

REPORT FOR NEVADA SYSTEM OF HIGHER EDUCATION

Senate Bill 220 Nevada Studios

April 23, 2025



Senate Bill 220

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Bill Compare – SB 220 v. AB 238

Bill	Senate Bill 220 “Nevada Studios”	Assembly Bill 238 “Summerlin Studios”
Sponsoring Legislator(s)	Senator Roberta Lange	Assemblymembers Sandra Jauregui and Daniele Monroe-Moreno
Fiscal Return (ROI) to Nevada State General Fund Budget	102%+	20%
Film Tax Credit Request	\$1.664 billion (3-year ramp up with \$98 million per year for 15-years)	\$1.800 billion (No ramp up with \$120 million per year for 15-years)
Film Tax Credit Availability Date for Film Production	2025	2028
Bill Term	18-Years	15-Years
Incentive for Nevada Below-The-Line Workforce	35%	30%
Studio Operating Partner	The MBS Group	Unknown
Studio Production Partner(s)	Marvel, Netflix, Disney, Amazon Studios, Lucasfilms Ltd., Paramount, Sony, Warner Brothers, ABC, CBS, AMC, TNT, NBCUniversal, 21 st Century Fox, STX Films, Lightstorm Entertainment, and many more (The MBS Group Active Global Customer List)	Sony and Warner Brothers
Education and Vocational Training Partner(s)	UNLV, CSN, NSU, CCSD, IATSE	Nevada Partners

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Bill Compare – SB 220 v. AB 238

Bill	Senate Bill 220 “Nevada Studios”	Assembly Bill 238 “Summerlin Studios”
Funding for Education and Workforce Development Programs	\$186 million for UNLV, CSN, NSU, CCSD and other participating NSHE schools	\$24 million for Nevada Partners (\$18M) and Clark County Redev. Agency (\$6M)
Education & Vocational Training Facility Adjacent to Studios	Yes, 50,000 square foot Nevada Media & Technology Lab	No, unknown square footage.
Education and Vocational Training Opportunities	Film Production, Video Game Publishing, Aerospace and Defense, Healthcare Technologies	Film Production
Studio Location	UNLV Harry Reid Research and Technology Park	Summerlin
Studio Land Ownership	Public	Private
Ground Lease Payments for Education & Research	\$365 million to UNLV Research Foundation	None
Total Capital Investments & Funds for Education & Research	\$1 billion (\$450 million capital investment, \$365 million ground rent, \$186 million programs funding)	\$32 million (\$8 million capital investment, \$24 million program funding)
All Unions Signatory	Yes	No
Studio Infrastructure Investment	\$300 million	\$400 million
Developer	Birtcher Nevada Development, California based	Howard Hughes Corp., Texas based

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Nevada Film Infrastructure, Workforce Development & Economic Diversification Act

Key Facts:

Fiscal Return (ROI) to Nevada State General Fund Budget: 102%+ (\$1.02 for every \$1 of Film Tax Credits)
Funds Generated for Education & Vocational Training: \$551 million (\$215 million from 2025 – 2043)
Capital Investment Retained by UNLV Research Foundation: \$450 million at the end of Ground Lease Term
Total Value for Education: \$1 Billion

Film Production:

The MBS Group



Operates & Manages:

1,000+ productions per year
 660+ stages globally
 120+ locations in 8 countries

Active Global Client List:



Creative Technology Initiative (CTI): will diversify Nevada's economy in collaboration with UNLV, CSN, NSU, and other participating NSHE programs.

