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HCA, union reach tentative deal

By Jonathan Ng
Las Vegas Review-Journal

HCA Healthcare and the union representing 4,000 of its nurses and hospital workers across the Las Vegas Valley said they reached a tentative agreement on a

Three-year contract in place for hospital workers

new contract.

The compromise was reached Friday afternoon for a new three-year contract, ending a 13-month bargaining process that spanned

more than 30 negotiation sessions between the SEIU Local 1107 and one of Southern Nevada's largest hospital operators.

Under the terms, provi-

sions include keeping certain health and education benefits and wage increases for the union's workers at MountainView Hospital, Southern Hills Hospital and

Medical Center, and Sunrise Hospital and Medical Center. The union — which represents nurses, technicians and ancillary employees — said the contract will also provide a "stronger voice on

See **CONTRACT 9B**



Chase Stevens Las Vegas Review-Journal @csstevensphoto

The Huntridge Theater on Thursday, a day after Dapper Companies founder J Dapper closed on the purchase of the venue.

Hoping to make Huntridge a hit

Developer plans overhaul after purchase of historic site

By Eli Segall
Las Vegas Review-Journal

When the Beastie Boys played the Huntridge Theater in 2004, they performed to a jam-packed, sold-out crowd.

J Dapper, then 26, was in the audience, taking in one of many concerts he saw at the historic Las Vegas venue. Today, the Huntridge is run down and a regular gathering spot for homeless — and Dapper, its new owner, wants to bring the long-shuttered theater back to life.

Dapper, founder of real estate firm Dapper Companies, closed his \$4 million purchase of the World War II-era theater March 31, in a deal facilitated by city officials. His firm said it will spend the next three years renovating the place.

In a nod to a Beastie Boys hit song, Dapper bought the venue through a limited liability company called Brass Monkey, property records show.

Buying and reviving the Huntridge is no simple task. The city



Dapper Companies

Developer J Dapper plans to renovate the Huntridge Theater.

helped clear a path for the sale after it intervened in litigation against the former owners, and the venue, which needs renovations inside and out, is on government registers of historic places, limiting the construction Dapper can do.

On top of that, Dapper completed his purchase more than a year into the coronavirus pandemic, which left performing-arts venues dark in Las Vegas and around the U.S.

See **HUNTRIDGE 9B**

Majority owner of UFC files IPO plan

Endeavor seeking to buy remaining shares from others

By Mick Akers
Las Vegas Review-Journal

The company that owns a majority of the UFC is planning for an initial public offering and also aiming to buy out the remaining shares of the mixed martial arts company, according to a regulatory filing.

Endeavor Group Holdings, which also owns talent agencies WME and IMG, the Professional Bull Riders rodeo circuit and the Miss Universe Pageant, outlined its IPO plan in a Securities and Exchange Commission filing dated March 31.

The filing did not list the pricing for the IPO, the second attempted by Endeavor. Two years ago, the Beverly Hills, California-based company announced plans to sell 15 million shares at

See **UFC 9B**

Utilities balk at less natural gas

By Colton Lochhead
Review-Journal Capital Bureau

CARSON CITY — Utility companies and business groups are balking at a proposal that would lay the groundwork for Nevada's eventual planned transition away from natural gas.

Arguments over the proposed bill Tuesday centered on balancing the need to move swiftly to address climate change through decarbonizing the state's buildings versus protecting customers who might not have the financial means to transition to electric infra-

See **GAS 9B**

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► HUNTRIDGE

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'Much bigger hill'

Dapper, 43, owns other commercial real estate near the Huntridge and has said he tried on and off for the past decade to buy the venue, located at the southeast corner of Charleston Boulevard and Maryland Parkway.

Closing the purchase feels like pedaling to the top of a big hill, enjoying it for a moment, and knowing there is more to climb ahead, he said.

"I'm ready for that much bigger hill," he told the Review-Journal during an interview inside the theater last week.

The Las Vegas City Council approved a plan in 2019 to help sell the Huntridge from its longtime owners, the Mizrachi family, to Dapper, who said it was hard to "stay steadfast" with the deal after the pandemic hit.

However, he's setting out to revive a building that many locals care about and one that he's been passionate about for a long time, he said.

Dapper has estimated that it will cost around \$10 million to renovate the theater building and \$5 million to \$8 million to fix up the adjacent retail space. If he thought he would spend more to fix up the Huntridge



Chase Stevens Las Vegas Review-Journal @csstevensphoto

J Dapper, founder of Dapper Companies, talks about his plans for the Huntridge Theater. The renovation of the property is expected to take about three years.

than it would be worth one day, he wouldn't have bought it, he said.

"I'm not doing this to lose money," Dapper said.

From bands to blight

Built in 1944, the Huntridge showed movies for decades and was a top concert venue by the 1990s. The Mizrachi family acquired it in

2002 and closed it for renovations in 2004, but amid escalating construction costs, owner Eli Mizrachi said the next year that he and the building were in "limbo."

