

**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
October 18, 2021
4:00 PM**

1. Call to Order and Roll Call

Minutes:

CHAIR McCURDY called the meeting to order at 4:09 p.m.

PRESENT: CHAIR McCURDY and MEMBERS NEAL, GOYNES-BROWN, CREAR, MONROE-MORENO (via teleconference) and STEELE

NOTE: ASHA JONES, Chief of Staff, was present as the Nevada Congressional Delegation Designee for MEMBER HORSFORD

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 GABRIELA PORTILLO-BRENNER, 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:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of September 13, 2021

Motion made by Pamela Goynes-Brown to Approve

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

For-Dina Neal, Cedric Crear, Pamela Goynes-Brown, William McCurdy II, Daniele Monroe-Moreno, Nic Steele, Nevada Congressional Delegation Designee;

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 \$6,771. The Members had no questions.

6. Presentation by City of North Las Vegas staff regarding the Choice Neighborhood Initiative Grant Program

Minutes:

RICK DAMIAN, Housing and Neighborhood Services Manager, and JIM HAYE, Neighborhood Services Coordinator, shared in presenting for the City of North Las Vegas with a PowerPoint presentation, a copy of which was submitted and attached as backup. MR. DAMIAN said in 2015, North Las Vegas and their partners came together to address the severe need for public housing. Through the United States Department of Housing and Urban Development (HUD) Choice Neighborhood Planning program, the City of North Las Vegas and its partners were awarded Nevada's first and only Choice Neighborhood Grant. Through the Choice Neighborhood Initiative, the City of North Las Vegas was also able to apply for and receive the designation of NRSA (Neighborhood Revitalization Strategic Area) from HUD. These two valuable tools allowed North Las Vegas to transform neighborhoods by redeveloping distressed public housing and catalyzing critical improvements. The Choice Neighborhood Initiative is focused on three goals: housing, people and neighborhoods, and this initiative allowed them to work in concert with various community partners and local non-profits to address public housing and assist in developing the Rose Gardens apartment complex. Additionally, the CET (Community Engagement Team) was created to drive this community initiative by holding multiple community charrettes and receiving valuable community input through more than 1,000 resident surveys. They chose to showcase the Zion Choice Community Garden, which received the 2016 Conservation Excellence in Agriculture award. North Las Vegas was also able to redevelop Buena Vista Springs area by leveraging other community grants to develop North Haven, a multi-modal medical campus infused with affordable housing. Finally, MR. DAMIAN said the North Las Vegas Transformation Plan was formally accepted by the North Las Vegas City Council and HUD as a model development plan for low-income areas.

MR. HAYE emphasized that community engagement was a cornerstone in the development of the Choice Neighborhood Initiative. He specifically thanked MEMBER GOYNES-BROWN, North Las Vegas Councilwoman, for her leadership and setting the tone for the engagement process. He noted that churches were used as a setting to conduct community surveys, and the surveys were approximately 40 to 60 pages long.

He explained the Rose Gardens senior apartment complex was ground zero for the Choice Neighborhood Grant, which required that a distressed public housing facility be rehabilitated or redeveloped, and this complex was the last such housing development in North Las Vegas. The facility reopened in January of 2019.

Speaking to the development of the Neighborhood Revitalization Strategy Area (NRSA), MR. HAYE said the first consolidated plan was approved in 2018, and they are now under a plan that runs from 2020 to 2024. To make the plan successful, the City of North Las Vegas had to find a partner that was experiencing an array of issues as required by HUD. Chicanos Por La Causa (CPLC) was designated as that partner, and together they developed seven programs that focused on areas such as job training/placement, youth leadership, neighborhood revitalization and community arts.

MR. HAYE then spoke of the Buena Vista Springs (North Haven) development, which is an 18-acre site located near Carey Avenue and Martin Luther King Boulevard. SARGEM LLC was chosen as the developer, and pre-development has taken place over the last year following a delay in the release of restrictions on the property. The site will include a surgery center, affordable housing, behavioral care, respiratory care, pediatric area, and a first person care clinic. The affordable housing site will be the first to be built, and the rest will be developed in phases. He thanked MEMBER HORSFORD, who suggested incorporating Buena Vista Springs into the Choice target area.

