

# City of Las Vegas

**CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY  
CITY HALL, 495 S. MAIN STREET  
CITY CLERKS 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)**

**MINUTES  
June 25, 2012  
4:00 PM**

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

DUPLICATE AUDIO CDs MAY BE AVAILABLE AT A COST OF \$5.00 PER CD THROUGH THE CITY CLERKS OFFICE.

1. CALL TO ORDER

Minutes:

Upon confirming compliance with the Open Meeting Law, CHAIR CORNTHWAITE called the meeting to order at 4:05 p.m.

Present: CHAIR CORNTHWAITE and MEMBERS BONAVENTURE, CHERRY, KOVACS, ZURAWSKI, FINCHEM, MACK (arrived at 4:15 p.m.) and MATHIS

Excused: MEMBER PEREZ-YUNITIS

Also Present: BILL ARENT, Director of Economic and Urban Development, TERI PONTICELLO, Deputy City Attorney, LEAN COLEMAN, Deputy City Clerk, ROMEO BETEA, Business Development Manager, and RICH ATKINS, Redevelopment Officer

2. [ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW](#)

Minutes:

This meeting has been properly noticed and posted at the following locations: City Hall Plaza, 495 South Main Street, 1st Floor, Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive

3. [PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)

Minutes:

None.

4. [For possible action to approve the Final Minutes by reference of the Regular Meeting of April 23, 2012](#)

Motion made by BEVERLY S. MATHIS to Approve

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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LINDA A. ZURAWSKI, ALBERT Z. KOVACS, AMY FINCHEM, LOIS MACK, SAM CHERRY, BEVERLY S. MATHIS, JAMES BONAVENTURE, MICHAEL CORNTHWAITE; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-MARGARITA PEREZ-YUNITIS

5. [Follow-up report on City-owned real estate parcels for future RDA development](#)

Minutes:

Referring to the map submitted for the record, RICH ATKINS, Redevelopment Officer, spoke about the parcels that are City owned real estate assets. The parcels highlighted in purple are City-owned properties, which are vacant and could be redevelopment opportunities.

CHAIR CORNTHWAITE wondered if the map was available online, and MR. ATKINS replied that staff could forward the document to the Members. BILL ARENT, Director of Economic and Urban Development, handed out another map, which was submitted for the record, depicting all of the City-owned properties within and outside of the redevelopment area. These properties are listed by parcel numbers.

6. [Report for possible action on present and future plans and goals for the University of Nevada Las Vegas within the Redevelopment Area and downtown Las Vegas](#)

Minutes:

DR. E. LEE BERNICK, University of Nevada, Las Vegas (UNLV), Greenspun College of Urban Affairs, passed out several informational pamphlets while speaking about UNLV and its partnership with the City of Las Vegas (City). Currently, courses offered will evolve around non-profit management and public management programs; such courses will be conducted at the local Fifth Street School. Efforts are also being made to facilitate executive retreats and short/long term internships for graduate/undergraduate students. The goal is to bring UNLV downtown while focusing first on those programs that allow for an easier transition.

Upon MEMBER KOVACS query, DR. BERNICK informed the Committee that signage is still pending. The lease is for five years, with an option to extend for an additional five years. DEPUTY CITY ATTORNEY TERI PONTICELLO clarified that the Redevelopment Agency and the Board of Regents have approved the lease agreement.

DR. BERNICK explained that three evening classes are scheduled to begin this Fall 2012. He informed MEMBER CHERRY that the desire is to maintain a classroom size of no more than 25 students. Also, it is important to have a greater presence rather than a permanent presence.

MEMBER MATHIS welcomed this endeavor, given the positive impact it can have on the community. DR. BERNICK added that they would like to have a ceremony with the City in the fall upon completion of the signage.

Keeping in mind connectivity with UNLV and green space/urban gardening, MEMBER CORNTHWAITE asked if there was an interest if land was available to utilize by the school. DR. BERNICK responded that UNLV's School of Architecture and Environmental Studies Program could be avenues to address this opportunity.

MEMBER FINCHEM studied at UNLV's School of Architecture and recognized the newly opportunities available and believed it was a great opportunity to spread the word.

DR. BERNICK mentioned the new urban leadership program, which is anticipated to roll out by January 2013. The school is also establishing an Urban Planning degree program, with a concentration in Urban Design, specifically community development and economic development.

MEMBER MATHIS applauded UNLV in embracing the community and confirmed with DR. BERNICK that this will be the first time that UNLV will be housing staff in the downtown area to conduct classes.

