

# 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**

**May 19, 2014**

**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, 2<sup>ND</sup> FLOOR OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

1. CALL TO ORDER

Minutes:

CHAIR KOVACS called the meeting to order at 4:09 p.m.

PRESENT: CHAIR KOVACS and MEMBERS BONAVENTURE, ZURAWSKI, MACK and MATHIS

EXCUSED: MEMBERS FINCHEM, SYLVAIN, CHERRY and DYKES

ALSO PRESENT: VAL STEED, Chief Deputy City Attorney, ROMEO BETEA, Business Development Manager, Economic Urban Development, and JACQUIE MILLER, Deputy City Clerk

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 March 24, 2014](#)

Motion made by JAMES BONAVENTURE to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4

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

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5. [Report on updates regarding the Symphony Park project by Bill Arent, Director of Economic and Urban Development](#)

Minutes:

ROMEO BETEA, Business Development Manager, Economic and Urban Development, introduced SCOTT AUYONG, Senior Economic Development Specialist, Economic and Urban Development Department, who reported on the arena/stadium project. On Wednesday, May 21, 2014, the City Council will hear an item, which will be an addendum to the Exclusive Negotiation Agreement between the City of Las Vegas (City) and Las Vegas Entertainment Development, an affiliate of the Cordish Companies. He showed the location of the parcels included in the agreement on poster boards. Parcel PQ is owned by Forest City, is the only parcel in Symphony Park that is eligible for unrestricted gaming and it has those entitlements. The addendum contemplates the development of a soccer stadium instead of an arena that would be constructed on an area termed as a Live Entertainment Zone, which is similar to the concept of a Live District that the Cordish Company is known for developing. The northern end of the parcel will be reserved for a potential arena in the future. The addendum will change the scope of the project from an arena to a soccer stadium and incorporates the potential new development partner, Findlay Sports Entertainment, into the agreement. They are seeking to secure a major league soccer team, which will be part of the Major League Soccer. That league is currently in the process of expanding and one team in the league is still available. Findlay Sports' strategy is to strengthen their bid for a team for Las Vegas by entering into a deal with the City and Cordish to build a soccer only facility. Depending on the outcome of the City Council's vote, either the item will move forward to explore the soccer stadium; if the soccer stadium is not approved, the previous agreement with the Cordish Companies will expire on June 1, 2014. MR. AUYONG distributed the press release from Findlay Sports and Entertainment, which was submitted as backup documentation.

CHAIR KOVACS discussed with MR. AUYONG that some cities being considered for the franchise are San Diego, San Antonio, Atlanta and Minneapolis.

MEMBER BONAVENTURE asked about parking for the project, and MR. AUYONG replied that parking would be accommodated through surface parking, the World Market Center parking garage, the Molasky Center, the City Hall parking garage and parking is available at hotels along the Fremont Street Experience.

SCOTT CARTER, Redevelopment Officer, Economic and Urban Development, reported on the Citra Plan and indicated that a Disposition and Development Agreement approval was received in November, 2013 and entitlements for the Skilled Nursing Center and Assisted Living Center were received from the Planning Commission on May 13, 2014. In November, 2014 the developer will submit Civil Improvements plans. One of their partners declared bankruptcy and they are now looking for another partner; they have until March 2015 to finalize the leases. Closing of escrow is in May, 2015, and the next milestones will give an indication of the project's progress.

MEMBER BONAVENTURE inquired about the number of tenants, and MR. CARTER replied that they are looking for a maximum of three tenants. Based on the Downtown Centennial Plan, the project has to have 75 percent retail and restaurants available to the public; there are 9,500 square feet of retail and 464 parking spaces. They are overbuilding their parking in order to take care of the Smith Center, and they anticipate when their office is vacant, the Smith Center patrons will be able to use the parking lot. MR. SCOTT reported that the Assisted Living Center has 119 beds, and the Skilled Nursing Center has 181 beds.

ADRINA RAMOS-KING, Senior Economic Development Officer, Economic and Urban Development, provided an update on the Charlie Palmer Hotel. The timing for the development of this project is contingent upon the development of the arena in Symphony Park. Two development scenarios were approved by the City Council on February 19, 2014 and both scenarios require the developer to purchase the land for \$9.6 million. MS. RAMOS-KING reviewed outlines of both scenarios, which were submitted as backup documentation.

