



## Citizens Advisory Committee to the Las Vegas Redevelopment Agency Minutes

### 1. Call to Order

Minutes:

CHAIR HILL called the meeting to order at 4:19 p.m.

PRESENT: CHAIR HILL and MEMBERS MATHIS, PALACIOS, JONES, and CAMACHO

EXCUSED: MEMBER MACK

ALSO PRESENT: JEFF McGEACHY, Sr. Economic Development Specialist, JOHN RIDILLA, Deputy City Attorney, and ASHLEY FOSTER, 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 September 24, 2019

Motion made by Beverly Mathis 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. Discussion for possible action regarding the election of a new Vice Chair to replace Daniel Hill who was seated as Chair at the September 24, 2019 meeting

Minutes:

CHAIR HILL confirmed for MEMBER JONES that the Vice Chair fills in the absence of the Chair. She offered to take on the role and was nominated by CHAIR HILL to be Vice Chair.

Motion made by Daniel Hill to elect Asha Jones as Vice Chair

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;

6. Presentation by the Department of Economic and Urban Development staff regarding current projects in the Redevelopment Area

Minutes:

TERA ANDERSON, Redevelopment Manager, hoped to provide a quick refresher on the intent of the RDA (Redevelopment Agency), the work that it does, some of its focus areas, and active projects currently underway. MS. ANDERSON utilized several maps of the RDA area which were displayed on an easel for the Members but were not submitted as backup.

The RDA is a legislatively recognized area and redevelopment areas are created to foster a vehicle to attract economic development in areas that are otherwise considered economically distressed. It also provides more fluidity in terms of funding. She explained how funding is received and deployed by the RDA including how the clause indicates the RDA can participate financially to incentivize business attraction and development attraction within the RDA areas, so long as the requirements of the clause are met. These requirements necessitate that in the absence of participation from the RDA, the project would not be able to be economically viable.

MS. ANDERSON noted there are several incentive programs to help stimulate and meet the needs of business owners in the RDA. There is a Visual Improvement Program, an Office Tenant Improvement Program, and a New Market Tax Credit Program that allows the City to take state or federally allocated tax credits and convert them onto the open market to liquidate them. The New Market Tax Credit Program is only for business enterprises; however, non-profits can also utilize the program. Additionally, there is a multi-family program which helps to convert vacated motels into more suitable housing. This program is for eight-unit or greater projects looking to take what was previously substandard housing and bring it up to current building codes and or renovate from a broader quality of life perspective. Typically, the RDA's participation caps off at \$100,000. On smaller or mid-size projects, this amount is significant.

MS. ANDERSON said there are two main drivers that determine how the RDA focuses its attention the first is the RDA assets owned and the second is collaborating with existing property owners and or developers looking to do business within the RDA. She identified Symphony Park as the most noteworthy collaboration under construction with multi-family units to be constructed. She added that the RDA is in another agreement for an additional 400 multi-family units. She pointed out on the map where the RDA controls Parcel D but does not own Site C; however, she noted a great development partner was found who would build across the two pieces of property to add more housing.

She indicated at a more recent City Council meeting, the City has engaged in an exclusive negotiation agreement with Comprehensive Cancer Centers of Nevada who will be coming to Symphony Park and is a partner with Cleveland Clinic. The Nevada Museum of Modern Art is no longer intending to come to Symphony Park but there is another museum partner interested. She briefly discussed the desire for more Office and Residential uses in the area, the newly built parking garages, the recruitment of retail tenants and an urban grocery store, and the construction of a non-gaming hotel by Jackson-Shaw and Marriott.

There is also an assemblage of development across from City Hall. There is a vacant city block that staff hoped would include an Office use with a higher education component and an urban plaza to complement City Hall. An RFP (Request for Proposal) will be issued for this component first quarter of 2020. The Municipal Courthouse is also under construction.

MS. ANDERSON informed the Members the last asset the City controls being activated is Cashman Center. She added that the City is in ongoing negotiations with a development partner who is pursuing MLS (Major League Soccer) to have a franchise in Southern Nevada. As of its most recent meeting, the MLS expansion committee indicated Las Vegas is the front runner for the 31st franchise seat.

