



Citizens Advisory Committee to the Las Vegas Redevelopment Agency Minutes

1. Call to Order

Minutes:

CHAIR HILL called the meeting to order at 4:18 p.m.

PRESENT: CHAIR HILL and MEMBERS JONES, MATHIS (via teleconference), PALACIOS (via teleconference), and CAMACHO

EXCUSED: MEMBER MACK

ALSO PRESENT: JEFF McGEACHY, Sr. Economic Development Specialist, JEFF DOROCAK, Deputy City Attorney, and JACQUIE MILLER, Sr. Deputy City Clerk

2. Announcement Regarding: 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: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and 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 26, 2019 Motion made by Asha L Jones to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Daniel Hill, Robin Camacho, Asha L Jones, Beverly Mathis, Craig Palacios; Excused-Lois Mack;

5. Presentation by Brandy Stanley, Parking Services Manager for the City of Las Vegas, regarding the general scope of Parking Division services

Minutes:

BRANDY STANLEY, Parking Services Manager, Economic and Urban Development Department (EUD), used a PowerPoint presentation, which was submitted as backup, to review what Parking Services is and does for the City of Las Vegas. She explained that about seven years ago, the City made Parking Services a part of the EUD to change the philosophy of Parking Services from a strictly enforcement and punitive organization to one that builds the community and helps development. They are an Enterprise Fund, which means they are self-sustaining and operate outside of the City's General Fund, and their revenues sustain their business operations.

She stated that they provide economic development support in terms of knowledge sharing with developers so they understand the parking market and what is necessary for them to make a viable development if they are building parking with their project. Many cities commission parking studies, but Parking Services has an internal knowledge base so they can save money, do their own studies and present and implement parking plans. MS. STANLEY showed a slide with a rendering of a parking garage for the Medical District that might be developed. It has approximately 900 parking spaces with 60,000 square feet of office space on the front.

Parking Services is deeply involved in congestion management in terms of managing the curb, congestion downtown and TNC (Transportation Network Company) (Uber and Lyft), which is causing congestion and is not good for development, tourist experience or people who work downtown. They have 53 staff members and run a 24 hour-a-day, 7 days-a-week operation. They are responsible for parking meters, parking enforcement throughout the entire city and providing event parking support, and they manage seven parking garages and approximately 30 parking lots, some of which are City-owned and some are privately owned.

MS. STANLEY reviewed a slide that demonstrated the difference in revenues from Fiscal Year 2012 to Fiscal Year 2020. She stated that in 2012, the vast majority of their \$5.4 million revenue came from parking citations, and they were spending about \$5 million more than they were making. Now they have \$13 million in revenue with \$11 million in expense, which allows them to build parking inventory. She added that they now also have more revenue sources than just meters and citations, as was the case in 2012.

They have enhanced parking services downtown and have become more customer friendly by being bilingual, being open five days a week and by providing online services. They also added technology so customers can pay for meters with their phone, reserve parking in advance with their phone or online and can find parking spaces through another app. Touch screen parking meters are being introduced with 15 currently installed and the entire system will be replaced over the next year. The home screen also enables donations for the City's homeless initiative.

Parking Services focuses on building parking lots and parking garages. They have built parking lots through partnerships with private developers private property owners in order to convert vacant land into parking inventory. Most surface parking is holding for development, but a good interim use is parking and is also a great way to support development as it progresses while providing revenue streams for owners and for Parking Services, and that can be put towards structured parking. They also just finished building \$35 million worth of parking garages in Symphony Park that flank The Smith Center. They have a total of 1,200 parking spaces being funded by a Tourism Improvement District; the sales taxes are being used to pay the debt service on the garages, and the revenue from the garages is being used to construct additional garages. MS. STANLEY explained that parking structures typically lose money, and they are in the parking garage development business because the private sector cannot afford it. She stated that parking garages cost approximately \$25,000 per space to build, which means that to break even, \$150 to \$175 needs to be generated per space per month. She reviewed the average fees people pay for parking noting that it is less than half of what is needed to pay for construction of a parking garage. Developers want to develop but cannot afford the parking that goes with the development. She said they are actively building three more parking garages; one of them is in the Arts District, one is in Fremont East, and one is in the Medical District. The garages will accompany development as it happens and enable future development. There is consideration of putting a 400-room hotel next to one of the garages in Symphony Park, and if the developer had to build their own parking, the hotel would be half that size. Because Parking Services does not have money to just build parking garages, they developed a model where the developer develops the garage at their cost, and Parking Services leases it back to them and absorbs the loss.

MS. STANLEY discussed the curb allocation noting that TNC causes congestion downtown. Parking Services is managing congestion because they have off-street parking inventory to house the vehicles and keep them out of circulation on the streets. They are working with technology vendors to provide a place for them to be until they are called for a ride. She said they are using the City Hall and City Center garages for staging, and they are outfitting them with strong Wi-Fi, will bring in portable restrooms and will have food trucks at a discount for the Uber and Lyft drivers.

CHAIR HILL asked about the TNC acronym, and MS. STANLEY replied it is a Transportation Network Company, which is Uber, Lyft and anyone that dispatches rides from an app.

MEMBER CAMACHO thanked MS. STANLEY for her presentation and stated that she likes the new meters.

MEMBER JONES thanked MS. STANLEY for being very helpful. She asked about businesses coming downtown and wondered if there was enough parking for their patrons and staff and if they participate in that. MS. STANLEY explained that they do sometimes directly and sometimes not because many companies do not reach out to Parking Services. She added that some of the property owners will refer them, and sometimes they get information from the Economic and Urban Development Department.