Multiple efforts to revive the venue have since come and gone. In 2007, for instance, a bill in the Nevada Assembly proposed spending \$8.5 million to buy and restore the Huntridge as a cultural and performing arts center, and in 2013, three downtown businessmen banded together to try to buy and renovate the theater.

Former Las Vegas City Attorney Brad Jerbic, who worked to facilitate the sale to Dapper, said that he is "ecstatic" the deal closed, and that it's "heartbreaking" to see old buildings such as the Huntridge fall into disrepair or worse in Las Vegas.

Whenever he'd see a plume of smoke rise from the downtown area, he prayed it wasn't the Huntridge sign going up in flames, he said.

Jerbic said the property has been a regular gathering spot for homeless — he saw some hypodermic needles out front just three or four months ago — and he also worried the pandemic would derail Dapper's purchase.

"He never backed down," Jerbic said.

Contact Eli Segall at esegall@reviewjournal.com or 702-383-0342. Follow @eli_segall on Twitter.

THE BOTTOM LINE

Stocks of local interest

Name	Ticker	Last	Chg	YTD %Chg
Allegiant Travel	ALGT	251.93	+1.82	+33.1
Barrick Gold	GOLD	20.88	+2.25	-8.3
Boyd Gaming	BYD	62.93	+1.02	+46.6
CaesarsEnt	CZR	92.50	+2.32	+24.5
Everi Holdings	EVRI	14.72	-	+6.6
Full House Resorts	FLL	8.80	-0.06	+123.9
Golden Entertain	GDEN	28.26	+6.2	+42.1
Howard Hughes	HHC	99.26	+1.06	+25.8
Las Vegas Sands	LVS	63.61	+1.01	+6.7
MGM Growth Prop.	MGP	34.51	+7.4	+10.3
MGM Resorts	MGM	41.52	-1.8	+31.8
Penn National	PENN	104.09	-2.75	+20.5
PlayAGS	AGS	8.39	+1.4	+16.5
Red Rock Resorts	RRR	34.15	+3.3	+36.4
Scientific Games	SGMS	40.88	+8.4	-1.5
Southwest Airlines	LUV	64.10	+1.13	+37.5
Southwest Gas	SWX	68.96	+2.2	+13.5
Spirit Airlines	SAVE	38.29	+8.0	+56.6
Switch	SWCH	17.18	-0.3	+4.9
Wynn Resorts	WYNN	136.37	+5.30	+20.9

BOARD CHANGES

Everi Holdings chairman is retiring after 13 years

The chairman of the board of directors of Everi Holdings Inc., a Las Vegas gaming equipment and financial technology company, is retiring, officials announced Tuesday.

E. Miles Kilburn, who has been a member of the Everi board of directors since March 2005 and chairman since 2008, said he would not stand for reelection at the board's annual meeting May 1.

Everi CEO Michael Rumbolz was appointed chairman, and the board also named Ronald Congemi, a member of the board for the last eight years, as lead independent director, effective immediately.

Rumbolz, a former chairman of the Nevada Gaming Control Board, also serves as a director for Seminole Hard Rock Entertainment LLC and Vici Properties Inc.

HIGHEST SINCE 2000

Labor Department: Job openings rose to 4.9 percent

The U.S. job openings rate — which is the number of available jobs as a percentage of the employed and the open jobs, combined — rose to 4.9 percent, the highest since the data was first tracked in December 2000, the Labor Department said Tuesday.

The increase reflects a solid rise in open jobs to 7.4 million, up from 7.1 million in January and significantly above the pre-pandemic level of about 7 million. Total hires rose to 5.7 million, though that is below the figure in February 2020, just before the coronavirus intensified.

The data come from the Job Openings and Labor Turnover survey, or JOLTS, which reports the number of job listings, total hiring, and layoffs and quits.

The biggest gain, according to the JOLTS report Tuesday, was in health care, which posted 230,000 more job openings than the previous month. The beleaguered leisure and hospitality sector, which includes restaurants, hotels, bars, amusement parks and casinos, also posted a healthy increase of 160,000 job openings.

TRADE ANNOUNCEMENT

Topps will offer stock to the public through SPAC

In addition to trading cards, Topps fans will soon be able to trade company shares.

The company said Tuesday that it will become a publicly traded company this year by tying up with a blank-check company, or SPAC, a special purposes acquisition company.

► GAS

Continued from Page 10B

structure and appliances.

As originally introduced, Assembly Bill 380 would have required an incremental decrease in the amount of natural gas used in homes and commercial buildings until virtually eliminating its use by the year 2050, goals that line up with the Nevada Climate Strategy that was released by Gov. Steve Sisolak's administration in December.

But those year-by-year reduction marks were removed from the proposal through an amendment brought by the bill's sponsor Assemblywoman Lesley Cohen, D-Henderson.

The amended proposal would require the state's Public Utilities Commission to open an investigatory docket that would study the role of natural gas in the state's efforts to reduce greenhouse gas emissions.

