Southern Nevada Enterprise Community Board
City of Las Vegas City Hall, 495 S. Main St.
Council Chambers
City of Las Vegas Internet Address: www.lasvegasnevada.gov

MINUTES
September 13, 2021
4:00 PM

1. **Call to Order and Roll Call**

   Minutes:
   CHAIR NEAL called the meeting to order at 4:01 p.m.

   PRESENT: CHAIR NEAL (seated as Vice Chair after Item 10) and MEMBERS McCURDY (seated as Chair after Item 10), GOYNES-BROWN, HORSFORD (excused until 4:21 p.m. and at 5:24 p.m. via teleconference; staff was present via teleconference from 4:04 p.m. to 4:40 p.m.), CREAR, LYLES (excused at 5:32 p.m.), and MONROE-MORENO

   ALSO PRESENT: JEFF McGEACHY, Sr. Economic Development Specialist for the City of Las Vegas, BRYAN SCOTT, City Attorney for the City of Las Vegas, JEFFREY GALLIHER, Deputy City Attorney for the City of Las Vegas, and ASHLEY FOSTER, Deputy City Clerk for the City of Las Vegas

2. **Announcement Regarding: Compliance with Open Meeting Law**

   Minutes:
   ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – www.lasvegasnevada.gov; and The Nevada Public Notice website – notice.nv.gov.

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:
   TASHIKA LAWSON wondered if another Southern Nevada Enterprise Community (SNEC) Board meeting would be held to allow for community engagement. CHAIR NEAL affirmed, stating that more care would be taken in announcing it.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of March 8, 2021

   Motion made by William McCurdy II to Approve

   NOTE: The video does not reflect the vote accurately, in that Member Lyles voted in the affirmative. Member Horsford was represented by his staff until he joined the meeting telephonically at 4:21 p.m.; therefore, a vote should not be reflected for him under this item.

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

   For-Dina Neal, Cedric Crear, Pamela Goynes-Brown, William McCurdy II, Daniele Monroe-Moreno, Ivory Lyles; Excused-Steven Horsford;

5. Report by Jeff McGeachy, Sr. Economic Development Specialist for the City of Las Vegas, regarding the Summary Budget Status Report for the Southern Nevada Community Project Fund

Minutes:
JEFF McGEACHY, Sr. Economic Development Specialist for the City of Las Vegas, stated that the Southern Nevada Community Project Fund balance is $6,770.40. The Members had no questions.

6. Discussion regarding Assembly Bill No. 385, developing the economy, projects within the Community, and incentives for economic development

Minutes:
CHAIR NEAL said this item would be heard with Item 7.

MEMBER McCURDY commented that Assembly Bill (AB) No. 385 was straightforward with the goal of developing projects within the boundaries of the Southern Nevada Enterprise Community (SNEC). He hoped to have a discussion at a later date regarding the allocation of funds from Clark County to the SNEC for the purposes of development.

CHAIR NEAL stated that the Nevada Governor's Office of Economic Development (GOED) was a direct part of the assembly bill, which allows for incentives to be given within the SNEC boundaries for food deserts as well as expands economic development opportunities. She called MICHAEL BROWN, Executive Director of GOED, to the podium.

MR. BROWN asserted that he was not prepared to speak on AB385 but would listen to the Board's comments. He stated that the Reno area is booming, has the lowest unemployment rates in the state, and is doing 2.5 times in international trade than what is being done in Southern Nevada; however, Reno is experiencing community development challenges with regard to housing and broadband service in rural areas.

MR. BROWN indicated that state economists meet regularly and report back to the Governor, and they believed 45,000 jobs in the hospitality sector will not return; therefore, he felt that now is the time to focus on economic diversification. He mentioned some of the ways the State is working to address this, noting that GOED recently received phone calls from 17 companies that have never considered Nevada before in an effort for American manufacturers to re-shore operations from abroad. He thought Southern Nevada was particularly attractive because it is in the Pacific Time Zone with access to the Pacific ports in Los Angeles. MR. BROWN has assigned KRISTOPHER SANCHEZ, Deputy Director of GOED, to create a task force to address challenges these companies might face with regard to infrastructure.