The Choice Neighborhood STEM (Science, Technology, Engineering, Mathematics) Center of Excellence at Nevada Partners is their newest project. It started as a community engagement strategy, but staff started planning and designing a STEM center with a focus on economic development that included help from Growing Gears and Nevada Partners. MR. HAYE indicated Growing Gears was a very valuable partner because they provide scientific and technology integration services with the development of a high-skill workforce, and they in turn helped design and implement the center. The center will open this month, and he welcomed the Board members to make a visit for a tour.

Lastly, MR. HAYE spoke about the Urban Center for Advanced Agricultural Technologies (UCAAT), which was initially developed as a result of community engagement activities and collaboration with Zion Garden, Growing

Gears and the City of North Las Vegas. The initial Urban Agriculture Plan proposal was submitted to USDA (United States Department of Agriculture), but it was not funded. This collaborative effort involves 16 acres of land to build an urban agriculture campus that will offer research, development, production, training and employment, commerce, and economic development opportunities. They will also address and help provide solutions for issues such as water shortages, food insecurity, food deserts, and clean energy. In closing, he reiterated that this began with a vision that required persistence, continuity and commitment.

MEMBER NEAL asked for more information about hindrances to the Buena Vista Springs launch, and MR. DAMIAN explained that two restrictions were discovered through the RFP (Request for Proposal) process. One was state and one was federal, and it took 1.5 years to discuss the removal of those restrictions. He further explained that when the property was purchased in 2014 using NSP3 (Neighborhood Stabilization Program 3) funds under a foreclosure, HUD conditioned the property's release with an affordable housing requirement and promise to infuse 36 affordable housing units. They have since gone before the City Council to obtain the entitlements and noted that they needed a zoning change and an amendment to their Master Plan. Currently, they are reviewing the agreements to fund this project using the Home Investment Partnership funds, and State Division of Housing will also be contributing old NSP dollars to this project.

MEMBER NEAL was not aware that they had NSP dollars left over and inquired about the specific amount. MR. DAMIAN clarified that the money is not left over, it is program income. They received an initial line of credit to buy the homes, renovate them and sell them to affordable housing households. When that money is spent on acquisition, rehabilitation, holding costs and distribution, the money returned is considered program income or PI. The amount is around \$800,000, and the State has agreed to allow the money to go through Clark County because North Las Vegas is part of the county through consortia.

MEMBER NEAL asked for more information surrounding their neighborhood revitalization efforts and wondered what specific neighborhoods they were focusing on. MR. HAYE said this will involve improvements to property exteriors, gardening, etc. to improve the overall look of the neighborhood. MR. DAMIAN added that the NRSA allows them to raise the ceiling of the 15 percent cap on public services. Within this area, they are able to spend more money on other projects such as the North Las Vegas Rental Program where they hire a non-profit to acquire, renovate and rent out properties. Additionally, they were able to use Community Development Block Grant (CDBG) monies to give loans to small businesses, which has never been done in the city. Although they do not receive much funding, their revitalization takes place through the acquisition of homes and renting them affordably to clients, and they trying to increase their inventory annually.

MEMBER NEAL asked how they are coordinating the care with other, nearby medical plazas and if any conversations have taken place about saturation. She also wondered who would be receiving these services and how they would be paying for them. MR. HAYE said in talking with various professionals, they will not flood the market because the need for services is there. He confirmed that this is a FQHC (Federally Qualified Health Center), which will qualify for federal dollars to help provide services. They also conducted a market study, and medical services was the number one recommendation.

MR. DAMIAN offered to provide the information that supports the efforts of the campus. MEMBER NEAL said she is curious about how the money flows and how they would get the money back from the NSP. MR. DAMIAN explained that the program income from NSP came from the sales of homes to affordable housing purchasers. The other program income comes from people who refinance and sell their homes through the deed of trust recorded against their properties to receive direct assistance. He noted the money is now able to circle around because they have infused affordable housing. MEMBER NEAL expressed interest in seeing how the funds are broken down, and said the NSP aspect has been discussed for several years. MR. DAMIAN said they are leveraging a lot of private and public dollars, and offered to supply the funding stream and how it is stacked.

