

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

May 15, 2024
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 8:34 a.m.), DIAZ, ALLEN-PALENSKE and BRUNE

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:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Redevelopment Agency Meeting of April 3, 2024

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-4-2024 - 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 Las Vegas Enclave, LLC, (Owner) located at 2211 South Las Vegas Boulevard (APN 162-03-401-005), 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 33 (R-24-2024)]

Minutes:

DINA BABSKY, Acting Director of Economic and Urban Development, introduced KAMRAN (FOULADBAKSH) FOULAD, Las Vegas Enclave, LLC, owner, and RICHARD FEMENELLA, Mae Daly's Fine Steaks and Whiskeys. MS. BABSKY utilized a PowerPoint presentation, a copy of which was submitted for the record, to describe the subject project, which entails an old restaurant that is a part of MR. FOULAD's successful boutique apartments. The site is located on the east side of Las Vegas Boulevard, and the neighborhood is a mix of commercial properties, located near the Gateway Arches, and benefits from the recently completed streetscape improvements. The existing 3,800-square-foot restaurant area will be remodeled to accommodate a luxury steakhouse called Mae Daly's Fine Steaks and Whiskeys, which will be the first restaurant north of Sahara Avenue. This project is eligible to receive the requested Commercial Visual Improvement Program (CVIP) funding of \$25,000 to help cover the cost of façade improvements and a new sign (depicted on Slide 6).

MS. BABSKY added that according to legend, MS. DALY opened a saloon at a time when respected women were not allowed to patronize such establishments, and MS. DALY encouraged the patronage of women.

MR. FOULAD advised that his property has 122 apartment units and a chapel, and this CVIP grant is for the renovation of one of the two restaurants located on the property. The steakhouse will be very fine and upscale. He indicated to the Chair that they intend to open in June, as the staff was already hired and in training.

MR. FEMENELLA said he has been trying for over 20 years to bring a project to Downtown Las Vegas, and has finally been able to do that with the help of MR. FOULAD. He believes the national marketing of the restaurant will draw significant attention, which is good for the city. He showed some photos, which were not submitted for the record, of previous establishments on the site, including the Bagdad Inn, Holiday Motel, Holiday House and M&M Soul Food. MR. FEMENELLA said the restaurant design will be Art Deco with 1930s décor. The outdoors includes 40 trees, and they intend to install cypress trees. He expects to have the grand opening on July 12, 2024.

MEMBER DIAZ was glad that homage was being paid to MS. DALY, whom she was not aware of. MR. FEMENELLA interjected to clarify that when he worked at the Sterling Club, he heard stories about her, but he could not find any history on MS. DALY. This is why they refer to it as the legend of MAE DALY, and it ties into Las Vegas' history. He added that the space will also serve as a vocational center during the day for young adults on the autism spectrum.

MEMBER DIAZ said this seemed like an exciting project and concurred with the Chair's comments that the FOULADS never disappoint on their projects.

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;

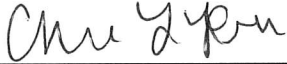
CITIZENS PARTICIPATION

- 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.

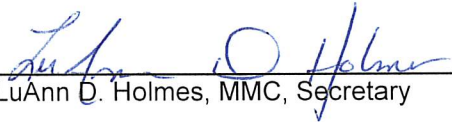
Minutes:
None.

The meeting was adjourned at 8:50 a.m.

Respectfully submitted:



Cheyenne LaRance, CMC, Assistant Deputy City Clerk



LuAnn D. Holmes, MMC, Secretary

Minutes Prepared by:
Gabriela Portillo-Brenner, Deputy City Clerk

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