BILL ARENT, Director of Economic and Urban Development, thanked DR. BERNICK for taking the time out to attend the meeting and for the schools partnership with the City. MR. ARENT questioned what opportunities would the private

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sector have relative to developing programs, given the efforts on urban revitalization by private partners within the community. DR. BERNICK referred to the schools newly anticipated degree program, which is specifically designed for individuals with little math, science or technological backgrounds. UNLV's Greenspun College of Urban Affairs can be the nexus between the college and the community and welcomes suggestions and/or potential degree programs.

DR. BERNICK gave his contact information and looks forward to the schools partnership with the City. He appreciated the opportunity to speak with the Committee about this endeavor.

## 7. [Report on new Quick Start program](#)

Minutes:

ROMEO BETEA, Business Development Manager, explained that in working with small businesses in the downtown area, staff found issues dealing with infrastructure not in place and years of deferred maintenance by owners.

As residential development continues downtown, there is a greater need for smaller businesses to accommodate the residents. Staff has looked into modifying the Visual Improvement Program (VIP) as well as creating an incentive program, whereby the private owner invests and the City matches that investment with \$50,000.00. Another avenue is the City's Planning Department, which is addressing regulatory waivers as well as possible grants. MR. BETEA briefly noted how the business licensing process is being modified to enhance this program as well as the VIP program.

CHAIR CORNTHWAITE asked if a blanket special use permit is included for designated areas, such as the Entertainment District. MR. BETEA replied the Centennial Plan is included, and staff is also looking at expanding beyond the downtown area.

BILL ARENT, Director of Economic and Urban Development, stated that staff is also looking at suspending portions of the Building Code, while keeping in mind safety.

MEMBER KOVACS clarified with MR. BETEA that the suspension is basically for one year, as the deferred time/waivers will allow for a business to begin operations. The program may start in the downtown area and run for approximately two years; thereafter, another area of the city can utilize the program. Staff's resources are limited, so it is difficult to reach the city at one time.

## 8. [Report for possible action on the creation of the new Redevelopment Area 2](#)

Minutes:

Using the maps submitted for the record, RICH ATKINS, Redevelopment Officer, updated the Members on the process regarding the creation of the Redevelopment Area 2. Once the blight study was completed, staff followed up on the recommendation to remove three of four areas from the final redevelopment map. Those areas were Hyde Park residential (northeast corner of Decatur Boulevard and Charleston Boulevard); Sahara Corridor (west of Decatur Boulevard); and the Las Verdes residential area (Sahara Avenue east of Decatur Boulevard). The Richfield Estates residential area would remain, as it consists of 80 acres and has potential for a mixed-use development.

The final map will be presented to City Council on July 25<sup>th</sup>. The ordinance for the Redevelopment Area 2 shall commence on August 15<sup>th</sup>.

MR. ATKINS informed MEMBER CHERRY that, if approved, a second agency would not be created, as the subject area is a separate area from the downtown redevelopment area. Any revenues/tax increments would be separate from that of downtown. Staff anticipates funding from the City for this area to assist with programs. BILL ARENT, Director of Economic and Urban Development, added that staff has submitted to the Department of Taxation the budget for this upcoming fiscal year, which includes one million dollars from the City's General Fund for this new redevelopment area.

Regarding programs, CHAIR CORNTHWAITE was advised by MR. ARENT that staff is looking into expanding through investments. Staff has been asked to look into a medical district and a medical mile, as there is a concentration of medical facilities along Charleston Boulevard.

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9. [For possible action to review the frequency of meetings](#)

Motion made by JAMES BONAVENTURE to Approve Board meetings to be conducted every other month

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

LINDA A. ZURAWSKI, ALBERT Z. KOVACS, AMY FINCHEM, LOIS MACK, SAM CHERRY, BEVERLY S. MATHIS, JAMES BONAVENTURE, MICHAEL CORNTHWAITE; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-MARGARITA PEREZ-YUNITIS

Minutes:

DEPUTY CITY ATTORNEY TERRY PONTICELLO noted that the Board can decide upon a meeting schedule, and thereafter, the Bylaws would be amended to accommodate such schedule. In addition, the Board has the liberty to call a special meeting if a need arises to do so.

MEMBER BONAVENTURE preferred having meetings every other month, since quarterly meetings would limit the amount of time to meet. Being one of the newest members, he looks forward to the meetings, which are a learning process for him.

10. [CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)

Minutes:

None.

11. [ADJOURNMENT](#)

Minutes:

The meeting adjourned at 4:48 p.m.

Respectfully submitted,

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Lean Coleman, Deputy City Clerk

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James Bonaventure, Member of the Citizen Advisory Committee to the Redevelopment Agency

Facilities are provided throughout City Hall for the convenience of disabled persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerks office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The Citys TDD number is 386-9108.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1<sup>st</sup> Floor  
Clark County Government Center, 500 South Grand Central Parkway  
Grant Sawyer Building, 555 East Washington Avenue  
City of Las Vegas Development Services Center, 333 North Rancho Drive