



Commission for the Las Vegas Centennial Minutes

1. Call to Order

Minutes:

CHAIR GOODMAN called the meeting to order at 2:00 p.m.

PRESENT: CHAIR GOODMAN and COMMISSIONERS BROWN (excused at 3:57 p.m.), BRYAN, STOLDAL, COFFIN (excused at 4:21 p.m.), HELTON (excused until 2:20 p.m.), SINNOCK, MOWBRAY (excused until 2:12 p.m.), TRUESDELL, BRANDENBURG and CREAR

EXCUSED: COMMISSIONERS ARNOLD and FELDMAN

ALSO PRESENT: ROBERT SUMMERFIELD, Acting Executive Director of the Commission for the Las Vegas Centennial, SETH FLOYD, Deputy City Attorney, and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

2. Announcement Regarding: 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: 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 23, 2019

Motion made by Cedric Crear to Approve as corrected

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4

For-Bob Coffin, Richard Bryan, Robert Stoldal, Hannah Brown, Hugh Sinnock, Ric Truesdell, Mark Brandenburg, Cedric Crear, Carolyn Goodman; Excused-Ryan Arnold, Alan Feldman, Louise Helton, John Mowbray;

Minutes:

COMMISSIONER BRYAN pointed out that the Victoria Hotel is actually named the Victory Hotel. He added that the railroad station was not established in 1972, and it was the GEORGE SPIZZIRRI family that owned the Safari Motel. COMMISSIONER STOLDAL added that the first depot was built in 1906 and the car was modernized in 1940.

5. CLC-77799 - Report by Brian Lovelin, Financial Analyst, City of Las Vegas Finance Department, regarding the Commission for the Las Vegas Centennial budget for Fiscal Year 2019-2020

Minutes:

BRIAN LOVELIN, Financial Analyst, City of Las Vegas Finance Department, distributed a Budget to actual

report for the fiscal year ending June 30, 2020, a copy of which was submitted and attached as backup. He clarified that the numbers are as of October 2019, and the first quarter payment was received from the state in the amount of \$501,830. He also updated the report to only reflect grants that had actual expenditures and current budgeted grants. Since the last meeting, approximately \$53,000 has been spent, \$50,000 of that being to Boyd Productions for the historic documentary film. In total, roughly \$62,270 in expenses have been spent for the current year, leaving a remaining amount of \$3,241,463 for new grants. Between January and September of 2019, the Centennial license plates sales went down about 3,184 plates, the Vegas Golden Nights plates sales went up by 21,979 plates and the Raiders plates sales increased by 8,556 plates. He will continue to monitor those statistics and update the Commission. COMMISSIONER BRANDENBERG asked what the percentage of that decline was, and MR. LOVELIN replied that it was about 3 percent.

COMMISSIONER TRUESDELL asked if there were any statistics on whether those plates were dropped or switched to another plate, to which MR. LOVELIN replied that he did not have that information, but he offered to see what he can get based on statistics. COMMISSIONER STOLDAL asked if any of the grants that were removed from the report included any funds that had not been spent, and MR. LOVELIN answered that they had zero balances. COMMISSIONER STOLDAL asked if the Springs Preserve grant is still active, and MR. LOVELIN replied that he would have to look at the original setup. COMMISSIONER STOLDAL stated that the LVHSA (Las Vegas High School Academy) renovation has been on there for about four years and thought that the money had to be spent within one year per the contract, and DEPUTY CITY ATTORNEY SETH FLOYD clarified that most agreements give a specified timeframe. He recommended that if projects are three years old, it may be worth looking into and reaching out. COMMISSIONER STOLDAL listed other projects that were in the process, and recommended that the date be included in parenthesis of when the money was received, or if the money is not spent in a year, it gets returned. COMMISSIONER BRYAN asked if there has been any draw down for the \$90,000 for the LVHS renovation, and MR. LOVELIN stated that to his knowledge, there has not been, but they can look into it.

COMMISSIONER BRYAN added that some of the money was going to be used for the lattice that is in front of the old auditorium. Money was also provided for historic markers and he was surprised because it was a deteriorating situation that should have been tended to immediately. MR. LOVELIN confirmed that he will look into that and provide an update at the next meeting.

CHAIR GOODMAN added that they want to keep moving sewer bills out with the insert to remind people to buy the Centennial plates and asked where that expenditure is listed. ROBERT SUMMERFIELD, Planning Director, stated that was expensed for last year, and it was last included in the December bills. He offered to speak to the Communications department to keep it ongoing.

He also clarified for the Commission that there is the ability to extend contracts, and there is not an automatic forfeiture if the work is not completed. COMMISSIONER STOLDAL wondered if the applicant needs to ask for an extension, and MR. SUMMERFIELD replied that in past it was extended administratively as long as the applicant still had the intent of doing the work.

COMMISSIONER COFFIN stated that he previously suggested adding a visual on the inserts to show what has been saved through the license plate funding.

COMMISSIONER CREAR expressed his concern that there is not a tight process on handling this money. He felt that contracts should not be extended administratively, and requested that a policy be adopted that specifies the review process and timelines.

