

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 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](http://www.lasvegasnevada.gov)

**April 3, 2024**  
**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 (excused until 8:35 a.m.)

ALSO PRESENT: MIKE JANSSEN, Executive Director; JEFF DOROCAK, City Attorney; VAL STEED, Chief Deputy 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](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 February 21 and March 6, 2024

Motion made by Brian Knudsen to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

## REDEVELOPMENT AREA

5. RA-3-2024 - 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 Ragsdale 1977 Trust and Richard P Lamb (Owner) and Infinite Holdings, LLC, dba Bridger Inn Motel (as Tenant and CVIP Participant) located at 301 South Main Street (APN 139-34-210-002), 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 28 (R-17-2024)]

### Minutes:

DINA BABSKY, Acting Deputy Economic and Urban Development Director, introduced the item and utilized a PowerPoint presentation, a copy of which was submitted for the record, to report on the updates planned for the Bridger Inn Motel. She explained JOHN MARSHALL has owned the property located at 301 South Main Street, since 2000. The application is for \$25,000 and MR. MARSHALL has invested over \$52,000 making him eligible for this grant. She said the planned upgrades include exterior renovations to the paint, lighting, signage, trash enclosure, awning, security cameras, new parking lot fencing, and paving and striping the parking spaces.

CHAIR GOODMAN questioned if MR. MARSHALL was from Chicago or if the original ownership was in Chicago. MR. MARSHALL replied the owners he purchased the property from were from Minnesota. CHAIR GOODMAN expressed excitement for the project, stating they have been watching the property for a long time. She wondered when the renovations would be completed and if it would be occupied during renovations. MR. MARSHALL said he has spent the last two years upgrading the interior of the motel and worked on one floor at a time in order to keep it occupied. He explained the last thing to be renovated inside was the elevator, and the exterior was recently painted. The original fluorescent lighting for the sign will be reused in the new sign following updated lighting standards making it more energy efficient. MR. MARSHALL explained the exterior lighting was completed last week and the parking lot paving would be completed when the weather is warmer. He said they will add a lid to the dumpsters to help eliminate trash fires and people getting into the trash, pave the parking lot and fence the property. He estimated completion in May. CHAIR GOODMAN questioned if MR. MARSHALL had thought about adding solar panels to the motel to lower energy costs and if the City was involved in solar panel programs. He responded he has considered it but has not reached out to anyone to receive a quote. MIKE JANSSEN, Executive Director, explained NV Energy is interested in seeing solar panels across the city to help reduce the transmission power they have to bring in and said they have a variety of programs. He opined they could have MR. MARSHALL meet with MARCO VELOTTA, Planning Project Manager, to see what programs could assist MR. MARSHALL with solar panels. CHAIR GOODMAN noted that it would be beneficial for MR. MARSHALL to get assistance with keeping his copper wiring safe within this project.

MEMBER DIAZ expressed excitement for the project and said she and MEMBERS ALLEN-PALENSKE and CREAR have the Bridger Inn Motel as their view throughout the day, and the exterior lighting was a great improvement.

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 adjourned at 8:46 a.m.

Respectfully submitted:



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Brian Carroll, Senior Deputy City Clerk



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LuAnn D. Holmes, MMC, Secretary

Minutes Prepared By:  
Samantha DiNicola, Deputy City Clerk

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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