

City of Las Vegas

**CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY
CITY HALL, 495 S. MAIN STREET
CITY CLERKS 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

MINUTES

**March 26, 2012
4:00 PM**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, 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:

CHAIR CORNTHWAITE called the meeting to order at 4:00 p.m.

Present: CHAIR CORNTHWAITE and MEMBERS ZURAWSKI, KOVACS, FINCHEM, MACK, CHERRY and BONAVENTURE

Excused: MEMBERS MATHIS and PEREZ-YUNITIS

Also Present: BILL ARENT, Director of Economic and Urban Development, RICH ATKINS, Redevelopment Officer, TERI PONTICELLO, BRENDA J. HUGHES, Sr. Economic Development Specialist and Deputy City Clerk, ANGELA CROLLI

2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

Minutes:

ANNOUNCEMENT MADE: - This meeting has been properly noticed and posted at the following locations: City Hall Plaza, 400 Stewart Avenue, Vending Area; City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge; Las Vegas Library, 833 Las Vegas Boulevard North; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue

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 January 23, 2012

Motion made by JAMES BONAVENTURE to Approve

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

5. [Discussion for possible action to elect a secretary](#)

Motion made by MICHAEL CORNTHWAITE to Approve the appointment of Member Bonaventure as secretary

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

CHAIR CORNTHWAITE discussed the role of the secretary and nominated MEMBER BONAVENTURE.

6. [Discussion for possible action regarding the goals of the Citizen Advisory Committee to the Redevelopment Agency](#)

Minutes:

BILL ARENT, Director of Economic and Urban Development, discussed the goals of the Committee in detail and provided clarification on the role of the Redevelopment Agency. He also explained the delicate balancing act between providing the public with transparency and providing developers with a level of confidentiality. DEPUTY CITY ATTORNEY TERI PONTICELLO clarified that the Committee is subject to the open meeting law and is required to comply with State standards, but the City tries to work with developers.

MEMBER MACK received confirmation from MR. ARENT that the Moulin Rouge property is within the Redevelopment Area, but is undergoing a change in ownership. There are no specific plans for the property, but the owner has approached staff and should be an area of discussion for the board, in addition to the other goals being set.

MEMBER KOVACS voiced agreement with the scope of the goals and stressed the importance of the Committee avoiding becoming an extra layer of bureaucracy. In response to his question on recusing himself from potential conflicts of interest, MEMBER KOVACS received clarification from DEPUTY CITY ATTORNEY PONTICELLO that once the Redevelopment Agency enters into an agreement all of the principals are identified and included in the backup of the item. This allows everyone involved time to review the project and identify conflicts that may require an abstention.

7. [Report on the budget update](#)

Minutes:

BILL ARENT, Director of Economic and Urban Development, reviewed a PowerPoint presentation in detail and clarified for CHAIR CORNTHWAITE that the tax is the only recurring source of revenue although there is some revenue from City owned land.

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8. Report on the status of city-owned land within the Redevelopment Agency

Minutes:

BILL ARENT, Director of Economic and Urban Development, displayed several large maps that highlighted the City-owned land within the Redevelopment Agency and discussed in detail the land uses and their current statuses. In response to MEMBER BONAVENTURE, MR. ARENT clarified why certain projects are identified as strategic.

MEMBER MACK received clarification on the City's acquisition of a parcel on Martin L. King Boulevard.

CHAIR CORNTHWAITE had MR. ARENT provide a rationalization on the benefits and sustainability of holding onto land instead of selling it. MR. ARENT also explained that the goal with the remaining City-owned Symphony Park lots is to simply break even due to the \$31 million investment made which includes costs of treating the soil and running utilities to the property.

MEMBER CHERRY received further explanation on an 8-acre lot and how the monies from the sale will be applied. MR. ARENT explained for CHAIR CORNTHWAITE how the original Union Park site had been divided and sold.

9. Discussion for possible action on the use of Redevelopment Agency monies to purchase strategic parcels for future development

Minutes:

In response to MEMBER CHERRY, BILL ARENT, Director of Economic and Urban Development, explained that a year in review is published on the City website to provide a brief financial overview and is intended to capture all the key aspects of projects including completion dates and employment statistics.

MEMBER BONAVENTURE had MR. ARENT reiterate the City's process of land acquisition.

MEMBER KOVACS received confirmation from MR. ARENT that redevelopment projects are driven by capital, but that is only one aspect. Most of the land acquired has been vacant land. CHAIR CORNTHWAITE questioned the reasoning behind the preference for vacant land as opposed to vacant buildings.

MR. ARENT recommended bringing a priority list before the Committee at the next meeting.