\$10 million

to grow & pursue opportunities in Aerospace & Defense, Healthcare Technologies, and Video Game Publishing

\$2.5 million

to grow & pursue opportunities in Video Game Publishing

Workforce Ready | Economy Building | Public Funds on Public Land

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Benefits to UNLV and UNLV Research Foundation

UNLV Benefits:

- **Free rent** on Approx. 18,000sf lease in Media & Technology Lab (Appx. Value: \$23mil)
 - Content creation, instruction, etc.
 - 6,500-10,000sf of sound stage, 50% UNLV exclusivity
- **\$250K allowance** to equip sound stage
- **\$300k/yr** funding for Integration Officer & expenses (Appx. Value: \$4.5mil)
- **Membership on the Board** for Media & Technology Education and Vocational Training
- **4 paid student internships/yr**
- **Prominent UNLV building branding**

UNLV Research Foundation Benefits:

- **\$365 Million** Ground Lease Payments
 - **\$32 Million** received during SB220 (18 years)
- **\$450 Million** Building Reversion Value (2024 value)
 - Received at Ground Lease termination (100 yrs)
- **Investment opportunities** in CTI research activities

SB 220 Total Approx. Benefits to UNLV & UNLV Research Foundation:
\$842 Million

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Benefits to NSHE

NSHE Benefits from SB 220:

- **Free rent** in the 50,000sf Media & Technology Lab (“Media Lab”) for upper division film school programs from UNLV, CSN, NSU, and other NSHE institutions
- Media & Technology Lab Fund (“Lab Fund”) contributes **\$10 Million over 10 years** to the CTI non-profit entity for research that drives diversification of Nevada’s economy in:
 - Aerospace & Defense
 - Medical Technologies
 - Video Game Publishing
- All NSHE institutions could benefit from **new and/or enhanced curriculum for programs supporting CTI**
- **Opportunity to become a University Affiliated Research Center (UARC)** for access to federal grants
- **New Corporate business-related relationships** for gifts & strategic partnerships
- **\$2,500,000 contributed over 5 yrs.** from Lab Fund to create curriculum supporting Video Game Publishing
- UNLV 2,500-acre, NSU TBD-acre, UNR TBD-acre, and DRI TBD-acre **expansion land could benefit thru accelerated new industry infrastructure** resulting in:
 - Ground Lease payments
 - Joint research & patents
 - Integration of professors and students in private sector initiatives

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Nevada Media & Technology Lab



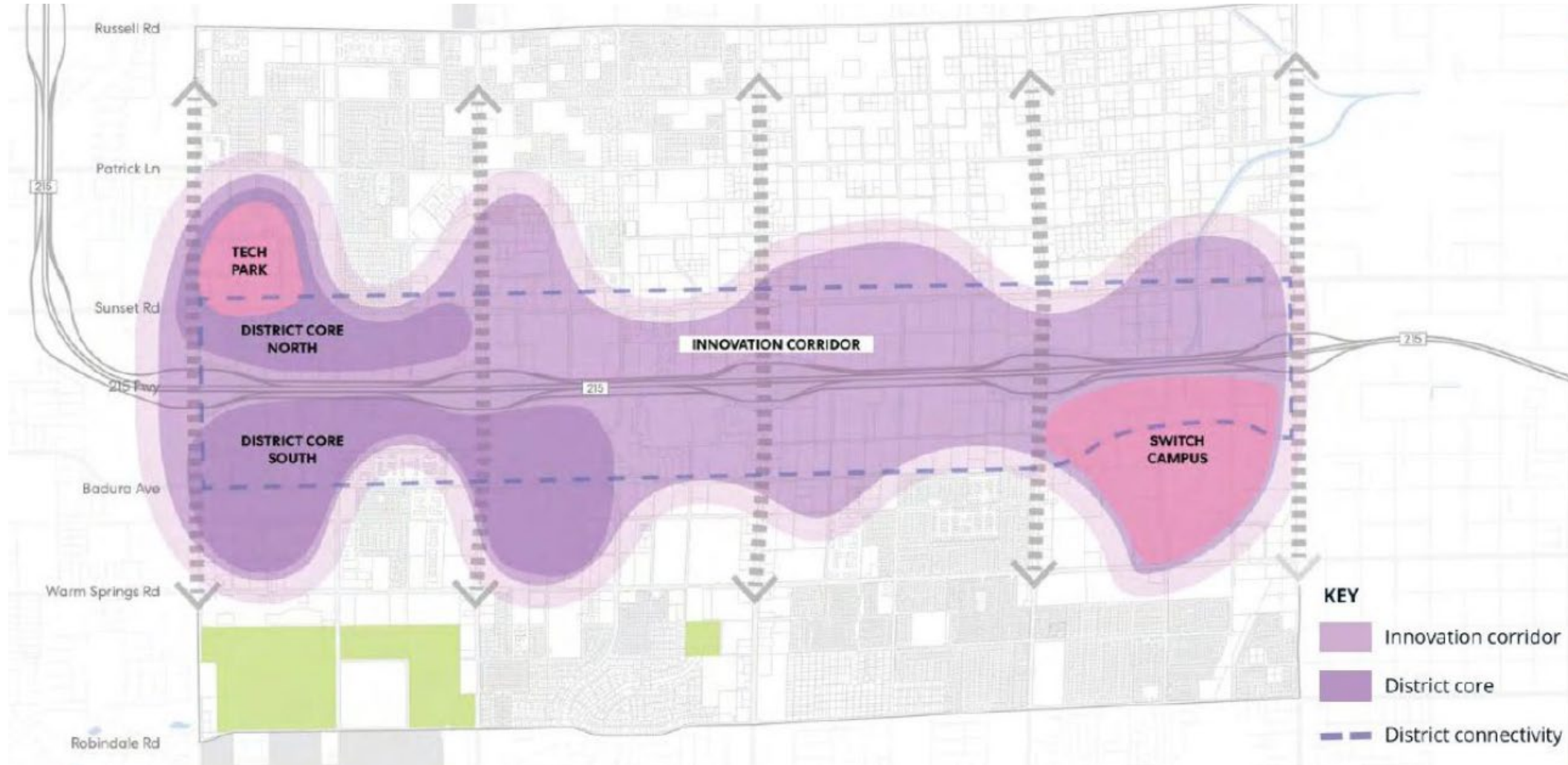
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UNLV Harry Reid Research & Technology Park