CHAIR HILL asked about the locations of the three garages in the works that they are exploring the lease loss models with, and MS. STANLEY replied that one is in Fremont East, East of Container Park, one is in Arts District between Main Street and Commerce Street, and the third is in the Medical District near Shadow Lane and Tonopah Drive. She stated that two of the garages will be between 400 and 500 spaces, and the one in the Medical District is slated to be much bigger. CHAIR HILL was most interested in the one for the Arts District, and MS. STANLEY informed him that the Arts District is the subject of their next parking study, and she has the final draft. She thought they would be ready in a month or two to present to the City Council and the 18b Arts District Board.

6. Discussion for possible action regarding the adoption of the amended Bylaws for the Citizens Advisory Committee to the Las Vegas Redevelopment Agency

Minutes:

JEFF McGEACHY, Sr. Economic Development Specialist, confirmed that the Fifth Amended version of the Bylaws is the draft that is for consideration by the Committee.

CHAIR HILL requested that MR. McGEACHY review the changes, and MR. McGEACHY replied that the primary reason for proposing to change the Bylaws was to amend the criteria and requirements for being a member of this Committee as it has been difficult to fill vacancies due to the requirements. He explained that the residency requirements are still within the City, but the boundaries have been expanded to allow more people to participate. The Officers of the Committee also changed with the elimination of the Secretary position. He explained that when this Committee was originally created, it did not have the support from the Office of the City Clerk or the City Attorney's Office. Those functions have been absorbed by City staff, and the Secretary roll is not being utilized. Also proposed is a formal quarterly meeting schedule, as previous Bylaws did not include one. Meetings were called on an as-needed basis, which became every other month. Additionally, the Bylaws needed to be reviewed at one meeting and voted on at the next, and the amended version allows the Committee to approve Bylaw changes at the same meeting they are introduced. MR. McGEACHY clarified for CHAIR HILL that this item is for the Committee to vote on the amended Bylaws at this meeting.

MEMBER CAMACHO expressed concern and disappointment regarding removing training of Committee members as she felt that training would help her to contribute more to this Committee.

DEPUTY CITY ATTORNEY JEFF DOROCAK thought the idea of removing training from the Bylaws was to create flexibility for members so they do not have to do the training if they do not feel they need it and to assess members on a case-by-case basis if the members wish to have training. MR. McGEACHY agreed with MR. DOROCAK'S comment and explained that training was part of the original Bylaws. He explained this change was proposed as there was no formal training within the Economic and Urban Development Department for members, and training had not taken place for a long time or possibly ever. He added that he is available to provide information and training to any members if they are interested.

MEMBER MATHIS was also concerned about adopting the amended Bylaws with the removal of the training and wanted confirmation that if members want training, it would be available. CHAIR HILL clarified that the training was being removed from the Bylaws as a formal requirement.

MEMBER CAMACHO wished to abstain from voting because the training was being removed from the Bylaws. MR. DOROCAK advised that she could not abstain for that reason, but she could choose to vote against or not vote at all.

Motion made by Asha L Jones to Approve the Fifth Amended version

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

For-Daniel Hill, Asha L Jones, Beverly Mathis, Craig Palacios; Did Not Vote-Robin Camacho; Excused-Lois Mack;

7. Discussion for possible action regarding a new 2020 meeting schedule for the Citizens Advisory Committee to the Las Vegas Redevelopment Agency

Minutes:

JEFF McGEACHY, Sr. Economic Development Specialist, confirmed for CHAIR HILL that they could hold meetings every three months instead of every other month.

MEMBER JONES asked if they would be able to cover more than one topic at each meeting, and MR. McGEACHY replied that the Committee could determine the number of items they would like on the agenda. CHAIR HILL suggested quarterly meetings with two topics, and MEMBER JONES concurred. MR. McGEACHY informed the members that there were not many items on the list of meeting topics and expressed that it was becoming a challenge to find business items to present to the Committee without repeating topics they have already heard somewhat recently.

DEPUTY CITY ATTORNEY JEFF DOROCAK advised that the proposed meeting schedule was included in the backup, and what was being proposed was to have quarterly meetings including this meeting and meetings on April 28th, July 28th and October 27th.

Motion made by Daniel Hill to Approve quarterly meetings in April, July and October 2020

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Daniel Hill, Robin Camacho, Asha L Jones, Beverly Mathis, Craig Palacios; Excused-Lois Mack;

8. **Discussion regarding topics for future agenda items.** Comments made during this portion of the agenda by individual members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not such proposed items are within the purview of the Committee and/or whether such proposed items 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.

Minutes:

JEFF McGEACHY, Sr. Economic Development Specialist, distributed and submitted as backup a list of possible meeting topics. He stated that they were items Committee members indicated they were interested in hearing and were based on the historic preferences of the Committee. He encouraged the Committee members to provide him with additional topics in which they are interested.

CHAIR HILL stated that as a business owner downtown, he was interested in hearing about the camping law and what is being done in terms of enforcement and if there is any litigation. MR. McGEACHY confirmed that he added that topic to the list.

CHAIR HILL advised the Committee members to e-mail topic interests to MR. McGEACHY directly and not to the whole group.

9. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Committee. No subject may be acted upon by the Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and 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 was adjourned at 4:49 p.m.

Respectfully submitted:

Jacque Miller, Sr. Deputy City Clerk

Daniel Hill, Chair

THIS MEETING WAS 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