

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 1, 2023
8:30 AM

AGENDA

1. Call to Order

Minutes:

CHAIR GOODMAN called the meeting to order at 8:31 a.m.

PRESENT: CHAIR GOODMAN and MEMBERS KNUDSEN, CREAR, SEAMAN, DIAZ, ALLEN-PALENSKE and BRUNE

ALSO PRESENT: JORGE CERVANTES, Executive Director, JEFF DOROCAK, 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 1, 2023

Motion made by Brian Knudsen to Approve

NOTE: Due to technical difficulties, the video did not display the vote for this item.

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 - 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 27 (R-12-2023)]

Minutes:

Items 5 and 6 were heard together.

RYAN SMITH, Director of Economic and Urban Development (EUD), introduced the items, which were being represented by VALERIO ZANOLI, whom he met at a Lions Club presentation. He also thanked TRACY WRIGHT, Redevelopment Manager, ERIC BORDENAVE, Sr. Economic Development Specialist, and the City Attorney's Office for their work on these agreements and MR. ZANOLI for the investment.

Using a PowerPoint presentation, a copy of which was submitted and attached as backup, MR. SMITH said the property is located on the corner of Bonanza Road and Main Street. The area has a mix of multi-family apartments, single-family homes, commercial properties, industrial warehouses and professional offices. He presented photos of the property in its current state, which needs significant upgrades. He provided a brief overview of the proposed rehabilitation, which will include a reconfiguration of the property, updated electrical and plumbing, and new flooring, paint, doors, stairs, windows, and hardware.

MR. ZANOLI felt the presentation was comprehensive and offered to answer any questions.

The Chair asked if MR. ZANOLI has completed any similar projects within the city, to which MR. ZANOLI replied in the affirmative. He has been rehabbing properties since 2014 in Las Vegas, Clark County and North Las Vegas.

MEMBER PALENSKE inquired about the square footage, number of occupants and if these would be short-term rentals. MR. ZANOLI said eight people will live on the first floor, each having their own bedroom and sharing three bathrooms and one kitchen. The second floor will have three one-bedroom apartments with their own kitchen and bathroom. MEMBER PALENSKE then inquired about a timeline, to which MR. ZANOLI said it will take four months to complete the project.

CHAIR GOODMAN inquired about the vacant lot adjacent to this property, and MR. ZANOLI said he is not sure who owns it, but it is currently being used for parking. He added that parking for his property will be on the street. MR. SMITH also did not know who owned the vacant lot, but he understood that Boyd Properties owns much of the land in the area. He further added that this property was grandfathered into a special zoning and use code, and he does have the ability to park on the street. MR. ZANOLI interjected and said he will be turning the property over to Clark County for social services to house low-income individuals; therefore, he did not believe the residents would own cars. CHAIR GOODMAN asked if the surrounding buildings were occupied, and MR. ZANOLI said the building to the right is vacant and is in disarray. The building to the left is also vacant and was damaged by a fire a few months ago.

MEMBER CREAR said he did not know MR. ZANOLI was turning the property over to the County, and this raises a number of concerns. Ward 5 houses all of the social and homeless services in the city of Las Vegas and he has taken a stance to not allow any more. This is also buffering against a historic district, and he wondered if those residents had been consulted. MEMBER CREAR said he needed to know more about the project, but he did not want to have the conversation at this meeting.

MEMBER BRUNE acknowledged the need for affordable housing, but she wondered why this was being turned over to the County when the City is putting money into it. MR. ZANOLI said he did originally consult with the City, but the deal never went through. Further, he is investing \$750,000 into this building because he wants to give dignity to the residents that will be living there; he wants to be a part of the solution. He also pointed out that this master lease is only valid for one year, but his renovations will last 30 or 40 years.

MR. SMITH said there was a lot of work done prior to bringing this forward. Staff has certain requirements for these programs, which aim to accomplish redevelopment for the long term. This site was chosen intentionally, and EUD will require specific things that must be met or the property will not qualify for the incentives. The Chair expressed concern about the surrounding properties, and MR. ZANOLI said he owns the property next door but it does not qualify for these incentives because it is not a multi-family dwelling. Nevertheless, he still plans to renovate the building and it will coincide with this property's timeline.

MEMBER CREAR reiterated that he does not have a clear understanding of what is happening; therefore, he was not comfortable supporting it at this time. He requested an abeyance so that MR. ZANOLI can come in and speak with him, to which MR. ZANOLI said he has reached out to MEMBER CREAR a few times over the last few years about this project, and never received any response. He has already spent money on this property and will be proceeding with the renovations. The city needs this development and he has garnered a lot of support from various organizations. MEMBER CREAR said his team is very good about communicating, and he felt a two-week abeyance was sufficient.

Motion made by Cedric Crear to Hold in Abeyance to 3/15/2023

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 - 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 28 (R-13-2023)]

Minutes:

See Item 5 for related discussion.

Motion made by Cedric Crear to Hold in Abeyance to 3/15/2023

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;

7. RA-7-2023 - Discussion for possible action regarding a Resolution finding the project proposed by the Commercial Visual Improvement Program (CVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Mahana Asset Management Group, LLC (Owner), and The Odobo Collective Inc. (Tenant), located at 1300 C Street (APN 139-27-111-066), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the CVIP 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 29 (R-14-2023)]

Minutes:

RYAN SMITH, Director of Economic and Urban Development (EUD), introduced the item, which was being represented by ERICA VITALLAZARE and TAMEKA HENRY from The Obodo Collective. He thanked the EUD staff and the City Attorney's Office for their work on the agreement and The Obodo Collective team for their investment.

Using a PowerPoint presentation, a copy of which was submitted and attached as backup, MR. SMITH said the property is located on the corner of Monroe Avenue and C Street. The neighborhood houses a mix of multi-family apartments, single-family homes, commercial properties, industrial warehouses and houses of worship. He presented photos of the property in its current state, which is in need of significant redevelopment. The new site plan includes one physical structure, urban gardens and an outdoor seating area.

MS. VITALLAZARE thanked MEMBER CREAR for his support, and she said they have already made a lot of progress on the site.

CHAIR GOODMAN asked if they have experience in this type of work, and MS. HENRY said she recently worked with the Vegas Roots Community Garden for about four years until they closed. This project is important to the community because they live in a food desert and food insecurity is a real issue. They plan to combat this by providing access to fresh food and produce, and offering chef demos, gardening classes and nutrition education. To the Chair, she confirmed that they will work with the children in the surrounding schools and they have already hosted two gardening classes on the site. They want to make this a multi-generational space where children can learn with their parents and grandparents along with engaging with their fellow community members.

MEMBER DIAZ acknowledged how hard MEMBER CREAR has been pursuing fresh food options for the area, and she was very proud of MS. VITALLAZARE and MS. HENRY for stepping up and being there for the community.

MEMBER CREAR thanked The Obodo Collective team for doing such great work and helping the community shepherd through various other services. He looked forward to working with them for many years to come.

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;

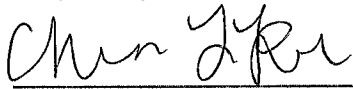
CITIZENS PARTICIPATION

- 8. 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.

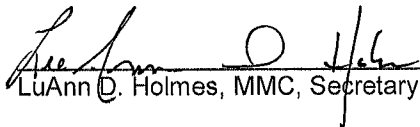
Minutes:
None.

The meeting was adjourned at 9:07 a.m.

Respectfully submitted:



Cheyenne LaRance, CMC, Sr. 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