MEMBER GOYNES-BROWN said North Las Vegas is lacking in medical services and facilities, and she pointed out that this was the number one request from the community through the surveys and meetings.

MEMBER MONROE-MORENO asked how information about these resources is being communicated to the community, and she also expressed interest in seeing the breakdown of funds. MEMBER GOYNES-BROWN said they were meeting with the Choice Initiative group monthly before the pandemic, and there was a decent

turnout at each of the meetings. Their social media platforms also contain information about the various resources. MR. HAYE added that they are trying to resume in-person meetings.

MEMBER CREAR applauded the City of North Las Vegas for crafting these strategies and listening to their constituents. He offered his assistance at any time.

7. Discussion for possible action to consider and select Southern Nevada Enterprise Community (SNEC) Board Member project funding requests for State of Nevada American Rescue Plan (ARP) Act funds in order to support projects benefiting the SNEC, and to authorize staff to submit the selected requests to the State of Nevada for funding consideration

Minutes:

RYAN SMITH, Acting Economic and Urban Development Director for the City of Las Vegas, started by thanking all who submitted funding requests. He said this is an unprecedented time, and there is a lot of money available at every level of government due to the COVID-19 pandemic. There are 10 submittals to review, and the goal is to submit a few, if not all, to the State for funding. He felt there is an opportunity to seek funding from other sources that could be applicable, and he hoped to have individuals come forward to speak more about those opportunities. MR. SMITH also referred to a plan from 2014 that was crafted by the Southern Nevada Enterprise Community (SNEC) Board that should be updated and more targeted.

Using a PowerPoint presentation, a copy of which was submitted and attached as backup, BILL ARENT, Deputy Economic and Urban Development Director for the City of Las Vegas, displayed the SNEC boundaries, which includes land within Las Vegas, North Las Vegas and Clark County. Staff received 10 project submittals from those entities, which he listed.

West Las Vegas Arts Center Acquisition/Expansion – This property has been managed and operated by the Las Vegas-Clark County Library District, and the City is working with them to build a new branch in West Las Vegas. If that partnership is successful, this would free up a portion of the building to be repurposed for the arts. The building is a 31,000 square-foot facility, of which 17,000 square feet is devoted for the library and approximately 14,000 square feet is devoted for the theatre.

Infill Housing in Historic West Las Vegas – This \$10 million request is for an infill housing development on vacant lots in the Historic Westside. There are a minimum of 15 lots that have been identified, and this money would be used to develop those lots.

M & Madison Project – MR. ARENT explained this two-acre piece of land is owned by the City of Las Vegas. The funding request is for \$3,500,000, and the current zoning allows for single-family or duplex housing. At its maximum density, the City believes that 18 townhome duplexes could be developed on the site with development costs including the pre-development as well as the design and infrastructure costs.

Miller Street Fire Station Rehab/Repurpose – The property is owned by the City of Las Vegas, and the project is in connection with the City-sponsored community garden located on site. This building has been vacant for approximately 12 years, and it has historic sentiment for the community. Rather than demolishing it, the City is proposing to repurpose and renovate it, and \$1,500,000 is being requested.

Affordable Housing Projects Funding Augmentation – MR. ARENT said the City of North Las Vegas has requested \$10,000,000 to fund the augmentation of four potential affordable housing projects that would provide upwards of 700 affordable units.

Backflow Prevention Program – This program will assist customers in need of backflow devices to provide clean drinking water in locations without cross connection control or backflow prevention. The amount requested is \$9,801,000.

Urban Center for Advanced Agriculture Technology – This would allow for the development and implementation of a sustainable, healthy, and equitable food system. The City of North Las Vegas is requesting \$9,900,00 for this venture.

