

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

January 26, 2015

4:00 PM

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 LUANN D. HOLMES, ACTING CITY CLERK, AT THE CITY CLERKS OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

1. CALL TO ORDER

Minutes:

CHAIR KOVACS called the meeting to order at 4:04 p.m.

PRESENT: CHAIR KOVACS and MEMBERS BONANVENTURE, ZURAWSKI, MACK, MATHIS and SPRAGUE

EXCUSED: MEMBERS CHERRY, SYLVAIN and DYKES

ALSO PRESENT: DEPUTY CITY ATTORNEY JOHN RIDILLA, ROMEO BETEA, Business Development Manager, Economic and Urban Development, and ANGELA CROLLI, 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, 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 November 17, 2014](#)

Motion made by JAMES BONAVENTURE to Approve

Passed For: 4; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 3

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

NOTE: MEMBERS SPRAGUE and MACK abstained as they were not present for this meeting.

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5. [Report and update regarding the Downtown Master Plan by staff from the City of Las Vegas Department of Planning](#)

Minutes:

MICHAEL HOWE, Senior Planner, Planning, provided a PowerPoint presentation on the update of the Downtown Master Plan. In years 2004 to 2006 projects were coming in but in 2008, the economy took a downturn slowing down some of the projects. This motivated parties that saw opportunities within downtown because of the proximity to resources. Therefore, the code was tweaked to adjust how things are occurring now. The 20-year vision will focus on a comprehensive plan, an integrated transportation plan, an economic forecast, recognition of opportunities and the feasibility of one or more business improvement districts. RTKL Associates, Inc., with experience in creating redevelopment plans within the United States and worldwide, was chosen as the consultant to take the lead, as well as choosing sub consultant teams. Within the next year, a team of experts will look at the boundaries of the downtown area to see what is available, begin a vision statement, as well as obtain input from the community stakeholders and create a final master plan.

The next step is to have public input; meeting sessions have been scheduled on specific topics, such as transportation, parking and redevelopment. Additional sessions will be held throughout the downtown area in closer proximity to residential neighborhoods. MR. HOWE showed a video of what residents want downtown.

CHAIR KOVACS confirmed with MR. HOWE that a preliminary plan is not available at this time; a final plan will be completed once all the input has been obtained.

MEMBER MATHIS verified with MR. HOWE that the sessions will be advertised through public postings and the media. The challenge is to reach every resident living downtown and in adjacent neighborhoods. A public relations firm will assist to ensure that the public is aware about the sessions.

6. [Report and update regarding the Symphony Park project by staff from the City of Las Vegas Economic and Urban Development Department](#)

Minutes:

SCOTT CARTER, Redevelopment Officer, Economic and Urban Development, reported on Symphony Park projects and indicated that staff is working on negotiating the Master Development Agreement with Cordish Companies and Findlay Sports for a soccer stadium in Symphony Park; the contract will go before City Council on February 18, 2015. The Master Plan for Symphony Park does not have a Major League Soccer stadium; the design standards in Symphony Park do not address that level of entertainment, but it addresses the Smith Center and the retail component. Staff is also in the process of amending the text to the Symphony Park Design Standards to allow for the soccer stadium and the accompanying retail.

The Cleveland Clinic will notify the City when they will take possession of parcels in Symphony Park and in what order. They were given a 90-day extension, and in March or April staff will report to the Board on the progress.

Citra Real Estate Capital is developing skilled nursing and assisted living centers on Parcel L in Symphony Park, and closing escrow is scheduled for May 15, 2015. They are taking advantage of state and federal market tax credits where money gets invested in economically challenged areas in the Las Vegas Valley; the old Union Pacific railroad yard qualifies as an economically challenged area. Recently, the Historic West Side School project was able to move forward due to these tax credits.

Hellodoro Rodeo is coming back in May to Symphony Park, and the site will be available in March to prepare for the rodeo.

Newland Communities does not have any plans for development in Symphony Park until 2017, but they were asked what they have been doing to move forward and if they anticipate starting construction in 2017. They reported that they hired a consultant to look at a mix of low and mid-rise residential to see if there is a combination that would work financially while the economy is recovering. They are being proactive; staff has not been provided with that study but will follow up with them.

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Both the Visual Improvement Program (VIP) and Quick Start Program (QSP) funds are available for Symphony Park but have not been used. These are redevelopment funds put aside to help with exterior and interior improvements within the Redevelopment (RDA) Areas 1 and 2. For RDA 1, \$397,650 was budgeted for the QSP, and there are applicants that want to use that money. Also, in RDA 1, the VIP was funded at \$749,400, and there is \$287,650 remaining. For RDA 2, \$499,300 was budgeted in the QSP, and one transaction was closed for \$45,000. The VIP was budgeted for \$299,600 with \$149,600 remaining; \$150,000 in grants funded three projects so far.

CHAIR KOVACS asked if all applicants are affiliated with each other or if there are separate projects from separate investors. MR. CARTER replied that last year, there were two investors who bought existing properties that were boarded and deteriorated, took advantage of these programs, and they did a phenomenal job with the properties. There were other applicants who could not take advantage of these programs because the money had already been allocated to these projects. As a result, at the beginning of this fiscal year, new guidelines were implemented and the program ceased temporarily to make sure elected officials and City management understood and agreed with the new guidelines. Also, new targeted areas were identified to redistribute some of the money. The VIP is available throughout the redevelopment areas, but if the property is located within a targeted area, the grant can increase from \$25,000 to \$50,000. Staff kept track of every grant issued and on the map shown, he pointed out clusters of investment whereby more money was not needed in some areas, but some strips had not received much investment at all. The new guideline allows only one applicant per project per year. He feels there has been a good distribution of funds for different types of businesses and job creation.

7. [Discussion for possible action regarding the 2015 Citizen Advisory Committee to the Las Vegas Redevelopment Agency meeting schedule](#)

Motion made by BEVERLY S. MATHIS to Approve the 2015 meeting schedule

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

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

Minutes:

SCOTT AUYONG, Senior Economic Development Specialist, Economic and Urban Development, presented the new meeting schedule for 2015.

8. [Discussion for possible action regarding the election of officers for 2015](#)

Motion made by ALBERT Z. KOVACS to Approve the nomination of Beverly S. Mathis as Chair

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

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

Motion made by JAMES BONAVENTURE to Approve the nomination of Lois Mack as Vice Chair

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

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

9. [Discussion regarding topics for future agenda items by the Citizens Advisory Committee to the Las Vegas Redevelopment Agency. Comments made 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.](#)

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CHAIR KOVACS asked that staff provide an update on residential developments in the Redevelopment Area, not only possible developments in Symphony Park but throughout the downtown area. This is to include the breakdown of homeowners, renters and new projects to get a better picture of where things are going in terms of people moving in and moving out.

MEMBER ZURAWSKI asked for a report on the access strategy regarding traffic coming out of Symphony Park once the soccer stadium is built, which is a major concern to adjacent residential neighborhoods. SCOTT CARTER, Redevelopment Officer, Economic and Urban Development, indicated that he has a meeting with the consultant to do a new traffic study since there has not been one done in Symphony Park since 2004 when the Master Plan was created.

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 4:34 p.m.

Respectfully submitted:

Angela Crolli, Deputy City Clerk

Albert Z. 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, 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