

City of Las Vegas

**SOUTHERN NEVADA ENTERPRISE COMMUNITY (SNEC)
GRANT SAWYER STATE OFFICE BUILDING
555 E. WASHINGTON AVENUE, ROOM 4401
LAS VEGAS, NEVADA 89101
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

MINUTES

**January 9, 2017
5:30 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, CITY CLERK, AT THE CITY CLERKS OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITYS WEBPAGE AT www.lasvegasnevada.gov.

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 NEAL called the meeting to order at 5:32 p.m.

PRESENT: CHAIR NEAL and MEMBERS GOYNES-BROWN, SUMMERS-ARMSTRONG (via telephone conference until 5:48 p.m.), BRUNE (via telephone conference) and HAMBRIC

EXCUSED: MEMBERS BARLOW, WEEKLY, ATKINSON and YOUNG

ALSO PRESENT: JEFF McGEACHY, City of Las Vegas Sr. Economic Development Specialist, BRYAN SCOTT, City of Las Vegas Assistant City Attorney, and ASHLEY FOSTER, City of Las Vegas 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; City of North Las Vegas City Hall, 2250 Las Vegas Boulevard North; West Las Vegas Library, 951 West Lake Mead Boulevard.

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 22, 2015](#)

City of Las Vegas

Motion made by PAMELA GOYNES-BROWN to Hold in abeyance to the next meeting

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

DINA NEAL, PAMELA GOYNES-BROWN, SHONDRA SUMMERS-ARMSTRONG, ARBY HAMBRIC, NANCY BRUNE; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-RICKI Y. BARLOW, LAWRENCE WEEKLY, KELVIN ATKINSON, LINDA YOUNG

5. [Report by Jeff McGeachy, City of Las Vegas, regarding the Summary Budget Status Report for the Southern Nevada Community Project Fund](#)

Minutes:

JEFF McGEACHY, City of Las Vegas Sr. Economic Development Specialist, reported that the balance in the Southern Nevada Community Project Fund was \$6,285.59.

6. [Report by Jim Haye, City of North Las Vegas, regarding the Choice Neighborhood Initiative \(CNI\) Grant Program](#)

Minutes:

JIM HAYE, City of North Las Vegas Department of Neighborhood Services, stated that he would be giving a presentation in two parts; through a video and a PowerPoint presentation. He explained that the Choice Neighborhood Initiative (CNI) Grant program was important to the Southern Nevada Enterprise Community (SNEC) because the choice target area lies within the boundaries of the SNEC. Funding for the CNI grant was granted January 16, 2015 and is a two year planning grant to plan for the revitalization of a choice target area. MR. HAYE played for the Members a video on the CNI which has been included for the record. After the video was shown, he preceded with the PowerPoint presentation, which was also included for the record. MR. HAYE reported that it is now at the two-year end point. He discussed the purpose and qualifications of the CNI Grant program and displayed a map of the chosen target area.

Through the use of a PowerPoint slide, he briefly detailed a timeline of the program from January 2015 to June 2016. During this time surveys were conducted, meetings were organized and an initial strategy for the target area plan was devised. During July 2016 to January 2017, MR. HAYE conducted urban-design charrettes, secured investment and funding for resources for the target area and continued to receive feedback from the community. He touched upon several project areas in which he instructed the Members to read about and directed the Members to the Doing While Planning activities area of the PowerPoint slide. MR. HAYE noted that the Rose Garden Townhouses and Buena Vista Springs Apartments were the main components of the plan; however, he and his team wanted to address additional issues in the area, as well. A youth resident council known as the Choice Youth Council has also been developed. The idea is to have the Choice Youth Council take over the community engagement team. He showed images of Doing While Planning activities.

At the request of MEMBER GOYNES-BROWN, MR. HAYE shared information on a national award received from the Department of Agriculture for a community garden at a local church. Funding was also received for additional plots and development of the garden, which has the potential to turn into a garden market.

Utilizing a PowerPoint slide with images of the lots, MR. HAYE discussed development in the proposed target area. He explained that the Rose Garden Townhouses is a three-story, 120-unit facility built in 1975. It is in distress and disrepair which qualified it for the CNI Grant. Events at the United States Department of Housing and Urban Development has allowed for the Southern Nevada Housing Authority to develop the Rose Garden Townhouses property.

MEMBER SUMMERS-ARMSTRONG asked if the Rose Garden Townhouses were designated as senior-only. MR. HAYE replied in the affirmative. He mentioned the current facility size and acknowledged the increase in facility space after the renovation. The rooms will be bigger and nicer, and the entire facility will have more amenities. There will be no relocation issues as the new site will break ground this year, and the building will be completed before the old building is torn down. MR. HAYE indicated the CNI Grant deals within three areas in the community which are housing, people and neighborhoods. He explained the differences and went over the Neighborhood Sector priorities; the Buena Vista Springs Apartments falls within the Neighborhood Sector category.