In addition, regulators would put a process in place that would force gas utilities to prove to regulators that any expansion or infrastructure replacement plans make "economic and environmental sense," Cohen said during a hearing in the Assembly Growth and Infrastructure Committee on Tuesday.

"This is a part of planning for the future so that we can reduce our carbon emissions," Cohen said.

Price increases?

Despite the changes Nevada's two largest utility companies, NV Energy and Southwest Gas, expressed concern while testifying in opposition to the bill during Tuesday's hearing about whether the proposal could cause price increases for customers.

"We are fully supportive of taking efforts in energy and reducing greenhouse gas emissions, but we are also very concerned about the needs of our customers here in Nevada," said John Hester, president and CEO of Southwest Gas.

Dylan Sullivan, a senior scientist with the Natural Resources Defense Council who helped present the bill alongside Cohen, said that one focus of the bill is allow the state to have more control over future expansion plans from Southwest Gas and to determine if replacing thousands of miles of natural gas pipes would be necessary as the state moves away from the resource.

"What this bill will do is really just give the PUC the tools to evaluate that investment and make sure that it makes sense for the future direction of the state," Sullivan said.

Impact on elderly, poor

But some lawmakers and opponents of the bill raised more concerns about how the transition would affect the state's elderly and low-income populations.

"Many older adults and lower-income Nevadans currently rely on natural gas to heat their homes, cook and to heat their hot water," said Barry Gold, a lobbyist for AARP in Nevada. "It is cheaper to use natural gas to do this and forcing them to use electricity could only increase the difficulties they may currently already have choosing between buying food and medicine or heating their homes."

"We should not be asking grandma to rip out her water heater in her mobile home at great expense," Gold added.

But Cohen pushed back on those concerns, saying that the bill would only force gas utilities to show that their investment plans are economically and environmentally viable for the state, and would not force people to replace their gas appliances.

Contact Capital Bureau Chief Colton Lochhead at clochhead@reviewjournal.com. Follow @ColtonLochhead on Twitter.

► CONTRACT

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the job."

In December, a federal mediator was brought in to help both sides reach an agreement.

The agreement will need to be ratified by the union's membership, which will take place within the next week.

The two sides praised the agreement in separate statements.

Grace Vergara-Mactal, executive director of SEIU Local 1107, said she thanks the supporters who stood with the union more than a year ago.

"COVID-19 has made it clear how important unions are and how important our frontline heroes are, public sector or private sector," Vergara-Mactal said in a news release Tuesday. "These essential workers should never be taken for granted and we as a community must always stand in support of the invaluable work they do for all of us. We really want to thank all of the people that stood with us during this fight."

Antonio Castelan, a spokesman for HCA, said the company is "pleased" with the new deal.

"Throughout the bargaining process, our hospitals continued to put the health and well-being of our

colleagues and patients first," Castelan said in a Tuesday statement to the Review-Journal. "This is a positive development for our colleagues, patients, fellow medical providers, and the communities we serve. Stabilizing our healthcare system offers optimism to our community's ability to access the high-quality healthcare they need."

SEIU Local 1107 represents more than 10,000 members across Nevada.

► UFC

Continued from Page 10B

\$26-\$27 but pulled its initial offering in September 2019.

Included in the filing is Endeavor's plan to buy the remaining shares of UFC that it did not acquire in the purchase of the Las Vegas-based company in 2016. Endeavor, then known as WME-IMG, and a group of investors acquired the UFC for \$4 billion from Zuffa LLC, founded by Frank and Lorenzo Fertitta.

The face of the UFC, Dana White, who at the time was believed to have owned a 9 percent stake, continued in his role as president following the 2016 sale.

According to the SEC filing, Endeavor and UFC stakeholders agreed on Feb. 16 for Endeavor to purchase the remaining 49.9 percent of the UFC it did not acquire in 2016. The filing doesn't give a value for the deal.

The UFC declined to comment on the potential buyout of the company. Representatives from Endeavor did not respond to the Review-Journal's request for comment.

In the company's filing, Endeavor's CEO Ariel Emanuel noted its professional sports groups were among the first to return to compe-

tion early in the pandemic last year and cited their value to the company's portfolio.

"As the global pandemic unfolded, we developed the protocols necessary to help our businesses safely restart operations, providing a model for other professional sports, events, and programs," a letter from Emanuel included in the SEC filing said. "UFC and PBR were two of the first sports organizations to responsibly return last spring, and we followed in the summer by hosting the WNBA's season at IMG Academy."

IMG Academy is a Florida-based sports training facility that Endeavor owns.

The filing also highlighted that Endeavor would add Elon Musk to its board of directors. Musk who is CEO of Tesla and SpaceX and founder of the Boring Co. has extensive ties to Nevada.

Tesla has a massive factory in Northern Nevada where batteries and electric vehicle parts are manufactured, and the first commercial tunnel for Boring's underground transit system is set to debut this year at the Las Vegas Convention Center, with plans to connect to Strip properties.

For 2020, Endeavor reported net loss of \$625.3 million on revenue of \$3.47 billion.

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