

Carolyn G. Goodman, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Victoria Seaman (Ward 2)  
Olivia Díaz (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](http://www.lasvegasnevada.gov)

**January 18, 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, 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](http://www.lasvegasnevada.gov); and The Nevada Public Notice website – [notice.nv.gov](http://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 Meetings of November 16 and December 7, 2022

Motion made by Brian Knudsen to Approve

NOTE: Due to technical difficulties, the video did not capture the vote.

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-1-2023 - Discussion for possible action regarding a Resolution finding the project proposed by a Commercial Visual Improvement Participation (CVIP) Agreement between the RDA and Arts Corner, LLC (Owner), 1 East Charleston Boulevard (APN 139-33-811-016), 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 3 (Diaz) [NOTE: This item is related to Council Item 30 (R-1-2023)]

### Minutes:

RYAN SMITH, Director of Economic and Urban Development, introduced the item, which was being represented by JARED BONNELL. He thanked TRACY REICH, Redevelopment Manager, JOHNATHAN KING, Sr. Economic Development Specialist, and the City Attorney's Office for their work on the item along with the Arts Corner, LLC team for their investment. The site is on the northeast corner of Main Street and Charleston Boulevard within the 18b Arts District. It was formally an underutilized vacant office building, and the surrounding neighborhood is a mix of retail and food and beverage uses. He presented before and after photos of the building and said the total cost will be roughly \$2.4 million.

MR. BONNELL said this building has been vacant for several years and the owner, JONATHAN KERMANI, also owns all of the surrounding properties. The parcel is on a signalized corner where 40,000 cars pass by a day, and they are very excited to update the building. The first floor will be food and beverage and the second floor will be all office space. He has interest from several companies for both floors, and he said the building needs a total revamp for the quality of tenants they are bringing in.

CHAIR GOODMAN said this is very exciting and asked where the parking will be. MR. BONNELL said there are 14 parking spots on site, but they also own the surrounding properties which have open parking. Further, they are 50 yards away from Arts Square, which has an abundance of parking. The Mayor then inquired about lighting, and EXECUTIVE DIRECTOR JORGE CERVANTES said the City has invested a lot of money on lighting for Main Street, and the street portion is very well illuminated. The parking areas may be in need of additional lighting, but that would be the owner's responsibility.

MEMBER BRUNE asked about the square footage of the building, to which MR. BONNELL said it is just over 22,000 square feet. She said the renderings were beautiful and she looked forward to the project.

MR. BONNELL added that they have their civil and building plans approved, and they have already demolished the building's interior. They are slated to open to their tenants during the late third quarter or early fourth quarter of 2023, and be fully operational by this time next year.

MEMBER DIAZ said she looked forward to the substantial investment.

Subsequent to the motion and vote, CHAIR GOODMAN asked when a public announcement about the tenants would be made, and MR. BONNELL said they would make an announcement once they have closed the deal with a potential marketing firm for the second floor.

Motion made by Olivia Diaz 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**

6. 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.

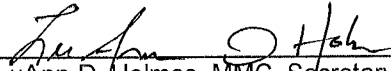
Minutes:  
None.

The meeting was adjourned at 8:44 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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

City Hall, 495 South Main Street, 1st Floor