City of Las Vegas

CHAIR NEAL mentioned conversations about a three-acre parcel on Lake Mead Boulevard and Comstock Drive. She provided background information about expanding the Urban Chamber of Commerce and looking for an anchor tenant for the area. FedEx was contacted by COUNCILMAN BARLOW as a potential tenant. Olive Garden was also considered as COUNCILMAN BARLOW had suggested putting a more family-style restaurant in the area; however, ideas are still being vetted. North Las Vegas owns the property and there was a thought of a Las Vegas and North Las Vegas relationship under SNEC. She also wondered if the market studies MR. HAYE sited in the PowerPoint presentation were of value to the Olive Garden conversation. MR. HAYE pointed out that the market study was conducted a year ago. He and his team did not really agree with the results and believed potential tenants would want to conduct their own market studies.

CHAIR NEAL added that before the three-acre conversation, there were moments of activity even though the SNEC has not had any meetings for some time. She spoke about the application for a grant with the Department of Commerce, which was denied and another grant encouraged the development of economic ecosystems.

MEMBER SUMMERS-ARMSTRONG wondered if there was a way to have the Urban Chamber of Commerce as the anchor of the area in addition to another business tenant.

MR. HAYE thought FedEx had reviewed the site and had determined it viable; however, discussion has stalled and is dependent upon the people with the investment dollars.

CHAIR NEAL, MEMBER SUMMERS-ARMSTRONG and MR. HAYE discussed a meeting CHAIR NEAL had had with a banker who develops undeveloped parcels, the EDA (unspecified) and viable projects for the area.

MEMBER GOYNES-BROWN mentioned a conversation about the corner parcel on West Carey Avenue and North Martin Luther King Boulevard.

7. [Discussion for possible action regarding the selection and identification of future projects for consideration by the SNEC Board](#)

Minutes:

CHAIR NEAL mentioned the current conversation regarding the three acres on Lake Mead Boulevard and listed the issues relevant to the site.

MEMBER SUMMERS-ARMSTRONG proposed initiating a smaller project or two first prior to requesting a larger one. CHAIR NEAL acknowledged this idea and said that that is why the three acres came up in addition to the partnership with the City of Las Vegas. The City of Las Vegas has already run utilities underground; therefore, some of the infrastructure has already been set. She mentioned the discussions held about the future of the Urban Chamber of Commerce and the idea of the Olive Garden as a sit-down restaurant utilizing the space.

MEMBER SUMMERS-ARMSTRONG asked for clarification on the business model for FedEx in its current, wish form. CHAIR NEAL replied that it would be a copy center style. MEMBER SUMMERS-ARMSTRONG believed the three-acre site could function with all three uses and provided an example. She discussed another location where there is a FedEx.

CHAIR NEAL indicated that the Urban Chamber of Commerce site sits on 1.5 acres and mentioned the dimensions and layout of the proposed site.

JIM HAYE, City of North Las Vegas Department of Neighborhood Services, offered to share design ideas for the area developed through the Choice Neighborhood Initiative (CNI) charrettes process.

CHAIR NEAL wanted to ensure her ideas stayed within the desires of the community as well as within the Southern Nevada Enterprise Community (SNEC) goals. The next steps of the process would be to conduct a market study or have potential tenants conduct an applied analysis.

City of Las Vegas

CHAIR NEAL asked JEFF McGEACHY, Sr Economic Development Specialist, City of Las Vegas, if the EDA (unspecified) would pay for Applied Analysis to which he replied with uncertainty and believed it came down to the specific project.

Discussion was held regarding formalizing a final plan. CHAIR NEAL complimented the agreement between the City of Las Vegas and the City of North Las Vegas.

In response to questions from MEMBER SUMMERS-ARMSTRONG and CHAIR NEAL regarding drafting a rough site plan, MR. McGEACHY believed at the last SNEC sub-committee meeting, it was discussed and it would be the responsibility of the Planning Department staff at the City of North Las Vegas. MR. HAYE believed feedback from the charrettes could be a starting point. MEMBER GOYNES-BROWN desired to have the plan submitted by next week.

CHAIR NEAL summarized the meeting and wished to inform the SNEC that, although SNEC meetings were not held, ideas were still being developed and sub-committee groups are meeting. She wanted the community to feel that they are selecting the development options.

MEMBER HAMBRIC directed the Members to page 13 of the PowerPoint presentation and asked if a Veterans home would be included within the development of the CNL. MEMBER GOYNES-BROWN replied in the negative.

ASSISTANT CITY ATTORNEY BRYAN SCOTT clarified that a vote was not needed for this item as a definitive plan was not made.

8. [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.

9. [ADJOURNMENT](#)

Minutes:

The meeting was adjourned at 6:32 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Dina Neal, Chair

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerks office at 702-229-6311 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 of Las Vegas

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 North Las Vegas City Hall, 2250 Las Vegas Boulevard North

West Las Vegas Library, 951 West Lake Mead Boulevard