Exterior Improvements Program – This program would provide exterior improvements to commercial and single-family residential structures within the SNEC and City of Las Vegas Redevelopment Agency (RDA) boundaries. It would match monies already available through the RDA, and \$2 million is being proposed by Clark County.

Lead Paint Abatement – MR. ARENT explained this would allow for the remediation of lead paint and lead hazards in the Windsor Park and Vegas Heights neighborhoods.

Roofing Subsidy Program – This would leverage existing weatherization funds at the state level to create a roofing subsidy program for the Windsor Park and Vegas Heights neighborhoods.

In closing, MR. ARENT reminded the Board that the purpose of this is to identify projects within the SNEC boundaries that could be submitted for consideration by the State of Nevada through the American Rescue Act Plan funds. He said each of the jurisdictions could work with the State on their own to submit these projects, but this allows for more coordination through SNEC.

MEMBER NEAL appreciated the presentation, but said she had submitted a more thorough plan on neighborhood revitalization and wondered why this was so condensed. MR. ARENT answered that he used the information submitted through JEFF McGEACHY, Sr. Economic Development Specialist for the City of Las Vegas, along with the American Rescue Plan Act forms that contained limited information. He offered to confer with her and modify the application if she wished to do so. MEMBER NEAL did wish to meet with staff because this is an idea she has had since 2019, and she noted that this had not been submitted through the portal.

MR. SMITH clarified for CHAIR McCURDY that none of the proposals had been submitted through the portal as of yet.

MEMBER STEELE observed that most of these proposals are centered around residential development, and asked for background on how the \$10 million price was reached, who owns the vacant lots, and the number of lots that would be impacted. Speaking to the City of Las Vegas submittal, MR. ARENT said staff identifies vacant lots with property owners that they have been working with through the HUNDRED Plan in Action. Many of the property owners have interest in developing the lots but do not have access to capital. Staff looks at what it would take to develop those lots and then determines the cost. When looking at potential projects, there are four federal use categories and at least one has to be met. Those are: to respond to the public health emergency or its negative economic impacts, to respond to workers performing essential work during the public health emergency, for the provision of government services due to revenue reductions, or make necessary investments in water, sewer or broadband infrastructure. He said because these restrictions lend themselves more towards residential properties, is more difficult to fit business projects in to those categories. MR. ARENT then clarified for MEMBER STEELE that the price did include the development costs, and this would include a minimum of 15 lots.

CHAIR McCURDY verified through MR. ARENT that these projects have already been discussed with the community through the HUNDRED Plan, and they want to work with the City.

CHAIR McCURDY said this was a great start and noted that the goal is to create more opportunities within the SNEC boundaries. He also pointed out that there are highly distressed areas that are adjacent to the SNEC boundaries, but he has had conversations surrounding the potential to use State resources to address those areas. MR. ARENT advised that the Board could take action on this item, and staff would support whatever direction they wished to take on each of the projects.

MEMBER GOYNES-BROWN wondered if the Board should wait to take action until MEMBER NEAL'S applications were revised, and CHAIR McCURDY deferred to legal staff on how they could move forward. Dialogue then took place between CHAIR McCURDY, CITY ATTORNEY BRYAN SCOTT and MEMBER NEAL on how to craft the motion to allow the projects to move forward while allowing amendments to be made to the projects MEMBER NEAL had submitted.

Motion made by Dina Neal to Approve all projects except Lead Paint Windsor Park and Vegas Heights Neighborhoods and Roofing Subsidy Windsor Park and Vegas Heights Neighborhoods, which were held for pending amendments

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

For-Dina Neal, Cedric Crear, Pamela Goynes-Brown, William McCurdy II, Daniele Monroe-Moreno, Nic Steele, Nevada Congressional Delegation Designee;

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

Minutes:

