

Carolyn G. Goodman, Chair (At-Large)
Stavros S. Anthony, Vice Chair (Ward 4)
Brian Knudsen (Ward 1)
Victoria Seaman (Ward 2)
Olivia Diaz (Ward 3)
Cedric Crear (Ward 5)
Michele Fiore (Ward 6)



City Manager Jorge Cervantes
City Attorney Bryan K. Scott
City Clerk LuAnn D. Holmes

Redevelopment Agency Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

February 17, 2021
8:30 AM

AGENDA

1. Call to Order

Minutes:

CHAIR GOODMAN called the meeting to order at 8:31 a.m.

PRESENT: CHAIR GOODMAN and MEMBERS ANTHONY, FIORE, CREAR, KNUDSEN, SEAMAN (excused until 8:36 a.m.) and DIAZ

ALSO PRESENT: JORGE CERVANTES, Executive Director; JEFF DOROCK, Deputy City Attorney, and LUANN D. HOLMES, Secretary

2. Announcement Re: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the State of Nevada Executive Department Declaration of Emergency Directive 006: The City of Las Vegas website – www.lasvegasnevada.gov and The Nevada Public Notice Website – notice.nv.gov.

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, come to the podium 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 Redevelopment Agency Meetings of December 16, 2020 and January 6, 2021

Motion made by Stavros Anthony to Approve

NOTE: The video does not reflect the vote accurately, in that Member Seaman was excused.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

5. Discussion for possible action regarding the City of Las Vegas Redevelopment Agency (component unit) Annual Financial Report (AFR) for Fiscal Year Ending June 30, 2020

Minutes:

VENETTA APPELYARD, Finance Director, said this item is to accept the Financial Report for the Redevelopment Agency (RDA) for Fiscal Year ended June 30, 2020. As required by Nevada Revised Statutes, an independent audit was performed by BDO USA, LLP, in accordance with general accounting principles and general audit standards. They issued an unmodified opinion, also known as a clean opinion. This means that the financial statements fairly represent in all respects the financial position of the RDA. She introduced BILL NELSON, with BDO USA, LLP, who was the lead in the audit.

MR. NELSON said the audit was conducted in accordance with auditing standards generally accepted in the United States and with governmental auditing standards. Professional standards require that any significant and relevant matters be communicated to the RDA. The financial statements audit does not relieve management of their responsibilities. The objective was to obtain reasonable assurance the financial statements were free of financial misstatement whether due to error or fraud. BDO issued an unmodified opinion on February 4, 2021. Management cooperated fully and provided all information requested. A list of corrected misstatements was submitted as well as one additional misstatement that management deemed to be immaterial, and BDO concurred. He added that some material weaknesses were noted in the letter provided. He noted that BDO is independent of the RDA.

At the request of CHAIR GOODMAN, MR. NELSON indicated that he worked with the firm of Piercy Bowler Taylor and Kern for 26 years before it was absorbed by BDO USA, LLP, which has two offices in Las Vegas.

Motion made by Stavros Anthony to Accept the Report

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Victoria Seaman, Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz;

REDEVELOPMENT AREA

6. RA-4-2021 - Discussion for possible action regarding a Resolution finding the project proposed by the Commercial Visual Improvement Program (CVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and 8TEA8 Holdings, LLC (Owner), located at 808 West Lake Mead Boulevard (APN 139-21-612-065 to 069), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the CVIP Agreement by the RDA (Not-to-Exceed \$25,000 - RDA Special Revenue Fund) - RDA - Redevelopment Area Ward 5 (Crear) [NOTE: This item is related to Council Item 26 (R-8-2021)]

Minutes:

BILL ARENT, Deputy Director of Economic and Urban Development, appeared with SYANNE SADAKHI, with West Side Oasis, representing 8TEA8 Holdings, LLC, the owner. MR. ARENT explained that the owner was requesting match funding through the Commercial Visual Improvement Program (CVIP) in order to make improvements to the exterior of the subject property. With their \$960,000 investment, they are eligible for a match of \$25,000 of CVIP funding. He referred to the PowerPoint presentation, a copy of which was submitted for the record, showing before photos and renderings, and added that improvements include new signage, parking, windows and store-front glass, planters and landscaping and interior upgrades.

MS. SADAKHI said they intend to open a restaurant and offer southern comfort food with Asian and Hawaiian infusion. They would like to operate from 10:00 a.m. to 11:00 p.m. during the COVID-19 restrictions. She stated the property is in an excellent area; however, the structure needed a lot of work and given the condition of the foundation, they had to ask for CVIP funding.

MEMBER CREAR commented that this applicant has been excellent to work with and has kept their word on their intentions with the design plan. He was very impressed that they traveled back and forth from Hawaii to work on the project, which will greatly enhance the area. He recalled speaking to former MAYOR RON LURIE about how much he enjoyed the seafood restaurant that used to be located on the subject site. He offered his assistance to help them be successful in their endeavor, adding that there are some wonderful improvements occurring in the surrounding area.

MS. SADAKHI indicated to CHAIR GOODMAN that they hope to be open by March 18, 2021, and initially open for lunch and dinner and later open for breakfast as well.

Motion made by Cedric Crear to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Victoria Seaman, Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz;

CITIZENS PARTICIPATION

7. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium 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.

The meeting was adjourned at 8:48 a.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

LuAnn D. Holmes, MMC, Secretary

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website – www.lasvegasnevada.gov
and
The Nevada Public Notice Website – notice.nv.gov