

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Diaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Jorge Cervantes
City Attorney Bryan K. Scott
City Clerk LuAnn D. Holmes

Redevelopment Agency Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

March 15, 2023
8:30 AM

AGENDA

1. Call to Order

Minutes:

CHAIR GOODMAN called the meeting to order at 8:30 a.m.

PRESENT: CHAIR GOODMAN and MEMBERS KNUDSEN, CREAR, SEAMAN, DIAZ (excused until 8:34 a.m.), ALLEN-PALENSKE and BRUNE

ALSO PRESENT: JORGE CERVANTES, Executive Director, JEFF DOROCÁK, Assistant City Attorney, and LUANN D. HOLMES, Secretary

2. Announcement Re: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the 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 during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the regular Redevelopment Agency Meeting of February 15, 2023

Motion made by Brian Knudsen to Approve

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

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

REDEVELOPMENT AREA

5. RA-5-2023 - ABEYANCE ITEM - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Unit Incentive Program (MFR-UIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and 1st Estate, LLC (Owner), located at 517 North 1st Street (APN 139-27-810-034), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-UIP Agreement by the RDA (Not-to-Exceed \$50,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 5 (Crear) [NOTE: This item is related to Council Item 36 (R-12-2023)]

Minutes:

Items 5 and 6 were heard together.

RYAN SMITH, Economic and Urban Development (EUD) Director, explained that Items 5 and 6 were held in abeyance at the Redevelopment Agency's meeting of March 1, 2023, at the request of MEMBER CREAR for more information. Subsequently, a meeting was held with MEMBER CREAR for further review. MR. SMITH advised that the project meets the requirements, and he requested approval of both matters. The first slide of the PowerPoint presentation, which was attached as backup documentation for the meeting of March 1, 2023, was shown, but MR. SMITH did not make a presentation.

MEMBER BRUNE asked for clarification on her previous questions about whether the units would be offered at market rate or as lower-income units and if the City would have access for individuals who need assistance. MR. SMITH replied that after a tour of the building, administrative staff is contemplating the City having a master lease or helping with case management on the site instead of turning it over completely to Clark County.

MEMBER CREAR appreciated receiving all the information.

See Item 6 for related backup.

Motion made by Cedric Crear to Approve

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

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

6. RA-6-2023 - ABEYANCE ITEM - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Visual Incentive Program (MFR-VIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and 1st Estate, LLC (Owner), located at 517 North 1st Street (APN 139-27-810-034), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-VIP Agreement by the RDA (Not-to-Exceed \$25,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 5 (Crear) [NOTE: This item is related to Council Item 37 (R-13-2023)]

Minutes:

See Item 5 for related discussion and backup.

Motion made by Cedric Crear to Approve

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

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

CITIZENS PARTICIPATION

7. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium

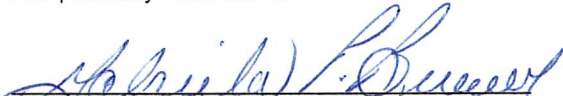
and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

CHAIR GOODMAN asked when and why the allotment for the VIP (Visual Improvement Program) was reduced from \$50,000 to \$25,000; however, ASSISTANT CITY ATTORNEY JEFF DOROCAK advised her to discuss that matter independently of this meeting.

The meeting was adjourned at 8:40 a.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk



LuAnn D. Holmes, MMC, Secretary

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