COMMISSIONER MOWBRAY asked if the inserts could be sent County-wide or if it is restricted to the City. MR. SUMMERFIELD stated that they are only sent to City of Las Vegas sewer customers, which could include some in County islands. He added that he will speak with the Communications Director to see if he has any connections with the County and conceded that the plate is offered to everyone, not just City residents. COMMISSIONER MOWBRAY asked if they can obtain a mailing list from the water district, and COMMISSIONER STOLDAL indicated that they need to look at the cost and they should be more specific as to who they are trying to reach.

MR. SUMMERFIELD recommended an agenda item to market the plate and possibly invite someone from the Communications Department to talk about strategies and explore the budgetary component.

COMMISSIONER BRYAN asked how many first-time plates have been issued, and MR. LOVELIN stated he was not certain but would look into it. COMMISSIONER HELTON added that there is a new director for the Nevada Department of Transportation that used to work for City and could possibly help.

6. **CLC-77800** - Discussion for possible action regarding adoption of the Commission for the Las Vegas Centennial 2020 meeting schedule

Minutes:

None.

Motion made by Cedric Crear to Approve

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Bob Coffin, Richard Bryan, Robert Stoldal, Hannah Brown, Louise Helton, Hugh Sinnock, John Mowbray, Ric Truesdell, Mark Brandenburg, Cedric Crear, Carolyn Goodman; Excused-Ryan Arnold, Alan Feldman;

7. **CLC-77801** - Discussion for possible action regarding a grant request by Jim White, Project Director, in the amount of \$106,200 for renovation of Safari Motel signage at 2001 Fremont Street

Minutes:

JIM WHITE, present on behalf of the owners of the Safari Motel, stated that he loves vintage and bought a book that has facts about Fremont Street. He stated that he cannot get in to see the City Attorney, but is going to keep trying because part of what they are doing at the Safari Motel will involve Project Enchilada. He spoke of the Stardust Hotel and the large amount of bulbs and wiring. He showed a poster board of the Safari sign and stated that MARY MASHHADI'S vision is about getting rid of the dark clouds in the neighborhood and creating a new sign, which is the same sign but with less bulbs and wiring. He thanked COMMISSIONER STOLDAL for informing him about what this Commission is about, because he did not know this is a non-profit organization. He also clarified that since he conducted the site survey, they do not need as much money and asked for a reduction to \$92,500. He asked for clarification on how to handle invoices, and explained that the total renovation cost is \$440,000 but the sign was not included in their cost evaluation. They believe the sign to be in a transitional moment and requested approval from the Commission.

COMMISSIONER TRUESDELL asked if this is a non-profit business, and MR. WHITE clarified that it is for-profit. COMMISSIONER TRUESDELL asked why an application was not submitted for VIP (Visual Improvement Program) funding, which is for signage and buildings and would be a better fit for this application. MR. WHITE stated that he did not know about the VIP and added that the City Council already gave them \$95,000 from EUD (Economic and Urban Development) funding, and BILL ARENT, Director of Economic and Urban Development, would have said something had he felt that the VIP was a better fit. CHAIR GOODMAN and COMMISSIONER TRUESDELL wondered if they already got the money for the sign through the quick-start and MR. WHITE said he already checked and they did not.

MR. WHITE referenced Page 10 of the project information packet, a copy of which was submitted and attached as backup, where hard costs are listed. COMMISSIONER TRUESDELL asked why they would be paying for insurance, and MR. WHITE stated that the electrical worries him and that is what their contractor recommended. COMMISSIONER TRUESDELL appreciated what they are doing, but the City already gave a \$95,000 grant, and he did not feel that the bid for the sign was a bonded bid and there is no obligation to give the money back if it is not spent. MR. WHITE countered that they have to give the money back if it is not spent, adding that their goal is to not spend it. In addition, there was a transparency problem with an older director but now he is taking over and will take care of business. He also noted that they are now asking for less money. COMMISSIONER TRUESDELL insisted that the City already gave \$95,000, and he did not see a reason to give any more money.

MR. WHITE stated they should get more funding in order to spark a safe environment. COMMISSIONER TRUESDELL commented that he has historic properties along Las Vegas Boulevard, and he has donated signs to the City at no cost and never asked the City for any money for renovations. He understood that while the City is here to help, they are not a bank and there has to be a greater investment by the property owners. He found consulting EUD for VIP funding to be the appropriate approach for this sign.

COMMISSIONER STOLDAL stated that he was confused on Project Enchilada and asked for the boundaries, to which MR. SUMMERFIELD responded by clarifying that phase one goes to 14th Street. He added that as part of "Whole Enchilada," it includes several different areas in terms of looking at their redevelopment potential and improvements. Specific to the grant that was funded by this Commission, it is the renovation and installation of a set number of signs that have already been identified. The whole concept of Project Enchilada is about creating connections between different areas that are in different corridors. The project team has code-named it the "Whole Enchilada". COMMISSIONER STOLDAL asked if the boundaries of the project could change, and MR. SUMMERFIELD said there are specific areas that are being focused on right now, but it could change. He reiterated that the money this Commission gave was specifically to the geography of East Fremont Street.

COMMISSIONER STOLDAL asked what the arrangement is between the City and the for-profit businesses that are within the "Whole Enchilada" in terms of funding and repairing their signs. He felt that they are treating different areas of the street differently and that is not fair. MR. SUMMERFIELD deferred to MR. FLOYD, who stated that he did not work on the agreements. COMMISSIONER COFFIN stated that this project is being handled by CITY ATTORNEY BRAD JERBIC and EXECUTIVE DIRECTOR OF COMMUNITY DEVELOPMENT TOM PERRIGO, and MR. JERBIC would be the appropriate individual to speak on this. COMMISSIONER STOLDAL stated that if the City is going to allocate funds for signs for non-profits, there should be a covenant requiring the owner to maintain the signs in order to protect the taxpayers, and MR. JERBIC should come in to report on the safeguards.

COMMISSIONER BRYAN asked if this Commission is providing financial assistance to areas within Project Enchilada, and MR. SUMMERFIELD affirmed that they are, and it ends at the 14th Street boundary. COMMISSIONER BRYAN then asked if the City is providing any assistance to for-profit enterprises and MR. SUMMERFIELD stated they are.

CHAIR GOODMAN stated that MR. JERBIC would be arriving in 15 minutes. She added that Project Enchilada also includes landscaping, street enhancements and the signs are part of the whole process of streetscaping.

After trailing the item, pending MR. JERBIC'S arrival, CHAIR GOODMAN explained that they have a lot of questions on what Project Enchilada will entail and what money from this Commission is for specifically. COMMISSIONER STOLDAL thought that "Whole Enchilada" was Las Vegas Boulevard south to 14th Street, and MR. JERBIC affirmed that it is part of phase one. COMMISSIONER STOLDAL continued and described the triangular shape that includes the Huntridge Theater and MR. JERBIC gave general boundaries for the "Whole Enchilada" and explained that they pop out three blocks into the Arts District and again into the Huntridge Plaza, which is a 12 square-mile rectangle. He reiterated that phase one is Las Vegas Boulevard to 14th Street and taking in the Huntridge Theater. MR. JERBIC added that the Safari Motel is included in Phase II, which consists of the Mayfair neighborhood and Eastern Avenue to Bruce Street.

CHAIR GOODMAN asked him to explain the funding of \$700,000 that was received from City Council. MR. JERBIC explained those funds are dedicated to restoring the seven original signs from motels on Fremont Street. He digressed and noted that they are putting back original neon in the original Lucky Motel sign, which will be reinstalled in about three weeks. The next block includes what is currently known as the Alicia Motels, and the Valley Motel sign, which was also dedicated back to the City by the owner, will be reinstalled as well. CHAIR GOODMAN asked who owns the finished product and who is responsible for the upkeep, and MR. JERBIC stated that the Lucky, Valley, Fremont and Gables Motel signs will be owned by the City and operated by Downtown Projects; however, \$100,000 of the \$700,000 that was given by City Council is for maintenance over a 10-year period of time.

CHAIR GOODMAN asked if any of the funding is going back into improving any of the properties, or if it is all private sector. MR. JERBIC informed her that it is all private sector, and clarified that using RTC (Regional Transportation Commission) and gas tax funds, the City is doing the streets, landscaping, sidewalks and streetlights, etc. CHAIR GOODMAN asked who is paying for the streetscaping and what it entails. MR. JERBIC explained that it was paid with RTC and gas tax funds, and it includes four different types of 72-inch box trees that will be planted in about four weeks. There will also be 1929-style and old hair-dryer-style streetlights installed.

MR. JERBIC informed COMMISSIONER STOLDAL that the cost for each sign will be in the \$100,000 to \$150,000 range to renovate, and the funding of \$100,000 given by this Commission will be set aside for maintenance for all seven signs during the first ten years.

COMMISSIONER STOLDAL referred to MR. WHITE, and asked if there would be a similar arrangement even if his project were in Phase II. MR. JERBIC stated that a discussion has not happened regarding that possibility, and reminded the Commission that these are not open businesses, even though they are for-profit. They have all been repainted and landscaped, the water and power are back on and one of the two signs are back on, but they are not open.

COMMISSIONER STOLDAL asked for a sense of the "Whole Enchilada" and its components. MR. JERBIC explained that this is a 12 square-mile area with five different components. The idea is to no longer do projects like they have done in the past and diversify the economy. Components include the Fremont Street, Mayfair neighborhood district, Huntridge Theater and the Huntridge Circle Park as well as moving pieces of UNLV (University of Nevada, Las Vegas) to downtown.

COMMISSIONER SINNOCK asked MR. JERBIC if he would support the Safari Motel if he had \$92,000, and MR. JERBIC responded that he probably would include it. The idea is to work backwards from Eastern Avenue to Bruce Street and stabilize that area to make it safer.

COMMISSIONER BRYAN asked what oversight there will be in making sure the restoration is consistent with what is required in Phase I if this gets approved. MR. JERBIC explained that there is a provision in the contract that requires the sign to be restored to its original condition. He also explained that he already had an agreement in place with Downtown Projects to simultaneously make the exterior of the buildings as authentic as possible when he asked this Commission for the money to restore the seven signs. It would be consistent with Phase I, as long as there would be an agreement in place that required the building to be restored to its original condition and keep the sign maintained for 10 years. COMMISSIONER BRYAN expressed that he would like to keep things consistent and compatible with the overall concept. MR. JERBIC explained that the beauty of Phase I is that there will be one owner doing the entire area.

COMMISSIONER BRYAN expressed his concern about having signs restored but the motel itself could turn into something else, and MR. JERBIC stated that although there is no agreement that is going to keep the motels there forever, the builders have expressed interest in reopening them. COMMISSIONER STOLDAL asked what will happen to the sign if the owner changes their mind, and MR. JERBIC replied that the sign stays on the site no matter what.

COMMISSIONER COFFIN asked how many years these motels are locked up for and wondered about the maintenance, and MR. JERBIC replied that the motels are locked up for ten years. He also explained that when the owner needs money for maintenance, the City and a contractor would assess it and then hire them to perform the work. COMMISSIONER COFFIN expressed that he would hope that the agreements include verbiage that states the signs would be gifted to the City at no cost, because it costs money to remove them. MR. JERBIC stated that he does not think it would be an issue with an agreement that the signs stay onsite even if the building is gone, or that the City gets them if not used and reminded him that this only includes three signs because the City owns the other four. COMMISSIONER COFFIN asked what control the City has over the preservation of the other four signs, and MR. JERBIC stated that there is an agreement to keep the signs on site for 10 years. COMMISSIONER COFFIN explained that he is worried for what will happen after the 10 years, and insisted they should be gifted to the City. MR. JERBIC added that he can look into it, although he is doubtful that anybody would not want the sign on their property.

MR. JERBIC confirmed for COMMISSIONER BROWN that this would be the only business that the Commission is investing in that is not closed.

COMMISSIONER STOLDAL asked when Phase II will be completed, and MR. JERBIC stated that he did not have a definite date, but meetings have already taken place. COMMISSIONER STOLDAL suggested waiting to hear the items that are in Phase II rather than doing it outside of the "Whole Enchilada." MR. JERBIC concurred and expressed that his challenge is working with six or seven different partners.

COMMISSIONER CREAR understood COMMISSIONER STOLDAL'S concerns, but explained that there is no guarantee that City Council will approve Phase II. In the interim, MR. WHITE deserves to have an answer

regarding this investment. COMMISSIONER STOLDAL stated that the City has already given \$95,000, and he believed that MR. JERBIC would come back with a package deal for consideration and approval, although MR. WHITE is getting it done for a cheaper price of \$86,000. COMMISSIONER CREAR added that this Commission would be funding about half of the project.

CHAIR GOODMAN expressed her confusion as to where the first \$95,000 went and then questioned the \$106,200, to which MR. WHITE replied that he can do the project with \$92,500 instead. MR. JERBIC read from the agreement and stated that the estimated total development budget was for about \$420,000 and the Redevelopment Agency reimburses a maximum amount of \$95,000. Therefore, the eligible costs come to about \$325,000 minus the \$95,000. MAYOR GOODMAN asked if any of the \$95,000 has been spent, and MR. WHITE affirmed that nothing had been spent, and they are already doing non-permitted work.

MAYOR GOODMAN asked for the timeline for starting Phase II, and MR. JERBIC explained that he did not know the timeline, but he could explain the obstacles they are facing. They were fortunate that the RTC decided to relocate, which provided funding for the Fremont Street improvements but that is not the case for the east end of the block. Any improvements being made will need to be funded by the City or another RTC project. He explained that the good news is that the fuel indexing tax is providing a lot of money, so he is optimistic. He reiterated that they are not building anything, rather they are working on roads, landscaping and streetscaping.

CHAIR GOODMAN noted that the monies for phase one needs to be renewed by a vote, and that could delay the extension for Phase II. MR. JERBIC agreed and stated that is why he is being blunt about available funding. CHAIR GOODMAN asked for MR. JERBIC'S opinion about leaving a gap in the boundaries and proceeding with the Safari Motel. MR. JERBIC indicated that the upside would be that they are preserving a great sign, but the downside would be that others are going to come and ask for money for their signs.

COMMISSIONER COFFIN believed if this was approved, it would be looked upon as aspirational and developers would see that the City has confidence in plans for the area. He added that this is close to the Blue Angel, and MR. JERBIC would wrap her into the "Enchilada."

COMMISSIONER BRYAN stated that he would like to see the sign, and noted that GEORGE SPIZZIRRI was a classmate of his who also had the motel back in the 1950s. He asked what control the City has legally over the restoration work in respect to the sign to make sure the design is consistent with Project Enchilada's concept. MR. JERBIC explained that if they approve, they can include contingencies on that approval, negotiate those contingencies with MR. WHITE and then bring it back to this Commission. COMMISSIONER BRYAN then questioned what arrangement would be in place for the \$100,000 that is supposed to be for maintenance, what kind of arrangement would there be with the Safari Motel not being part of the first phase of Project Enchilada. He added that the City may want to limit Phase II and call it "2A" because it may be easier to negotiate. MR. JERBIC was in agreement and explained that this is almost two separate negotiations. He clarified for COMMISSIONER BRYAN that to him, it is a package because he wants to get as much done in large portions as he can. COMMISSIONER STOLDAL stated that if the Safari Motel was part of Phase II, the same safeguards could exist. MR. JERBIC agreed, but explained that some people may opt-out in Phase II.

COMMISSIONER TRUESDELL reiterated that the appropriate place for a sign renovation request is through the VIP grant, which is for operating businesses to make visual improvements. Otherwise, he felt that the Commission is going to get way ahead and craft agreements in anticipation for Phase II, which may never come about. He added that the VIP program has safeguards as well.

COMMISSIONER HELTON wanted to make sure that MR. WHITE would agree to the same maintenance agreement as the other seven sign owners and agreeing to keeping the sign in place or having it become the City's property. MR. WHITE explained that he is thinking how he can bring in other owners, but confirmed that they would agree to what COMMISSIONER HELTON had questioned. He added this is MS. MASHHADI'S legacy and she is not going to be around much longer. He also mentioned that there is nothing between this sign and the Desert Moon Motel, leaving the entire stretch along east Fremont with no remembrance. This would be the first thing they see, and that is why it caught his eye.

CHAIR GOODMAN reiterated that the Fun City sign be donated. MR. JERBIC recommended that if this is approved, it would be on the condition that the City negotiate an agreement with the owner for 10-year

preservation, dedication of the sign and an agreement as to the architectural features that would be allowable on the physical building. MR. WHITE added that the nighttime security units will have to be considered in this and they required a different power source.

COMMISSIONER CREAR confirmed through MR. WHITE that the rehabilitation of the motel is about \$445,000, and the sign is about \$106,000, although he now only needs \$92,000. Therefore, the City is going to fund about 33 percent of the overall project, with which MR. WHITE disagreed and explained that they were only funding the sign. COMMISSIONER CREAR explained his calculations, and reaffirmed that the City would be giving a total of \$182,000 on a project that is about \$518,000. MR. WHITE explained that he is looking at them separately, and COMMISSIONER CREAR stated that the money is still coming from the City of Las Vegas regardless, and wondered if it is in the City's interest to fund 35 percent of an entire project. MR. SUMMERFIELD explained that this is the first time he has seen someone do a capital stack on a project that involved multiple City programs. He recalled EUD doing multiple projects under the Redevelopment Agency, but this is a first for this type of application. MR. FLOYD added that EUD programs can only apply for one benefit per year, so they would not be able to stack agreements and grants. Therefore, this project would not be eligible for a year for VIP money.

CHAIR GOODMAN stated that MR. WHITE could forgo the \$95,000, MR. FLOYD indicated that the RDA rules do not apply to this, so they could be combined in theory. COMMISSIONER STOLDAL asked if MR. WHITE would have to wait a year for the Centennial funds, and MR. FLOYD stated that the RDA has program rules for each of their reimbursement programs. One cannot combine EUD reimbursements, but this is different.

COMMISSIONER STOLDAL asked how many motels are in that area, which he believed to be three or four. He wondered, if this is approved, if any of those three or four can come forward and ask for the same funding. MR. SUMMERFIELD explained that anybody who completes an application can come forward. COMMISSIONER STOLDAL worried that this Commission is setting a precedent by doing this outside of Project Enchilada, and MR. SUMMERFIELD stated that it is a possibility although this is not a precedential body.

MR. WHITE explained that the owner is investing over \$440,000 to make this a functional apartment building and improve the area. He does not know what the people next door are doing, but there is room to negotiate.

COMMISSIONER BRANDENBURG inquired about MR. WHITE'S confidence level in the numbers for this project, given that he did not provide a bonded bid. MR. WHITE replied that he has 100 percent confidence because he is using Western Contractors, who is very experienced. He plans to obtain more technical details from them once they have the chance to meet. COMMISSIONER BRANDENBURG noted that there is a higher level of confidence when working with a private developer.

COMMISSIONER CREAR asked if they could reimburse for an "up-to" amount and require MR. WHITE to submit receipts. MR. SUMMERFIELD interjected and explained that the agreement would include a reimbursement clause and the owner would have to show that they have expended funds in order to draw on the grant. Anything above would need to be given back. MR. WHITE remembered from his experience that someone would send experts out to look and then invoices would be paid. COMMISSIONER CREAR stated they would like an invoice rather than an estimate because people do not always deliver on what they had presented, and MR. WHITE confirmed that his sign company would provide an invoice. COMMISSIONER SINNOCK agreed with COMMISSIONER CREAR and expressed that he would like to see better backup and could only support funding half.

COMMISSIONER TRUESDELL explained that because they do not have an incredible amount of leverage under the \$95,000 grant, he would rather have MR. WHITE'S project be substantially complete with the construction phase and see how it fits with Project Enchilada. MR. SUMMERFIELD reiterated that he would like to see that progress has been made on the site, and then they can come back and present it again. He recommended denying or withdrawing, and giving an invitation to the next meeting in January.

Being that MR. WHITE had not met with MR. JERBIC, CHAIR GOODMAN recommended holding this until January to allow MR. WHITE time to meet with MR. JERBIC and work out any other details. MR. JERBIC can provide great assistance with putting it together and then give this Commission the confidence in making a decision.

COMMISSIONER HELTON expressed that she would hope to see the exterior blend well with Project Enchilada, and they will not have assurances of tying their money if they do it later. They cannot always predicate their future based on his verbal compliance. MR. WHITE confirmed that they are still going to remodel, and they have \$134,000 ready to spend on construction. He wondered if they should hold off on all work, and COMMISSIONER BRYAN stated that they should. CHAIR GOODMAN pointed out that they could change their plans after getting other neighbors on board.

MR. SUMMERFIELD reiterated that the motion should be to hold this item in abeyance to the January 27, 2020, meeting with a caveat that if there are any changes to the application, staff will need those changes by December 19, 2019. He also recommended including a revised and more detailed estimate of sign renovation costs.

COMMISSIONER TRUESDELL explained that his first motion was to hold off until the construction was completed and understand what quality they are getting because he cannot see handing out another \$95,000 without knowing where this is going. MR. WHITE stated they have done five projects with EUD without any problems and everything was accounted for. He would love to meet with the neighbors, and CHAIR GOODMAN stated that the solution may be to meet with MR. JERBIC and they can go together and speak with the neighbors.

COMMISSIONER STOLDAL asked when this project will be completed, and MR. WHITE believed the completion date would be next September. CHAIR GOODMAN stated this body needs more information, and speaking with MR. JERBIC is a key part in this.

Motion made by Carolyn Goodman to Hold in Abeyance to 1/27/2020

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Bob Coffin, Richard Bryan, Robert Stoldal, Louise Helton, Hugh Sinnock, John Mowbray, Ric Truesdell, Mark Brandenburg, Cedric Crear, Carolyn Goodman; Excused-Ryan Arnold, Hannah Brown, Alan Feldman;

8. **CLC-77798** - Discussion for possible action regarding a grant request by Michael Brown, Acting Project Manager, City of Las Vegas Public Works, in the amount of \$150,000 to restore the hay barn at Floyd Lamb Park located at 9200 Tule Springs Road

Minutes:

MICHAEL BROWN, Acting Project Manager, City of Las Vegas Public Works, clarified that the funding request is to help revive an old historical gem at Tule Springs. This has been a historic site for many years, first being a watering hole for Native Americans and then for prospectors. Farming cultivation took place at this site and it was an active dude ranch in the 1940's and 1950's. The hay barn is one of the largest buildings remaining onsite, and they are wanting to renovate the building and make it into an events center. Through the years, the City has put together capital improvements project booklets requesting funding, but they were not successful. Recently, there has been renewed interest from COUNCILWOMAN FIORE, so they have a \$700,000 commitment of Fiscal Year 2020 CIP (Capital Improvement Project) funds and many different departments are contributing to make this happen. CHAIR GOODMAN passed around pictures that were included in the backup documentation for the meeting.

COMMISSIONER COFFIN asked if MR. BROWN knew where the west end entrance or fossil part is planned. DAN BURDISH, Ward 6 Special Assistant to City Council, stated that the main entrance will be in the upper Las Vegas lodge. It is currently located on Moccasin Road and probably one mile east of the site. The kiosk for the monument will be located directly north of the log cabin subdivision, which is off El Capitan.

COMMISSIONER STOLDAL advised that this site is on the National Register of Historic Places and, therefore, requires review by the State Historic Preservation Office (SHPO). They had a tour recently, and everything went well. COMMISSIONER STOLDAL had the chance to review it himself, and from a historic perspective, he thinks this is a solid project that should move forward. CHAIR GOODMAN added that the architect is BUNNYFISH studio, who has a fine reputation.

MR. BROWN confirmed for COMMISSIONER HELTON that this is a historic restoration preservation project and it is going to look like it once did. COMMISSIONER STOLDAL interjected that they are restoring as much as possible, but clarified that this is for public events and so forth. MR. BROWN stated that they will leave it as it is

and see if SHPO likes it that way. It will still be open air, and the architect is on board doing concept design drawings. As part of the restoration, they are doing minimal alterations to the building itself with oversight from SHPO. COMMISSIONER STOLDAL stated that one of the biggest changes is installing additional exits to bring the building up to code. MR. BROWN added that the major improvements are being made for safety purposes, like a fire suppression system, additional exit doors, water supply tank with a fire pump and sprinklers on the inside. The tank will be located on site, west of the building and behind another building and covered by trees. CHAIR GOODMAN asked MR. BROWN to speak on the plans for the restrooms, to which MR. BROWN replied that they do have plans for adding a restroom in the future. They plan on bringing in temporary services during events until funding is finalized. Electrical and plumbing plans are already set to make sure they can update the services.

CHAIR GOODMAN inquired about fencing and security of the building in the interim, and MR. BROWN explained that one issue is keeping the animals out, so they have installed netting similar to what is currently at the Springs Preserve. They are also installing netting over the window openings to prevent birds from getting in. A fence will also be up to keep geese off the Pavilion Center. There is currently security around the parking area, but it would be no different than what is out there right now. CHAIR GOODMAN asked how they will keep people out overnight, and MR. BROWN did not know if that would be an issue given that this has been used as a storage facility for parks maintenance. MR. BURDISH clarified that the doors will be locked, so the barn will not be accessible to the public. He added that they are thinking of installing fencing on the north side of the barn and will work with SHPO on that project. On the south side of the barn, there is chain-link fencing that will be removed for the parking lot, but there will not be fencing on the south, east or west sides.

COMMISSIONER HELTON clarified that this will be for public use and no longer for storage, and wondered if any funding had been received from Cultural Affairs. MR. BURDISH explained that they have commitments from the City through the CVIP (Commercial Visual Improvement Program) grant, through COUNCILWOMAN FIORE'S parks projects, and the main balance is coming from private funds. He added that D.R. Horton has put in \$25,000 that has been accepted by the City Council, and they plan to work with them more. The owner of Cooper Roofing renewed his vows last year at the park, and he is committed to putting in a new roof that is historically accurate. Lennar Corporation has committed to paying BUNNYFiSH through a \$50,000 donation. There is a lot of money coming in for this, and COUNCILWOMAN FIORE is committed to this project.

COMMISSIONER TRUESDELL asked if this is considered a Parks project, and MR. BURDISH stated that the hay barn will be overseen by the Parks and Recreation Department. This has also been taken up with the City Manager, who has committed to putting excess funds raised through the use of the barn back into the restoration of other buildings, and they figure the center will bring in approximately \$250,000 yearly, although CHRISTIE GARNES, Management Analyst II, believes it will be in excess of \$500,000. MR. BURDISH said he may come back to this Commission and ask to participate in a historic survey to see what needs restoration and how they can fund it. He is excited about making this an asset to the community and preserving the park and other buildings.

COMMISSIONER TRUESDELL regarded this as a new venture for the City, and wondered if the pavilion is now the hay barn. MR. BURDISH explained that the pavilion is the area on the north side, which will be grass and trees temporarily. The hay barn will stay as the hay barn.

COMMISSIONER BRYAN liked the adaptive use of the historical structure, but he asked if the exterior would look the same as it did in 1946. JOHN UTERI, D.R. Horton, explained that it will look the same with the exception of the exits. COMMISSIONER STOLDAL stated that Tule Springs has been piecemealed, and they need a comprehensive plan to put it back together. He would like something presented to this body to preserve this historic area.

COMMISSIONER SINNOCK asked if a plaque can be installed that tells the story of this and explain why it is significant. ROBERT SUMMERFIELD, Acting Executive Director of the Commission for the Las Vegas Centennial, stated that there is already an existing interpretive that details the barn, but it could be updated. Responding to COMMISSIONER BRYAN'S question about the exterior aesthetic, MR. BROWN added that there are no doors on the ends, just a gate and a small plywood door. They are working to make it look as it did in 1946.

COMMISSIONER CREAR commended COUNCILWOMAN FIORE for coming up with an innovative way to maintain the integrity of Tule Springs and felt that more projects like this are needed to help the community. He remembered that people used to stay at Tule Springs and get divorces, and he expressed his full support, and COMMISSIONERS BROWN and MOWBRAY also supported the project as well.

COMMISSIONER COFFIN referenced the photo that was handed out, and commented that wood roof shakes are a fire hazard. MR. BROWN clarified that they will be a composite, and a new material meant to replicate the wood shakes.

NOTE: COMMISSIONER MOWBRAY disclosed that he represents the grandson of the prospector, but he did not feel the need to abstain.

Motion made by Robert Stoldal to Approve

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Bob Coffin, Richard Bryan, Robert Stoldal, Hannah Brown, Louise Helton, Hugh Sinnock, John Mowbray, Ric Truesdell, Mark Brandenburg, Cedric Crear, Carolyn Goodman; Excused-Ryan Arnold, Alan Feldman;

9. **CLC-77802** - Discussion for possible action regarding amending the language in the current Centennial Commission grant application

Minutes:

ROBERT SUMMERFIELD, Acting Executive Director of the Commission for the Las Vegas Centennial, stated there had been discussions about changing the language under the eligibility criteria. He added that there was a suggestion to add a question as to how the project relates to the commemoration of the history of the City of Las Vegas. He opened the floor to any other suggestions or comments from the Commission as it related to possible modification or adjustments. CHAIR GOODMAN clarified that it was the Working Group that discussed it and wondered what came of it. COMMISSIONER HELTON stated they had not discussed it, but it felt it would be appropriate to do so.

COMMISSIONER BRYAN inquired about the screening process, noting that some applications should not have come forward to this body. MR. SUMMERFIELD explained that as long as the application is complete and all requirements are met, the applicant can come before this Commission. He remembered there was a working group that tried to vet applications. COMMISSIONER HELTON stated the group would just have to reconvene, and COMMISSIONER STOLDAL disagreed because they need to comply with the Open Meeting Law. MR. SUMMERFIELD stated that having working groups is fine for vetting and making recommendations, but this is a public body. When someone makes an application to a public body and satisfies all requirements, he is not sure if they can prevent them from coming forward. However, if there are questions on the application, it is considered incomplete. COMMISSIONER BRYAN asked if they could deny an application if the criteria has not been met, and MR. SUMMERFIELD replied affirmatively.