MR. BROWN stated that the U.S. Economic Development Administration (EDA) announced six funding opportunities to support state economic development. In addition there are opportunities for tribal governments and in workforce development, economic diversification assistance, as well as the Building Business Back Better pledge. GOED has partnered with the Las Vegas Global Economic Alliance (LVGEA), the University of Nevada, Las Vegas, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, and Clark County as well as several other entities to issue a Request for Proposals. The group has narrowed down the proposals to eight, and an application has been drafted for a $75 million grant. Within that grant request, MR. BROWN has included funds to work with the SNEC and to hire a consulting firm to identify what is needed in communities of persistent poverty. Grant writers have also been hired to apply for a grant to assist with industrial park development in order to attract employers that complement the current workforce. He expressed his commitment to working on infrastructure and the need to attract refugee companies from California before they relocate to Utah and Arizona.

Speaking to the Request for Proposals, CHAIR NEAL asked MR. BROWN to include the Board in the process as she believed the Members have communities of color and pockets of poverty, which she believed could help drive some of the propositions within the proposals. MR. BROWN acknowledged the Chair's concerns but stated that he does not have direct command or control over the process.

In response to additional comments made by the Chair regarding the Board reaching out to the EDA for assistance, MR. BROWN indicated the EDA received over $3 billion for the six funding opportunities, and he believed they were behind on announcing the funds.

CHAIR NEAL wondered about the cross training of hospitality workers who have transitioned to manufacturing jobs and how the SNEC could become involved. MR. BROWN commented that he will meet with the head of the Nevada Department of Employment, Training and Rehabilitation (DETR) and will inquire about this.

Regarding the 17 companies that wish to locate in Nevada, CHAIR NEAL wished to know once those companies are finalized, how that information will be gathered to deal with workforce issues. She expressed the importance of allowing SNEC residents to take advantage of the opportunities for sustainable wages and and retirement opportunities. MR. BROWN wished for there to be a landing program so when companies arrive, he can ensure they have met with various agencies within the community. CHAIR NEAL commented that being inclusive must be an intentional act, and as the Board changes and receives a new Chair, the role of the Board must be established and how it can have the ability to take action on important matters such as workforce and business development. In addition, she mentioned the need to know about supply chain development opportunities and how these can be leveraged so communities of color can take advantage of these opportunities.

MEMBER HORSFORD thanked MR. BROWN for his presentation and noted the Board has completed strategic economic development (SED) plans several times in the past. He wished to build upon these and asked MR. BROWN to convene representatives from Workforce Connections, DETR and other State agencies to participate in a discussion. MEMBER HORSFORD agreed with CHAIR NEAL'S comments, stressing there is a need for companies to articulate the skill sets they require, so that information can be relayed to local community-based organizations. Further, he wished to ensure EDA funds are used across the state and within targeted areas such as the SNEC. MR. BROWN acknowledged that when the grant request was written for EDA funds, he made sure the SNEC was taken into consideration.

MEMBER McCURDY echoed the Chair and MEMBER HORSFORD'S comments. He pointed out that the SNEC boundaries are also the boundaries outlined by Congress as being the hardest hit areas. He spoke of the HUNDRED Plan in Action, adding that the Board intends to submit proposals for funding. He wished for the Board to be a part of future conversations, adding that everyone shares the same goals and vision regarding economic diversification, which he believed requires investment into communities historically overlooked. MR. BROWN agreed and added there is a need to prepare for a different economy that will emerge after the pandemic.

In response to a question from MEMBER GOYNES-BROWN regarding the qualifications for American Rescue Plan (ARP) Act funds, MR. BROWN stated that if there are projects the SNEC would like to submit, they must be done immediately.