MICHAEL BROWN, Executive Director of the Nevada Governor's Office of Economic Development (GOED), spoke of a number of State departments and offices he works closely with, and he is familiarizing them with this project. He mentioned a seminar he attended that was hosted by the Urban Institute surrounding rural poverty, and he said the subject matter experts were focused on working with urban organizations. The most striking thing he learned was that capital, like water, will pull towards the path of least resistance. This means that all the impediments of getting capital to this community have to be relieved. He was once President of the Del Rey Citizens Organization, which represented a neighborhood in Alexandria, Virginia, with a very diverse population. They had to deal with issues relative to crime, drugs, absentee homeowners and landlords, but the community of Del Rey is now one of the most successful communities in Washington, D.C. Looking back on it, he feels they needed to protect the community against the impacts of gentrification. Affordable housing can intersect these points, and he now feels like he is re-entering his role as a young civic activist. The Governor has new staff members who are fully engaged and have set four primary goals for the departmental agencies: management of the pandemic, the allocation of American Rescue Plan (ARP) dollars, affordable housing, and jobs/workforce economic development. MR. BROWN further explained that the LVGEA (Las Vegas Global Economic Alliance) has been tasked with the Build Back Better portion, and the planning grant that the State applied for is pending. He added that he is also seeking resources to help staff his office and the municipal partners.

During his time in Alexandria, MR. BROWN said there was always one person assigned to Del Rey in City Hall to be involved in the community; therefore, he is hoping the same thing can happen here. He is also becoming more familiar with the EDA (Economic Development Administration), as they have not had a long track record with Nevada. He was, however, pleased to have spoken with CONGRESSWOMAN DINA TITUS and JAN JONES about their efforts. He also met with JOHN EDMOND to learn more about his service with the EDA. MR. BROWN then gave a brief overview of a few of his new staff members and their duties, and said he is formulating a good strategy that will help this Board and offered his help wherever needed

MR. BROWN confirmed for MEMBER NEAL that BETSY FRETWELL is leading the LVGEA in their Build Back Better efforts. MEMBER NEAL then said she would reach out to the individuals working with jobs/workforce development because she would like to see more data around labor participation. MR. BROWN added that BOB POTTS, Deputy Director of the Nevada Governor's Office of Economic Development, has extensive research on that topic, and they have been updating that information for anybody seeking grant applications.

MEMBER STEELE said it seems like there are a number of comprehensive plans and proposals that these Board members have been involved with, and he wondered if there is a way to utilize the partnerships with the EDA to give members more resources and get more proposals into action. MR. BROWN has looked at the national map of EDA districts, and he thought it was interesting that districts seem to disappear in the southwest. His intention is to crosshatch Nevada with EDA districts, and he had great confidence in the City and County partners to guide him through that.

MEMBER CREAR said when he was in Washington, D.C., he had the pleasure of speaking with U.S. ASSISTANT SECRETARY ALEJANDRA CASTILLO after she announced that a \$1.7 million EDA grant was coming to Las Vegas. They discussed how to tap in to various opportunities, and he was grateful for MR. EDMOND, who is working in Nevada to recruit projects here. MR. BROWN was familiar with SECRETARY CASTILLO, and spoke of her impressive credentials. She is not someone bound by convention, and agreed that an invitation should be extended for her to visit Las Vegas.

MEMBER STEELE felt a comprehensive plan is one way to help develop EDA in Southern Nevada. MR. BROWN said he has started the conversations about developing an EDA district in Nevada, and noted that Northeastern Nevada has a tentative approval.

9. ABEYANCE ITEM - 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, reported that the application process has remained open and there are 10 applications for consideration. Given that the SNEC boundaries were amended, staff brought in four previously received applications that were not eligible due to their geographical location. After consulting with legal staff, he said the names for consideration needed to be included in the agenda item in order for action to be taken.

Motion made by Daniele Monroe-Moreno to Hold in Abeyance to 11/8/2021

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

For-Dina Neal, Cedric Crear, Pamela Goynes-Brown, William McCurdy II, Daniele Monroe-Moreno, Nic Steele, Nevada Congressional Delegation Designee;

10. **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:

None.

11. **Adjournment**

Minutes:

The meeting was adjourned at 5:25 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
City of Las Vegas

William McCurdy II, Chair

Minutes Prepared By:

Cheyenne LaRance, Deputy City Clerk
City of Las Vegas

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