CHAIR KOVACS asked which part is contingent on the stadium development and MS. RAMOS-KING replied that it is the room count, and if the arena Disposition and Development Agreement is approved prior to June 1, 2014, the Charlie Palmer Hotel will have approximately 371 rooms; the level of quality and the boutique atmosphere will remain the same under both scenarios and will include a pool, spa and the Charlie Palmer Restaurant. She also said that there is an Option of Willingness for Phase II to increase the room count if the development of 111 rooms proceeded, but the terms of that have not been worked out.

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MS. RAMOS-KING reported that the Smith Center has chosen the Las Vegas Metro Chamber of Commerce (LVMCC) as a non-profit tenant in the Boman Pavilion. The LVMCC will occupy the entire fifth floor and a portion of the first floor, bringing approximately 200 employees to the downtown area.

6. [Report on updates regarding the Redevelopment Agency Program and the Visual Improvements and Quick Start Programs by Bill Arent, Director of Economic and Urban Development](#)

Minutes:

SCOTT CARTER, Redevelopment Officer, Economic and Urban Development, indicated that staff is still working on Fiscal Year 2014, which ends June 30, 2014 and the last Quick Start Program (QSP) grant will be issued on Wednesday, May 21, 2014. He reviewed a report which was submitted as backup documentation, and indicated that some of the remaining funds from the QSP and Visual Improvements Program (VIP) will be rolled over to Fiscal Year 2015. There are three approved applications for Redevelopment Area (RDA) Area 2, but none of them have completed their projects so those will also be extended to next year. The funds will be kept available in the budget so RDA Area 2 continues to have opportunity for this program to become popular, as it will take awhile for retailers to recognize the opportunity and put their plans together. The intent is to continue the programs next year with a few modifications in order to get the money awarded to more applicants and to require more investment from the applicants before they receive the grant.

CHAIR KOVACS asked what the changes to the programs are, and MR. CARTER replied that there will be a limit to the number of applications one applicant can have at a time; they must finish their project before applying for another. Applicants can apply for a QSP and VIP for the same building, but they cannot have two VIP or QSP grants outstanding at the same time. The focus is to have a greater impact in certain neighborhoods, such as the Arts District. Staff is waiting for feedback from the City Council and the City Managers Office before making changes to the guidelines.

7. [Report on updates regarding the Redevelopment Agency budget by Bill Arent, Director of Economic and Urban Development](#)

Minutes:

PHILIP STOECKINGER, Economic Development Asset Manager, Economic and Urban Development, summarized the Redevelopment Agency's highlights for Fiscal Year 2015 and pointed out there is a positive sign on growth. He submitted the report as backup documentation.

CHAIR KOVACS asked MR. STOECKINGER to explain Dot.Vegas and MR. STOECKINGER replied that Dot.Vegas is domain naming. ROMEO BETEA, Business Development Manager, Economic and Urban Development, added that the owners of the concept have worked internationally with other major cities; it is being rolled out shortly, and they expect businesses to have interest in wanting domain names with Dot.Vegas, making it very lucrative. The name Las Vegas is a very popular worldwide brand, and staff will be reporting on this on a regular basis. CHAIR KOVACS asked who would be allowed to apply for this, and MR. BETEA responded that anybody who wants to use it can, and they have to pay the associated fees.

8. [Discussion regarding topics for future agenda items by the Citizens Advisory Committee to the Las Vegas Redevelopment Agency. Comments made during this portion of the agenda by individual Committee Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item\(s\) is/are within the purview of the Board and/or whether such proposed item\(s\) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal.](#)

Minutes:

ROMEO BETEA, Business Development Manager, Economic and Urban Development, said that members of the Citizen Advisory Committee have their own projects or reasons for living and working downtown and thinks it would be nice for those individuals to discuss their projects at the meetings. CHAIR KOVACS thought it was a great suggestion.

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](#)

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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.

10. ADJOURNMENT

Minutes:  
The meeting adjourned at 4:39 p.m.

Respectfully submitted:

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Jacquie Miller, Deputy City Clerk

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Albert Kovacs, Chair

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, 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