

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

April 21, 2021
8:30 AM

AGENDA

1. Call to Order

Minutes:

CHAIR GOODMAN called the meeting to order at 8:32 a.m.

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

ALSO PRESENT: JORGE CERVANTES, Executive Director, JEFF DOROCAL, Assistant 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.

REDEVELOPMENT AREA

4. RA-9-2021 - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Visual Incentive Program (MFR-VIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and KLA Capital Series 5 LLC and BK Nevada Investments LLC located at 310 South Maryland Parkway (APN 139-34-712-117), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-VIP 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 32 (R-21-2021)]

Minutes:

BILL ARENT, Deputy Director of Economic and Urban Development, was present and introduced ADAM FOULADBACHSH (FOULAD), partner on the proposed project, whose family has made many investments in the downtown area. Through a PowerPoint presentation, a copy of which was submitted and attached as

backup, MR. ARENT stated that this is a multi-family incentive program where an incentive is given to property owners to invest and renovate older multi-family properties in downtown Las Vegas. The subject property is situated on Maryland Parkway between Bridger Avenue and Lewis Avenue. It is a 10-unit, mid-block property and is a combination of one- and two-story buildings. The neighborhood is within the Founders District, as part of the Vision 2045 Downtown Las Vegas Master Plan and is part of a five-property redevelopment that the owner is undertaking. It is close to the Regional Transportation Commission of Southern Nevada's (RTC) planned Bus Rapid Transit corridor along Maryland Parkway, and the surrounding neighborhood includes single-family and multi-family units as well as a church across the street.

Photographs and a rendering were shown of the project's exterior and interior, and MR. ARENT read from the PowerPoint some of the renovations. The property owner is investing over \$615,000 and is eligible for two grants. One grant is \$50,000 for the interior improvements, and one grant is \$25,000 for the exterior improvements.

After having the Mayor read Item 5 into the record, MR. ARENT said Item 5 pertains to the interior improvements whereas Item 4 pertains to the exterior improvements. The agreements are separate but for the same property and in consideration of the investment the property owner is making into the property. Staff recommended approval and was appreciative of MR. FOULAD for making this investment.

MR. FOULAD expressed excitement for the project, which is one of five properties that will be completed. The project consists of 10, one-bedroom units and will be similar to what has been done at other properties. He emphasized that everything on the property is redone including the electrical, plumbing, and insulation in the walls. MR. FOULAD described the design aesthetic of the interior of the units after renovation. He noted his properties are distinguished by pavers and custom metalwork instead of concrete. A rendering of the exterior of the property was shown; however, MR. FOULAD did not think it did justice to the metalwork, which he spends many hours finding examples of.

He reiterated that this project consists of only one-bedroom units, but once this project is halfway completed, he will begin the next one.

COUNCILWOMAN DIAZ thanked MR. FOULAD for taking pride in his work and redeveloping some of the dilapidated buildings in the downtown area.

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-10-2021 - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Unit Incentive Program (MFR-UIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and KLA Capital Series 5 LLC and BK Nevada Investments LLC located at 310 South Maryland Parkway (APN 139-34-712-117), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-UIP Agreement by the RDA (Not-to-Exceed \$50,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to Council Item 33 (R-22-2021)]

Minutes:

This item was heard with Item 4.

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:

None.

The meeting was adjourned at 8:50 a.m.

Respectfully submitted:

Ashley Foster, 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