MR. BROWN identified the six funding opportunities for MEMBER MONROE-MORENO, which are Statewide Planning, Research and Networks; Build Back Better Regional Challenge; Travel, Tourism and Outdoor Recreation; Economic Adjustment Assistance; Indigenous Communities; and Good Jobs Challenge. A handout detailing these opportunities was submitted and attached as backup. MEMBER MONROE-MORENO asked about infrastructure. MR. BROWN stated that the 17 companies considering Nevada want at least 200 acres, noting that through a study, it was determined there is not enough available land, and the land that does is exist is in pieces and parts or is not leveled. SENATOR CATHERINE CORTEZ MASTRO has recognized this need and has included land for industrial and commercial development in a recent bill; however, this is a long term process, and in the short term MR. BROWN continues to work with local jurisdictions on infill opportunities. In addition to infrastructure, MR. BROWN also mentioned there is a challenge with water resources to Apex, noting any water to the site must come from Southern Nevada.

MEMBER CREAR mentioned that the HUNDRED Plan in Action is being executed, mentioning the City of Las Vegas received a $6.9 million EDA grant for the Workforce Development Center in partnership with the College of Southern Nevada within the Historic Westside. An additional $4 million grant was received from the Governor's Office of Workforce Innovation to support this facility as well. He thanked MR. BROWN and the Governor for their support and suggested other ways in which they can assist with the Historic Westside.

See Item 8 for related discussion.

7. Presentation by Michael Brown, Director of the Governor's Office of Economic Development (GOED), regarding ways to develop the economy within the Community and its surrounding areas

Minutes:
See Item 6 for related discussion.

8. Presentation by Ryan Smith, Acting Director of Economic and Urban Development, regarding past and current investments by the Las Vegas Redevelopment Agency and City of Las Vegas in the Historic Westside

Minutes:
Through a PowerPoint presentation, a copy of which was submitted and attached as backup, RYAN SMITH, Acting Director of Economic and Urban Development, and BILL ARENT, Deputy Director of Economic and Urban Development, shared in speaking about the Redevelopment Agency (RDA) and its relationship with the Westside.

MR. SMITH believed there were many opportunities available between the RDA, the State of Nevada, the City of Las Vegas, and the other municipalities. A slide of the RDA leadership team was shared as well as the RDA's boundaries within Las Vegas. A map of the overlay of the Southern Nevada Enterprise Community (SNEC) boundaries (in light blue) and the redevelopment areas within Las Vegas (in red and green) was also shown. Another map was shown of the active business licenses within the SNEC, which MR. SMITH noted were less than 50.

MR. ARENT highlighted some of the completed projects in the Westside through assistance from the RDA in response to questions received at a previous SNEC meeting regarding the type of investments happening in the Westside and in the RDA boundaries, specifically within the Westside. Some of the completed projects include the Historic Westside School, Business Development Center at the Urban Chamber of Commerce, Starbucks at Enterprise Park, Adeline Kline Barlow Apartments, Tenaya Creek Brewery, Cox Regional Headquarters at Enterprise Park, Nevada Health Centers at Enterprise Park, Dollar General at Enterprise Park, and a Bank of America branch. A list of all projects completed in recent years with funding from the RDA was displayed, and he noted that over $31 million has been invested in the Historic Westside.

He shared ways in which City of Las Vegas staff is helping small businesses through things such as a job fair for smaller employers, job training, and a community design center. He thanked JAIME CRUZ and IRENE BUSTAMANTE ADAMS at Workforce Connections for their help on some of these efforts.

Lastly, MR. ARENT mentioned that redevelopment funding, generally, can only be used for capital expenses or small business loans and would require legislative action to make job training an eligible expense. Additionally being considered, is looking at modifying prevailing wage rate requirements for smaller projects within the SNEC as an extra incentive as well as broadening the language regarding the Revolving Loan Fund within the statute. He acknowledged CHAIR NEAL was instrumental in getting the existing language passed, which staff was appreciative of; however, he wished for more creativity and flexibility for new programs.

MEMBER McCURDY wondered how much revenue the RDA has made given its $31 million investment. MR. ARENT was unsure about the exact amount but would provide it later.

MEMBER CREAR asked about representatives from the other jurisdictions and a presentation on their investments in the SNEC. CHAIR NEAL stated that the City of Las Vegas requested to present, and the Board could have the other jurisdictions give presentations as well. MEMBER CREAR believed the Department of Economic and Urban Development (EUD), City of Las Vegas, has a reinvigorated mission and is focused on ways to reinvest into the community. He appreciated all of staff's hard work and the potential for new opportunities.

