

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

September 23, 2013

4:00 P.M.

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; 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. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM BEVERLY K. BRIDGES, CITY CLERK, AT THE CITY CLERKS OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

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

1. [CALL TO ORDER](#)

Minutes:

CHAIR CHERRY called the meeting to order at 4:06 p.m.

Present: CHAIR CHERRY and MEMBERS ZURAWSKI, FINCHEM, MACK, MATHIS, BONAVENTURE, SYLVAIN and DYKES

EXCUSED: MEMBER KOVACS

Also Present: BILL ARENT, Director of Economic and Urban Development, TERI PONTICELLO, Chief Deputy City Attorney, LEAN COLEMAN, Deputy City Clerk, and SCOTT AUYONG, Economic and Urban Development

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, 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 July 22, 2013](#)

Motion made by LOIS MACK to Approve

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Passed For: 7; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

LINDA A. ZURAWSKI, AMY FINCHEM, LOIS MACK, SAM CHERRY, BEVERLY S. MATHIS, JAMES BONAVENTURE, MARK SYLVAIN, JERMAINE DYKES; Against-(None); Abstain-JAMES BONAVENTURE; Did Not Vote-(None); Excused-ALBERT Z. KOVACS

NOTE: MEMBER BONAVENTURE abstained from voting, as he was not present for the subject meeting.

5. [Report on the required amendment to the downtown redevelopment plan needed to comply with various provisions of Assembly Bill 50 by Rich Atkins, City of Las Vegas, Economic and Urban Development Department](#)

Minutes:

Utilizing the handout submitted for the record, BILL ARENT, Director, Economic and Urban Development, gave an update on a provision within Assembly Bill 50 regarding the Redevelopment Agency (RDA) being eligible for a 15-year extension period. Section 1, Subsection 2, entails three requirements the RDA must meet prior to being eligible to extend the RDA for an additional 15 years: a) the assessed value of each redevelopment project in the redevelopment area is not less than the assessed value of the redevelopment project in the year in which the redevelopment plan was adopted, b) the assessed value of the redevelopment area is not less than 75 percent of the assessed value of the redevelopment area in the year in which the redevelopment plan was adopted and c) the agency has 100 million dollars or more in total outstanding indebtedness represented by bonds and other securities.

Staff sought direction from the City Council and was guided to review past projects and their assessed values. Given the number of developments completed and the fact that parcels change over time, much work will need to be done. Staff is seeking outside consultants to assist with this task and ensure the law is adhered to.

6. [Report on Legislative matters pertaining to the Redevelopment Agency by Bill Arent, City of Las Vegas, Economic and Urban Development Department](#)

Minutes:

BILL ARENT, Director of Economic and Urban Development, explained that with the amendments to Senate Bill 135, staff is focused on the Employment Plan for the Redevelopment Agency. He referred to the handout, which was a map that outlined the Redevelopment Area and Area 2, and pointed out that the goal of the Employment Plan is to have 15 percent labor from the residential areas. This updated Employment Plan will be presented to the City Council for approval, and staff will be providing updates to the Committee regarding future projects. He explained for CHAIR CHERRY that staff thought it was prudent to present the subject map to the Committee, so that it is informed on the neighborhoods affected by the amendment. CHAIR CHERRY believed the amendment was positive, particularly for those individuals/residents who provided feedback.

MEMBER MATHIS appreciated the handout as well and asked if staff had followed up with individuals who had inquired about potential employment. MR. ARENT replied that staff had reached out to Katherine Duncan and another individual who were both present at the previous meeting. MEMBER MATHIS hoped that this information would be provided to those interested, as the information is visual and of significance.

CHAIR CHERRY thanked staff for the report.

7. [Report on updates regarding the Visual Improvement Program and Quick Start Program by Bill Arent, City of Las Vegas, Economic and Urban Development Department](#)

NOTE: CHAIR CHERRY disclosed that he is part of the Biergarten Group, which has not received funding and was comfortable with participating in the discussion.

Minutes:

BILL ARENT, Director of Economic and Urban Development, reviewed with the Committee the submitted documentation which entailed accounting expenditures for the Redevelopment Agency (RDA). The Quick Start Program (QSP) has a

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balance of \$235,000.00; the Visual Improvement Program (VIP) has a deficit but disposable funds are available for this programs deficit.

Several applications have been received for both aforementioned programs, specifically \$420,000 for the QSP and \$510,000 for the VIP. The RDA is seeking augmentation to tighten the application and eligibility criteria for these programs, as the City Council has raised a concern regarding individual owners submitting multiple applications. The process can be improved by looking for denial funds from private lenders, placing criteria on minimal amounts for the building exterior under the VIP program and seeking a more aggressive package on business plans and proposed improvements. The City appreciates the larger investor; however, these programs are specifically for those owners who are financially challenged with reinvesting in their properties.

Staff welcomes input from the Committee on being wise in spending funds. MEMBER SYLVAIN suggestions entailed lowering the level of funding, so that the same amounts are awarded to owners and/or limiting the number of properties.

CHAIR CHERRY and MR. ARENT briefly discussed a legislative change relative to Assembly Bill 417. It has been expressed to staff that these projects be treated as public works projects for prevailing wages, as it would be beneficial for smaller projects and is more advantageous for property owners, given the costs incurred from improvements.

MEMBER MACK queried as to a timeline when the decision is made whether or not to fund the projects listed on the Funding Summary sheet submitted for the record. MR. ARENT replied that funding for these projects is not included in the Redevelopment Agency's budget, so staff is planning to present a budget augmentation to the RDA for approval in October.

8. [Report on Redevelopment Agency projects and other projects of interest by staff from the City of Las Vegas Economic and Urban Development Department](#)

Minutes:

BILL ARENT, Director of Economic and Urban Development, presented the Las Vegas Redevelopment Agency's (RDA) website, www.lvrda.org, using the overhead monitor. Given past legislation, public notice on RDA projects is given by the City of Las Vegas City Clerks Office website. In addition, the RDA will go above and beyond and now give public notice on projects 14 days in advance via the aforementioned website, so that the public is well informed.

Staff has also addressed the legislatures feedback, to ensure the website can be utilized with ease. MEMBER MATHIS appreciated having this informative tool, one that the public can take advantage of as well.

MEMBER ZURAWSKI asked staff if any interest has been expressed by developers concerning the Huntridge Theater. MR. ARENT replied that only discussions have taken place with a prospective buyer, but staff has not received any applications. At times, a private party will seek the City's help in purchasing property, and the City has to examine how it can be involved in such a way that it does not place the City's funds at risk. It is prudent to see a potential developers entire plan prior to determining whether or not the City will be involved in private acquisitions.

9. [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:

MEMBER CHERRY was informed by BILL ARENT, Director of Economic and Urban Development, that Zappos anticipates moving all of its employees into its new facility by the end of October. Staff is not aware of a grand opening date but will be participating in a walk-through of the facility and can provide an update at a future meeting.

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10. [ADJOURNMENT](#)

Minutes:

The meeting adjourned at 4:39 p.m.

Respectfully submitted,

Lean Coleman, Deputy City Clerk

Albert Z. Kovacs, Secretary

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. Dial 7-1-1 for Relay Nevada.

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