Michele Fiore

### POLICY COMMITTEE

Mr. Steve Thompson, *Chair*  
Mayor Carolyn Goodman  
Mayor Kiernan McManus  
Mr. Anton Nikodemus

### LVCVA REPRESENTATIVES ON THE LAS VEGAS EVENTS BOARD OF DIRECTORS

Mayor Carolyn Goodman

### LVCCD COMMITTEE

Mr. Anton Nikodemus, Vice Chair  
Mayor Carolyn Goodman  
Councilwoman Pamela Goynes-Brown  
Councilman John Marz  
Mr. Steve Thompson

### MARKETING COMMITTEE

Councilman John Marz, Chair  
Councilwoman Pamela Goynes-Brown, Vice Chair  
Mr. Scott DeAngelo  
Mr. Anton Nikodemus  
Ms. Marilyn Spiegel