CHAIR NEAL wondered how much of the commercial permit activity has manifested into businesses. MR. ARENT stated that the information presented shows every permit pulled for the Historic Westside over the last five years, some of which is for general building activity. He noted the point of the slide was to show that there has not been a lot of traditional commercial or business activity and much of the Westside has been zoned Residential.

The Chair appreciated having this item on the Agenda but believed a lot of what was presented has already been seen. She believed conversations were needed regarding ways in which to support current businesses and tenants so they will stay within the community. Additionally, she thought there were enough general medical care facilities and further discussions were needed to identify the tax base, how to leverage it, and how to sustain it with the development choices made.

MR. ARENT answered several questions from the Chair regarding overhead expenses.

MR. SMITH noted that the purpose of staff's presentation is to brainstorm and develop a plan with the SNEC. CHAIR NEAL also wished to brainstorm with the gentlemen expressing her passion for how the Westside can utilize City of Las Vegas resources to develop itself and be what it is supposed to be, which she felt is a great place to live and own a business.

MEMBER CREAR stated that the City of Las Vegas is looking at ways to make reinvestments into the community, stressing the need for State resources, which are plentiful. He also thought the State could play a role in health and human services and mental health care resources. MEMBER McCURDY added that Clark County also looked forward to working with the Councilman, MR. ARENT and MR. SMITH. He mentioned working with MEMBER GOYNES-BROWN on the Choice Neighborhood Initiative by the City of North Las Vegas, which MEMBER GOYNES-BROWN commented would be presented on in the future.

CHAIR NEAL thanked MR. SMITH and MR. ARENT for their presentation and looked forward to their partnership.

Subsequent to the item, JEFF McGEACHY, Sr. Economic Development Specialist for the City of Las Vegas, offered to reach out to the City of North Las Vegas and Clark County to have presentations given by their staff at the next Board meeting. The Chair discussed with MR. McGEACHY a possible special meeting date in October.

9. Discussion for possible action regarding acceptance of Applications of Interest to appoint two representatives of the Community to the Southern Nevada Enterprise Community (SNEC) Board

Minutes:
JEFF McGEACHY, Sr. Economic Development Specialist for the City of Las Vegas, said the Southern Nevada Enterprise Community (SNEC) Board has received two completed Board Interest Forms, which may be considered by the Board and agendized for a future meeting. The two applicants are KATHERINE DUNCAN and FELICIA A. HAYES.

CITY ATTORNEY BRYAN SCOTT stated that, in accordance with the Open Meeting Law, it is important that the agenda include the names of those for consideration and advised the Members they could not vote on the applicants today. The Members could accept the applications as being complete, but they must go on a future agenda with the two names listed on the agenda so the public is given the opportunity to speak on those two individuals. He suggested a formal vote be taken to accept the applications as being complete and a recommendation be made at the next meeting.

CHAIR NEAL commented that at the 2021 state legislative session, she amended an assembly bill by ASSEMBLYWOMAN SHONDRA SUMMERS-ARMSTRONG, which expanded the SNEC boundaries to allow more applications and mentioned that pre-pandemic, a series of applications were received from individuals who did not live within the boundaries. The Chair wondered if applications could continue to be accepted even though MS. DUNCAN and MS. HAYES' applications were being considered at this meeting. MR. SCOTT confirmed the process could remain open and those applicants' names would also need to be listed on the agenda.

CHAIR NEAL wished to share the assembly bill with MR. McGEACHY and allow for applications to be accepted until a meeting is held in October. MR. SCOTT advised the Chair to allow the applicants lead time in order to properly publish the individuals' names on the Agenda.

CHAIR NEAL motioned to accept the two applications knowing the deadline would be extended to accept additional applications. MEMBER CREAR questioned the reason for a motion. MR. SCOTT stated that he advised there be a motion for procedural purposes, but it was at the discretion of the Members. The Chair offered to motion for an abeyance to which MR. SCOTT confirmed was fine, and the titling of the item would be amended to reflect the names.

As part of her motion for abeyance, CHAIR NEAL asked that the names of those who submitted an application be listed on the Agenda.