Lastly, MS. ANDERSON stated that the downtown core is comprised of 12 districts. These are the Historic Westside, the Medical District, the Design District, the Gateway District, the Arts District, the Civic and Business District, the Resort and Gaming District, Fremont East, Cashman Center, and the Founder's District which she identified in red on the map displayed. She noted staff has commenced an aggressive outreach to property owners within the RDA so that it can help to create the right introductions between property owners and willing development partners. This is an ongoing effort and it is staff's goal to help stimulate in relative ways. She gave the example of trying to find a sewer solution for a new multi-family project being developed near the Meadows Mall.

MS. ANDERSON concluded her presentation but would provide her contact information to the Members should they have further interest in her presentation.

MEMBER MATHIS thought this to be great work because she heard there will be more homes for families in the downtown area as well as more parking. She thanked MS. ANDERSON for her work. MS. ANDERSON acknowledged that parking is an issue noting that three different parking garages were underway. She noted Parking Services is under the Department of Economic and Urban Development because it can be an economic stimulator and a tool to attract people to specific areas.

7. 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, said staff was bringing this forward as there have been challenges in achieving a quorum for the Board in the past. Interest has been received from several of the Councilmembers in amending the Bylaws and the intent of the amendment is to loosen the categories for the membership on the Board so as to be able to fill the Board completely and achieve a quorum.

MR. McGEACHY identified a few other matters within the Bylaws that needed to be addressed. One of these matters is to modify the meeting schedule to have quarterly meetings. Currently, there are no requirements within the Bylaws to have anything other than meetings being called as needed. The practice of holding meetings every other month has been adopted and staff proposed these meetings be held quarterly instead.

Another matter for consideration is the elimination of the Secretary position which was originally intended to perform many of the administrative functions of the Board. At the present moment, staff from the Department of Economic and Urban Development, the City Clerk's Office and the City Attorney's Office are providing this level of support.

Lastly, one of the proposed amendments would allow the Bylaws to be amended by the Board and not have to be Tabled to another meeting going forward which is the current circumstance. He noted these amended Bylaws are to be considered by the Board but will need to be Tabled at this meeting to be voted upon at the next meeting.

The Members were provided with a copy of the existing Bylaws, which were submitted and included as backup, and a copy of the proposed Bylaws, which were attached as backup prior to the meeting, for review.

CHAIR HILL confirmed the Members could gather their questions and concerns for the next meeting.

NOTE: No action was taken on this item.

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

Minutes:

CHAIR HILL asked if the new 2020 meeting schedule would be part of the amended Bylaws. JEFF McGEACHY, Sr. Economic Development Specialist, said meetings have been held every other month on the

fourth Tuesday of the month. Staff wished to know if quarterly meetings were desired, and MR. McGEACHY indicated an item could be put on the next agenda for discussion.

CHAIR HILL believed the next meeting date should stay on the current schedule and at the next meeting the Board will vote upon adoption of a 2020 meeting schedule.

Motion made by Daniel Hill to Accept the schedule changes proposed in the Bylaws to be considered and voted upon at the next meeting

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;

9. **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:

The Members reviewed the list of possible agenda topics provided by JEFF McGEACHY, Sr. Economic Development Specialist, and which has been submitted and attached as backup. CHAIR HILL suggested talking about parking and asked for TERA ANDERSON, Redevelopment Manager, to provide a presentation on the matter.

MEMBER JONES wondered if switching to a quarterly meeting would elongate the time period in which the items are heard. MR. McGEACHY confirmed it would; however, staff could place more than one topic on an agenda at the discretion of the Board.

MEMBER CAMACHO asked if the Business Improvement District needed to be stricken from the list. MR. McGEACHY was unsure of the status of the Business Improvement District but would follow up to the Board with an email after conducting research.

10. **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:

MEMBER MATHIS said this was her last meeting as a Member of the Board and wished to personally thank JEFF McGEACHY, Sr. Economic Development Specialist, and the Members as it has been her pleasure to serve and she has learned a lot.

CHAIR HILL replied that the Members would miss MEMBER MATHIS. She said she would miss them as well.

11. **Adjournment**

Minutes:

The meeting was adjourned at 4:49 p.m.

Respectfully submitted:

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Ashley Foster, Deputy City Clerk

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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