

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 Mike Janssen
City Attorney Jeff Dorocak
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

December 6, 2023
8:30 AM

AGENDA

1. Call to Order

Minutes:

CHAIR GOODMAN called the meeting to order at 8:32 a.m.

PRESENT: CHAIR GOODMAN and MEMBERS KNUDSEN, CREAR, SEAMAN (excused until 8:38 a.m.), DIAZ (excused until 8:33 a.m.), ALLEN-PALENSKE and BRUNE (excused until 8:34 a.m.)

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAK, City Attorney, and LUANN D. HOLMES, Secretary

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; 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:

ANDRE EDWARDS II wished to speak on Community Development, and MAYOR GOODMAN let him know discussion for that agenda would begin at 9:00 a.m.

REDEVELOPMENT AREA

4. RA-15-2023 - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Unit Improvement Program (MFR-UIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Nevada New Builds, LLC, and RR Group, LLC, located at 1922 Fairfield Avenue (APN 162-04-710-079), 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 3 (Diaz) [NOTE: This item is related to Council Item 29 (R-47-2023)]

Minutes:

Items 4 and 5 were heard together.

RYAN SMITH, Director of Economic and Urban Development, introduced the items, which were represented by GLENN PLANTONE, Nevada New Builds, LLC, and he thanked ERIC BORDENAVE, Sr Economic Development Specialist, TRACY REICH, Redevelopment Manager, legal counsel, MR. PLANTONE and DAVID RAANAN. MR. SMITH utilized a PowerPoint presentation, a copy of which was submitted for the record, to describe the site location and neighboring properties, and he displayed images of the existing two-story, 24-unit apartment property as well as proposed improvements to the interior and exterior of the property. Lastly, he noted that a renovation previously completed by MR. PLANTONE was the inspiration behind the proposed improvements.

MR. PLANTONE stated that the property was built in the 1970s, and he planned to renovate it similarly to 522 East St. Louis Avenue, which was fully occupied. He said the proposed project had been mismanaged and only 10 of the 24 units were occupied. He advised that 10 tenants were moved to the second floor and renovation will begin on the first floor. He stated that each unit will be renovated, and he listed the proposed property upgrades, which included new fences, lighting, and a resurfaced parking lot.

In response to CHAIR GOODMAN, MR. PLANTONE advised that he owns several properties and explained that some of their buildings had been demolished. Further, he noted that one building was torn down to build an 87-unit structure, and he clarified that the renovation of 522 East St. Louis Avenue was complete.

MEMBER DIAZ expressed excitement and appreciation towards MR. PLANTONE for revitalizing older apartment buildings.

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;

5. RA-16-2023 - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Visual Improvement Program (MFR-VIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Nevada New Builds, LLC, and RR Group, LLC, (Owner) located at 1922 Fairfield Avenue (APN 162-04-710-079) 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 3 (Diaz) [NOTE: This item is related to Council Item 30 (R-48-2023)]

Minutes:

See Item 4 for related discussion.

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;

6. RA-17-2023 - Discussion for possible action regarding a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (Agency) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the First Amendment to Disposition and Development Agreement (DDA) between the Agency and Arthaus IV, LLC, (Developer) for the development of a mixed-use project generally located at D Street and Jefferson Avenue (Not-to-Exceed \$11,000,000 - RDA Special Revenue Fund) (APNs 139-272-11-021, -025, and -028 to -031) - Redevelopment Area - Ward 5 (Crear) [NOTE: This item is related to Council Item 31 (R-49-2023)]

Minutes:

RYAN SMITH, Director of Economic and Urban Development (EUD), introduced the item, which was represented by GRANT GARCIA, Arthaus, IV LLC, and he thanked JOHNATHAN KING, Sr Economic Development Specialist, TRACY REICH, Redevelopment Manager, legal counsel, MR. GARCIA, and SAM

CHERRY, Principal. MR. SMITH utilized a PowerPoint presentation, a copy of which was submitted for the record, to report that the proposed mixed-use development will have retail space and at least 100 apartment units designated for workforce housing, and he noted that the CSN (College of Southern Nevada) Workforce Training Center will be south of the project. He listed projects completed by Arthaus IV, LLC, including Soho Lofts and shareDOWNTOWN Arts District, and he explained that two RFPs (request for proposals) were held for the parcel without any qualified bidders. MR. SMITH advised that development for the proposed project would cost around \$28 million, and he said the Redevelopment Agency would contribute \$2 million towards construction costs and lease a portion of the retail space for fifteen years. He provided the project's timeline from the presentation, noting that construction was expected to complete by April 2026, and he anticipated around 250 jobs would be added during the construction phase and around 55 permanent jobs after construction completes. Lastly, MR. SMITH displayed the site plan and project rendering from the presentation, which will include a market hall along D Street.

MR. GARCIA thanked several City staff members and said it was a pleasure working with them. He felt the public/private partnership was a good opportunity to improve the Historic Westside, and he believed developers were incentivized to lease retail space to create amenities for tenants and the area. He noted that shareDOWNTOWN Arts District contains a shop and a restaurant, and he hoped to create the same vibe with the proposed shareDOWNTOWN Westside project.

CHAIR GOODMAN stated that MR. CHERRY was the first person to redevelop downtown with Soho Lofts and Newport Lofts, and she said the proposal looked like a great project.

MEMBER DIAZ confirmed with MR. GARCIA that all 100 one-bedroom units would be designated for workforce housing. MR. GARCIA opined that the units would complement the nearby CSN campus. MR. SMITH stated that at least 84 units have be maintained within 80 to 120 percent of the AMI (area median income).

MEMBER CREAR said this monumental project would be the first workforce housing project built in the Historic Westside, and he believed it would incentivize further development in the area. He thanked MR. GARCIA and MR. CHERRY for building a beautiful project in the community and the Members and City staff for supporting the Hundred Plan in Action and work being done in the Historic Westside.

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;

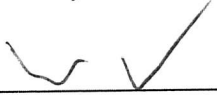
CITIZENS PARTICIPATION

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:
None.

The meeting was adjourned at 8:55 a.m.

Respectfully submitted:



Brian Carroll, 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