Motion made by Dina Neal to Hold in Abeyance to the next meeting

NOTE: Per Chair Neal, that could be a potential special meeting in October or the next quarterly meeting scheduled for November of 2021

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Dina Neal, Cedric Crear, Pamela Goynes-Brown, William McCurdy II, Daniele Monroe-Moreno; Excused-Steven Horsford, Ivory Lyles;

10. Discussion for possible action to regarding the election of officers to serve on the Southern Nevada Enterprise Community (SNEC) Board through August 1, 2022

Minutes:
CHAIR NEAL stated that at the previous meeting, discussion was held regarding her stepping down from the Chair seat and allowing MEMBER McCURDY to Chair the Southern Nevada Enterprise Community (SNEC) Board so that he may fully implement Assembly Bill (AB) No. 385.

MEMBER PAMELA GOYNES-BROWN nominated MEMBER McCURDY as Chair after which a vote was taken in confirmation of this nomination. MEMBER McCURDY nominated CHAIR NEAL as Vice Chair after which another vote was taken to confirm this nomination.

CHAIR NEAL noted she would continue to Chair this meeting, and MEMBER McCURDY would Chair the next meeting.

MEMBER CREAR wondered if the City of Las Vegas has always staffed the SNEC Board since there are several entities involved. JEFF McGEACHY, Sr. Economic Development Specialist for the City of Las Vegas, confirmed, stating that originally, the duties were rotated between Clark County, the City of North Las Vegas, and the City of Las Vegas; however, it has been staffed by the City of Las Vegas for awhile. MEMBER CREAR wished to discuss this matter further. CITY ATTORNEY BRYAN SCOTT asserted that staff would review the legislative history and statutes about the matter and report back.

Motion made by Pamela Goynes-Brown to nominate Assemblyman William McCurdy II as Chair

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Dina Neal, Cedric Crear, Pamela Goynes-Brown, William McCurdy II, Daniele Monroe-Moreno; Excused-Steven Horsford, Ivory Lyles;

Motion made by William McCurdy II to nominate Senator Dina Neal as Vice Chair

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Dina Neal, Cedric Crear, Pamela Goynes-Brown, William McCurdy II, Daniele Monroe-Moreno; Excused-Steven Horsford, Ivory Lyles;

11. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Board. No subject may be acted upon by the Board 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:
KATHERINE DUNCAN said she has been involved with the Southern Nevada Enterprise Community (SNEC) Board since 2007 when she was asked by ASSEMBLYMAN GENE COLLINS to speak on the Redevelopment Agency. MS. DUNCAN discussed what she felt were businesses within the Westside who have received Redevelopment Agency funds but are not following any requirements or established goals. She applauded

the Governor's Office of Economic Development (GOED) for working with the Las Vegas Global Economic Alliance but felt that was not a diverse organization and suggested working with The Historic Westside Chamber of Commerce.

She emphasized the Board was the best organization to receive federal, state, and local dollars for the SNEC area. Additionally, she stressed the need to take advantage of Black history as it is one of the most sought after tourism activities, pointing out the Pioneer Trail is an excellent activity to attract tourism. MS. DUNCAN also spoke on the need for a business incubator so constituents within the Westside can learn the language of business. Lastly, she invited the Members to a think tank event on September 21st to help raise money for development efforts within the Westside.

She hoped the Members would consider her for a seat on the Board.

HENRY THORNS expressed the need to work together as a community so the entire community may grow. He complimented MS. DUNCAN'S comments.

TASHIKA LAWSON agreed with MR. THORNS. She said she is active within the Westside and believed there is a need to look at the Westside as a master planned community. MS. LAWSON mentioned that many residents are not aware of the tenant improvement plan, which will help with redevelopment. She also expressed the need for youth to be exposed to different workforce industries.

ED JOHNSON shared that he received an eviction notice; the Chair encouraged him to speak with MEMBER McCURDY after the meeting.

12. **Adjournment**

Minutes:
The meeting was adjourned at 6:15 p.m.

Respectfully submitted:

____
Ashley Foster, Deputy City Clerk
City of Las Vegas

____
Dina Neal, Chair

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:
The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor