



## Citizens Advisory Committee to the Las Vegas Redevelopment Agency Minutes

### 1. Call to Order and Roll Call

Minutes:

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

PRESENT: ACTING CHAIR STILWELL and MEMBERS WEST, BROWN, ROBERTS and VAN HOUTEN

EXCUSED: CHAIR HILL and MEMBERS JONES, PALACIOS and WILCOX LAVIN

ALSO PRESENT: JEFF McGEACHY, Sr. Economic Development Specialist, CRISLOVE IGELEKE, Deputy City Attorney III, and ASHLEY FOSTER, 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 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](http://www.lasvegasnevada.gov); and The Nevada Public Notice website – [notice.nv.gov](http://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 July 27, 2021

Motion made by Eric Roberts to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4

For-Desiree Stilwell, Valerie Brown, Kelcey West, Eric Roberts, Erik Van Houten; Excused-Daniel Hill, Asha L Jones, Craig Palacios, Jana Wilcox Lavin;

### 5. Presentation by Bill Arent, Deputy Director of Economic and Urban Development, regarding Adaptive Reuse Incentive programs

Minutes:

Through a PowerPoint presentation, a copy of which has been attached as backup, BILL ARENT, Deputy Director of Economic and Urban Development, provided an overview of incentive programs within the Redevelopment Agency (RDA) and downtown redevelopment areas. There are a number of different programs, and realizing that not every development project is new, several programs have been created to help property owners of existing properties. He noted many of these programs have existed for some time; therefore, staff has hired a consultant to help evaluate their effectiveness and the possibility of new programs.

The programs he discussed were the Downtown Business Assistance Program, the Commercial Visual Improvement Program, the Multi-Family Residential Improvement Program, the C-PACE (Commercial Property Assessed Clean Energy) Financing, the Business License Origination Fee Waiver Program for Brewery Row, and the Sewer Connection Fee Deferral Program. All of these incentives are available within the redevelopment areas, which he showed a map of. He explained there are two separate redevelopment areas, and when redevelopment funds are received from RDA 1, they can be spent in other redevelopment areas. RDA 2 is managed separately and was created to focus on commercial corridors, with an emphasis on extending the Medical District down the Charleston Boulevard Corridor.

The Downtown Business Assistance Program was established in 2016 and helps property owners fix up the interior parts of their properties. The City will invest a grant of up to \$20,000 provided specific criteria is met, and there is a 4-1 match of funds to be used for code compliant work. For regulatory review or permitting, the match requirement is 2-1. He displayed a map regarding project coordination, noting in addition to financial assistance, the City has two employees that work with property owners throughout this process. Examples were shown of venues that have utilized the program. These were Esther's Kitchen, Vespa Coffee, Jammyland, Able Baker Brewing, Good Pie and Main St. Provisions. In total, 46 projects have been completed, several more are in progress, and 165 projects have received project coordination assistance. In addition, almost \$1 million has been provided in funding assistance.

The Commercial Visual Improvement Program is a longer running program and encourages property owners and small businesses to beautify their storefronts. It is a simple program and matches dollar-per-dollar with a \$25,000 cap per storefront, which includes anything to the exterior of the building or property. Repayment is not required, and the property owner must maintain their property for a minimum of five years. A maintenance easement is recorded against the property to ensure this. Several photos were shown of recent projects, and MR. ARENT stated that this program has helped complete 156 projects over 15 years. The original contribution grant amount was \$50,000; however, because nearby property owners were able to beautify their properties without need of this program, the grant amount was decreased to \$25,000.

The Multi-family Residential Improvement Program is for multi-family residential properties, which are defined as having more than four units, and encourages property owners to make improvements to older properties. The City will grant up to \$75,000 for upgrades to the interior and exterior of the property. He noted this program is not on a match basis but is on a per unit investment basis, and property owners must invest a minimum of \$25,000 per unit. MR. ARENT shared an example of a property that has benefited from this program.

C-PACE Financing is a funding tool enabled by the State Legislature. The City of Las Vegas, in partnership with SRS (Sustainable Real Estate Solutions), is the municipal sponsor for this program, which is a lending/loan program but allows for funds to be applied to the renovation of used commercial properties or new construction to make them more energy efficient. The purpose of the program is to capture the energy savings of the building that happen over time. An energy audit is conducted, and the applicant works with a lender and pre-approved contractor to obtain financing that is non-recourse provided all of the costs result in energy improvements. The City's role is to record a C-PACE lien against the property while the property owner benefits from the energy savings.

He explained the Sewer Connection Fee Deferral Program by using Soulbelly BBQ as an example, which participated in the program. He reviewed the costs incurred by the business in renovating their property from an auto repair garage into a restaurant. The original building permit fee was \$41,277; over 90 percent of that amount was for the sewer connection fee. He indicated the City is the provider of sewer services for all properties within the city of Las Vegas, and the sewer connection fee allows connection to the municipal sewer system. It is assessed per water fixture, and for a small businesses, these fees can hinder progress. With this program, the City is not waiving the fee but is financing payment of the fee over time. There is a required \$10,000 down payment, and the remaining balance can be deferred over three years through quarterly payments with five percent interest.

Lastly, the Business License Origination Fee Waiver Program encourages the development of brewery establishments along Brewery Row. Through this program, there is a two-year timeline where the one-time origination fee is waived for opening a business in the downtown area. Staff is also working with

existing businesses that may have already paid this fee.

MR. ARENT mentioned that these incentives are also available to businesses in neighborhoods near to downtown. He appreciated the opportunity to present to the Committee.

Regarding the Downtown Business Assistance Program, MEMBER VAN HOUTEN wondered about the slowdown in interest with the program and asked MR. ARENT what future considerations are for this program. MR. ARENT stated that staff is looking into different programs and are assessing the current programs to determine what incentives are needed to accomplish the City of Las Vegas' vision. He believed it is still a viable program, but interest is waning, as development is moving into many of the older buildings.

6. **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 Committee 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:

JEFF McGEACHY, Sr. Economic Development Specialist, provided a list of possible presentations, a copy of which was submitted and attached as backup, noting there was one left for the Committee to consider. Members are welcome to provide ideas to MR. McGEACHY regarding topics they would like to receive more information about.

MEMBER ROBERTS wondered if there was a list of previously covered topics. MR. McGEACHY said he could put a list together and would distribute it to the Members after the meeting.

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

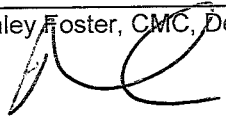
8. **Adjournment**

Minutes:

The meeting was adjourned at 4:40 p.m.

Respectfully submitted:

*for*   
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Ashley Foster, CMC, Deputy City Clerk

*For*   
\_\_\_\_\_  
Daniel Hill, 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](http://www.lasvegasnevada.gov)  
The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)  
City Hall, 495 South Main Street, 1st Floor