COMMISSIONER MOWBRAY wondered if there could be a pre-screening process when applications are received, and MR. SUMMERFIELD stated that DIANE SIEBRANDT, Historic Preservation Officer, will take over responsibility and will work on defining the language because it is currently too general, making it hard to be more specific in judgment.

CHAIR GOODMAN agreed with adding the question regarding historical relevance to the application.

COMMISSIONER HELTON remembered situations where people did not perform well after getting a grant. She also reminded the Commission that due to their strategic plan, there were decisions that had been made that led to applications being vetted that way. MR. SUMMERFIELD clarified that the only request at this time was to add language to the grant request that asks how the project relates to the commemoration of the history of Las Vegas.

Subsequent to the motion and vote, COMMISSIONER TRUESDELL stated that people need to bring in more detailed bids. It is always good to ask for more than what is needed, but it requires more work from the Commission. CHAIR GOODMAN wondered if the Commissioner was being specific to signs only, and COMMISSIONER TRUESDELL stated he was referring to all projects. COMMISSIONER MOWBRAY suggested adding verbiage that asks the applicant if the site has been the subject of another

application before this Commission or of any other City funding project within five years prior to making application to the Commission. COMMISSIONER HELTON thought they should ask how the applicant will recognize the grant publicly and how it will help market the Centennial license plate.

COMMISSIONER CREAR wondered if the applicant should provide proof of funding. The applicant needs to solidify how they will pay for a project and do their part.

COMMISSIONER STOLDAL asked what the recognition is going to be at the hay barn, and wondered if they could add verbiage that indicates that taxpayer funding through the sale of license plates assisted with the project. CHAIR GOODMAN clarified that MR. SUMMERFIELD will bring back these changes at their meeting of January 27, 2020.

COMMISSIONER BRANDENBURG asked if staff could do some type of vetting on their own so they can anticipate if projects are viable or not. They could also pose questions to the applicant, which would make this Commission more efficient. MR. SUMMERFIELD stated he would like to be able to have staff report on projects and provide more of an analysis rather than a recommendation. He is currently working on crafting a format, and COMMISSIONER BRANDENBURG appreciated that idea.

Motion made by Bob Coffin to Approve to add the recommended following question under criteria: How does the project relate to the commemoration of the history of Las Vegas

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Bob Coffin, Richard Bryan, Robert Stoldal, Louise Helton, Hugh Sinnock, John Mowbray, Ric Truesdell, Mark Brandenburg, Cedric Crear, Carolyn Goodman; Excused-Ryan Arnold, Hannah Brown, Alan Feldman;

10. **CLC-77803** - Report by Robert Summerfield, Acting Executive Director of the Commission for the Las Vegas Centennial, regarding completed and current projects and announcements relative to the Commission for the Las Vegas Centennial

Minutes:

ROBERT SUMMERFIELD, Acting Executive Director of the Commission for the Las Vegas Centennial, presented a PowerPoint, a copy of which was submitted for the record, that offered digital image examples of the Fremont Street Experience. He deferred to DIANE SIEBRANDT, Historic Preservation Officer, and she reported that they have 20 images that were taken from UNLV's (University of Nevada, Las Vegas) research library. When they are displayed, they will be clear and seen from a distance. CHAIR GOODMAN asked how long the rotation is to go through all of them, and MS. SIEBRANDT stated that each image will be displayed for about 60 seconds. There will also be color images.

MR. SUMMERFIELD clarified that this item is not for action, but just to show the images as part of the agreement to get consent. MS. SIEBRANDT added that they will be using the entire collection, and this is just an example of some of the images that will be displayed. COMMISSIONER STOLDAL stated that the visual quality is excellent, but most of the images are from the 1940's and 1950's. They are looking for images that will cover the full decade, and he was very pleased with the quality. One thing they spoke about was the definition of Fremont Street, and he suggested that they look at Fremont in its entirety. He also mentioned that the team varied how they would reveal the images, and it took away from the railroad click, but they promised to bring it back. He believes they will expand the decades so it will include more from the 1920's and 1930's and look at the opportunity to add photos from East Fremont Street. Although there is no set rotation, they will start plugging in new ones so it will always look fresh.

COMMISSIONER MOWBRAY asked if the photos will have captions, and COMMISSIONER STOLDAL said they will not and added that some had to be cropped to fit. Many of them are postcards, and he will ask if they can keep the original title on the screen. COMMISSIONER MOWBRAY mentioned a book that was coming out that was not factually accurate in the timelines.

11. **CLC-77804 - Discussion regarding topics for future agenda items.** Comments made during this portion of the agenda by individual members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not such proposed items are within the purview of the Commission and/or whether such proposed items shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken.

Minutes:

COMMISSIONER HELTON stated she wants to revisit the strategic plan, and ROBERT SUMMERFIELD, Acting Executive Director of the Commission for the Las Vegas Centennial, assured her it is on the top of his list and will be visited after the New Year.

12. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Commission. No subject may be acted upon by the Commission 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.

13. **Adjournment**

Minutes:

The meeting was adjourned at 4:29 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

ROBERT SUMMERFIELD, Acting Executive Director
Commission for the Las Vegas Centennial

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
City of Las Vegas Development Services Center, 333 North Rancho Drive