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

City Manager Scott Adams
City Attorney Bradford R. Jerbic
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

March 4, 2020
8:30 AM

AGENDA

1. Call to Order

Minutes:
CHAIR GOODMAN called the meeting to order at 8:30 a.m.

PRESENT: CHAIR GOODMAN and MEMBERS FIORE, ANTHONY, CREAR, KNUDSEN, SEAMAN and DIAZ

ALSO PRESENT: SCOTT ADAMS, Executive Director, JEFF DOROCAK, Deputy City Attorney, and STACEY CAMPBELL, Acting Secretary

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, 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.

REDEVELOPMENT AREA

4. RA-2-2020 - 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 SS & D Nevada Properties, LLC located at 1809 South Las Vegas Boulevard (APN 162-03-310-007), 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) - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to Council Item 31 (R-5-2020)]

Minutes:
BILL ARENT, Director of Economic and Urban Development, introduced SEAN ASHORRI, Managing Member, SS&D Nevada Properties, LLC. MR. ASHORRI and his team have been redeveloping a property at 1809 South Las Vegas Boulevard where they are making a substantial investment. Formerly known as the Rummer Motel, the property was in significant disrepair and overrun by vagrants. The signage was able to be saved and it was donated to the city of Las Vegas. The new project is for a 6,100 square foot flagship IHOP (International House of Pancakes) restaurant, which will also be used as a training center for new hires and new employees. Construction is well underway, and they are working on finalizing the application and contract. The sign is a big undertaking, and the City's funds would be used to reimburse the associated costs. Upon completion, this will be the largest

IHOP in the valley and will see over a $5 million investment in the area. The owner is eligible for a $25,000 VIP grant reimbursement, and it will help with the overall area.

MR. ASHORRI said he hopes this development will spur other development in the area, and they are excited for the other projects the City is currently undertaking downtown. Vagrants and homelessness have made it tough to do business in this area but their parking lot is well lit and their store is very bright. Many employees are locals in the area and most hires are within one mile radius. He reiterated that this is a training center for all locations in the valley equipped with full-time staff.

CHAIR GOODMAN asked how many parking spaces and employees this location will have and the projected completion date. MR. ASHORRI said there will be 48 parking spaces located in the rear of the property. There will be about 90 new hires, and about 40 people would be working at one time. CHAIR GOODMAN asked if they will be open 24/7, to which MR. ASHORRI confirmed they will be. He added that the building is completed, but the 40-foot sign is still under construction so he did not have an exact completion date, but it will be soon. CHAIR GOODMAN asked if he owned any other properties, and MR. ASHORRI said they own five other restaurants in the valley. CHAIR GOODMAN asked if he lives in Nevada and MR. ASHORRI said he lives in California.

CHAIR GOODMAN asked if the building was leveled, and MR. ARENT said the old building was demolished which was much needed for this area.

MEMBER DIAZ expressed her excitement for this project, and appreciated the effort and reactivating the space. Taking an active role means a lot to the community and Ward 3 neighbors will be excited.

See Item 6 for related discussion.

Motion made by Olivia Diaz 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;

5. RA-3-2020 - Discussion for possible action regarding a Resolution regarding an Interlocal Agreement between the City of Las Vegas Redevelopment Agency (RDA) and the City of Las Vegas (City) consenting to upsize a waterline in 3rd Street, between Garces Avenue and Charleston Boulevard ($175,000 - Redevelopment Agency Fund) - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to Council Item 32 (R-6-2020)]

Minutes:
BILL ARENT, Director of Economic and Urban Development, explained this type of investment is not as common for the Redevelopment Agency, but it is much needed in the downtown area. One of the biggest impediments to getting infill development downtown is the lack of infrastructure or outdated infrastructure. The downtown area has some of the oldest infrastructure in the Las Vegas valley, some of it being 50 years old. The project is upsizing the existing water line on 3rd Street between Garces Avenue and Charleston Boulevard. The City has been undertaking this as a Public Works project, but in order have the project be fully funded, they are recommending approval of funding in the amount of $175,000 from the Redevelopment Agency. The water line itself is being upsized from an eight-inch line to a 12-inch line, and will allow for enough water capacity for developments similar in size to what was done for the Jewel Project. Doing this gets all of the private property in this area ready for new infill development. This type of infrastructure upgrade can be a deal breaker for a private project, so he felt this would be money well spent and encourage private investment into the area. CHAIR GOODMAN asked if they have looked at the larger area, and MR. ARENT explained they are doing it as they go with other infrastructure. They had the advantage of already having a trench open with a streetscape project happening on 3rd Street. The Public Works department hates to tear streets up twice, so they are doing it section-by-section downtown. The Economic and Urban Development team is working closely with the Public Works team, so if funding falls short, they are stepping in to help.

MEMBER DIAZ said she has heard of people wanting to come Downtown, but they face obstacles with the mature infrastructure. She was glad the city is getting ahead and thought this will spur more development.

Motion made by Olivia Diaz 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

6. 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:
BILL ARENT, Director of Economic and Urban Development, wanted to make sure SEAN ASHORRI'S name and correct spelling was on the record in regard to Item 4.

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

Respectfully submitted:

Cheyenne LaRance, Deputy City Clerk

Stacey Campbell, Acting Secretary

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
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