10. Discussion for possible action regarding incentives for vacant lots and vacant store fronts within the Redevelopment Agency

Minutes:

CHAIR CORNTHWAITE questioned if funds were currently available for these incentives, and what the parameters are in place for these incentives. BILL ARENT, Director of Economic and Urban Development, explained that the façade program has historically worked to revamp older storefronts. The Redevelopment Agency has been working with the City Managers Office to create a program that would also bring the interiors of buildings into code compliance. The Redevelopment Agency is looking to receive a one-time appropriation that would last five years.

CHAIR CORNTHWAITE received confirmation from MR. ARENT that there is a proposed cap of \$100,000 due to State considerations.

MEMBER CHERRY received clarification from MR. ARENT that the goal is to provide matching funds while encouraging the occupation of older, vacant buildings with new businesses. MR. ARENT also confirmed for MEMBER KOVACS that the properties are privately owned vacant properties.

CHAIR CORNTHWAITE instructed staff to provide an update on this program at the next meeting.

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11. Discussion for possible action regarding Urban Gardens within the Redevelopment Agency

Minutes:

CHAIR CORNTHWAITE hoped there was an ability to create a budget or even start with empty lots already owned by the Redevelopment Agency.

MEMBER FINCHEM indicated she has spent a considerable amount of time researching and developing ideas for community gardens. She discussed some of these ideas with the Committee and the Chair agreed there are opportunities available. MEMBER FINCHEM used San Francisco as an example; they currently charge \$60 per year for community garden use.

MEMBER CHERRY supported the ideas but questioned infrastructure support. MEMBER FINCHEM provided some insight into possible water sources. MEMBER CHERRY stated he hopes to see the gardens become independently supported by individuals and CHAIR CORNTHWAITE questioned if special use permits could be issued for long-term periods to accommodate the land use.

MEMBER MACK received clarification on the zoning and classification of the Tonopah Gardens.

CHAIR CORNTHWAITE received confirmation from BILL ARENT, Director of Economic and Urban Development, that the Redevelopment Agency staff can provide the Committee with a report on best practices and areas with utilities already available.

12. Discussion for possible action regarding the University of Nevada (UNLV) Connectivity

Minutes:

CHAIR CORNTHWAITE explained there is interest from both the University of Las Vegas (UNLV) and the downtown community to provide a connected infrastructure between UNLV and the downtown area.

MEMBER KOVACS stated there is a great amount of potential to base an UNLV hospitality program in the downtown area.

CHAIR CORNTHWAITE had BILL ARENT, Director of Economic and Urban Development, provide the Committee with an update on programs, opportunities, and the UNLV presence in the downtown area. He recommended the Committee request UNLV send a representative to discuss the schools future program plans. CHAIR CORNTHWAITE agreed that the college is very passionate about the downtown area.

MEMBER FINCHEM questioned if the parking lot south of the Design Center is City owned and identified it as an opportunity for expansion.

CHAIR CORNTHWAITE questioned if UNLV has an agricultural school and was told by MEMBER FINCHEM there is a horticultural school.

CHAIR CORNTHWAITE directed staff to follow up on this at the next meeting.

13. Report regarding the Redevelopment Agency expansion

Minutes:

RICHARD ATKINS, Redevelopment Officer, submitted a map for the record and provided a brief update on the development of a new redevelopment area and the expansion of the current redevelopment area. He confirmed for MEMBER CHERRY that parcels included in the expansion will still sunset in 2031, but the new expansion will have a 30-year time span.

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BILL ARENT, Director of Economic and Urban Development, added that the new redevelopment area is likely to seek contributions from the general fund to get started. The new area and subsequent funding requests will not deter from existing projects and will not affect items discussed by the Committee. The Committee Members will be updated as the new budget process moves forward.

MEMBERS MACK and ZURAWSKI received confirmation from MR. ARENT that the existing staff and board of directors will continue to support the redevelopment agency, although on paper it will be a new endeavor.

MEMBERS CHERRY and FINCHEM received clarification from MR. ARENT that a new area is proposed instead of an expanded area in order to utilize state law that now allows for a 30-year lifespan in the new corridors. Although it is not on paper, the existing redevelopment area is considering asking for at least a 15-year extension, but this is still in progress.

CHAIR CORNTHWAITE questioned if it was fiscally responsible to establish a new redevelopment area before the successful completion of an existing redevelopment area. MR. ARENT stated that is a good policy question that the Committee is expected to weigh in on and reminded the Committee that although the area under consideration is comprised of over 1,700 parcels, it is possible that not all of them will be included. There are not current redevelopment area parcels included in the new redevelopment area.

14. **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:

CHARLES FOX, Las Vegas resident, stated there is a horticultural program at the College of Southern Nevada. He also discussed the bus routes that bypass Fremont Street and asked for someone to look into that.

15. **ADJOURNMENT**

Minutes:

The meeting adjourned at 5:53 p.m.

Respectfully submitted:

Angela Crolli, Deputy City Clerk

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 City's TDD number is 386-9108.

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

City Hall, 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

City of Las Vegas