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Clark County Innovation District



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Clark County Innovation District



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UNLV Harry Reid Research & Technology Park (HRRTP) Milestones

- 2000** – Organization of the UNLV Research Foundation, an independent 501(c)3.
- 2002** – Congress conveyed approx. 122 acres to Clark County Dept. of Aviation.
- 2005** – CC Dept. of Aviation conveys approx. 122 acres to UNLV-RF for the creation of the HRRTP.
- 2014** – UNLV-RF ground leases 6.4 acres to American Preparatory Academy (Charter School).
- 2014** – UNLV-RF ground leases 6.2 acres to Molasky Group for the Briova Building (UniCity).
- 2016** – Gardner Group selected as Master Developer for 96 acres & executes Master Ground Lease.
- 2018** – UNLV-RF signs 7.45-acre ground lease with Gardner for the UNLV Black Fire Building.
- 2022** – UNLV-RF signs 8.56-acre ground lease with Gardner for the T-Mobile Building.
- 2023** – UNLV purchases Briova Building (UniCity) while UNLV-RF continues ground lease.
- 2024 (Apr)** – UNLV-RF, Gardner Group, and Birtcher Development sign STN for the ground lease of approx. 34 acres for Nevada Studios project pending Legislative approval.
- 2024 (Oct)** – UNLV-RF, Gardner Group, and Intermountain Health agree to terms for the ground lease of approx. 33 acres for development of Intermountain Pediatric Hospital Project. Further negotiations are pending.

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UNLV Presidents During UNLV Research Foundation Existence

- 1995 – 2006** Carol Harter (Creation of UNLV Research Foundation, an independent 501(c)3 and land conveyed by County)
- 2006 – 2009** David Ashley
- 2009 – 2014** Neal Smatresk (American Preparatory Academy & Molasky Group Building)
- 2014 – 2015** Don Snyder, Acting President
- 2015 – 2018** Len Jessup (Gardner Group selected as Master Developer, 2016)
- 2018 – 2020** Marta Meana, Acting President (Development of UNLV Blackfire Building)
- 2020 – 2025** Keith Whitfield (T-Mobile, Hospital, & Nevada Studios/Birtcher Dev. STN executed)

Senate Bill 220 Nevada Studios Public Money on Public Land



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