

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)

**June 26, 2024**  
**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 (excused until 8:31 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](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 Meeting of May 15, 2024

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-5-2024 - 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 1021 Main Street, LLC, (Owner) located at 1021 South Main Street (APN 139-33-801-025), 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 36 (R-30-2024)]

*Minutes:*

DINA BABSKY, Acting Economic and Urban Development Director, introduced the item and utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide the site location between Coolidge Avenue and Boulder Avenue. She listed surrounding properties, including the Burlesque Hall of Fame, noting that site had previously housed a drapery hardware store. She explained that the proposed funding would be used towards exterior renovations, and she advised that the applicant had secured two tenants for the building.

JARED BONNELL said they looked forward to redeveloping the area, stating that they owned other surrounding properties.

In response to CHAIR GOODMAN, MR. BONNELL advised that the civil plans had been approved and they have a building permit. He expected the food and beverage tenants to finish interior improvements around March.

MEMBER DIAZ confirmed with MR. BONNELL that Philly Freeze Me and Audiobar had agreed to become tenants. The Member expressed excitement for the upcoming renovations.

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-6-2024 - 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), Rice Capital, LLC (Owner), and Alt Rebel, LLC (Tenant) located at 1425 South Main Street (APN 162-03-210-025), 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 37 (R-31-2024)]

*Minutes:*

DINA BABSKY, Acting Economic and Urban Development Director, introduced the item and utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide the site location on the corner of Main Street and Utah Avenue. She explained the site will be a vintage clothing store named Alt Rebel and listed surrounding properties, including Nevada Brew Works and Able Baker. She said the proposed funding would be used for exterior renovations.

DAN HIGGINBOTHAM appeared for the applicant and expressed gratitude for the opportunity. He stated they have another location on Commerce Street that had been open for four years and survived through the pandemic.

MEMBER DIAZ expressed appreciation for the investment within the community and wondered what the name meant. MR. HIGGINBOTHAM explained they believed clothing was an alternative way to express one's self rather than self-harm.

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;

7. RA-7-2024 - Discussion for possible action regarding a Resolution finding the project proposed by the Owner Participation Agreement (OPA) between the City of Las Vegas Redevelopment Agency (RDA) and Gay and Lesbian Community Center of Southern Nevada, Inc., located at 921 South Las Vegas Boulevard, to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the OPA by the RDA (Not-to-Exceed \$95,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to Council Item 38 (R-32-2024)]

Minutes:

DINA BABSKY, Acting Economic and Urban Development Director, introduced the item and utilized a PowerPoint presentation, a copy of which was submitted for the record, to explain the Owner Participation Agreement with the Gay and Lesbian Community Center of Southern Nevada, Inc. (The Center). She described the property as located at Hoover Avenue and Las Vegas Boulevard and was previously occupied by Wolfson Medical Center. She listed medical services The Center would provide to all members within the community and the planned exterior renovations. She introduced LEANA RAMIREZ, Chief Clinical Officer for The Center.

MS. RAMIREZ confirmed with CHAIR GOODMAN that The Center on Maryland Parkway would remain open. She explained the headquarter location for The Center started with 12 employees and two exam rooms. The Center has expanded and employs 42 people, and the new building will offer nine additional exam rooms with services throughout the basement, first, and second floors. They began seeing patients at the new site on June 3rd but listed numerous interior renovations that needed to occur. She advised of services they plan to offer and expressed gratitude for the consideration of the grant.

CHAIR GOODMAN questioned the specifics for The Center and if the building site would need to be brought up to newer building codes. MIKE JANSSEN, Executive Director, stated they would work with the property owner to ensure it aligns with current code. MS. RAMIREZ explained the operational hours are Monday through Friday with future goals to be always open. She confirmed with CHAIR GOODMAN they are open on a small scale and would fully open with split staffing. She offered to provide updated pictures to the Members. MS. BABSKY introduced a revised attachment to the agreement, a copy of which was submitted for the record, which included an updated disclosure of principals.

MEMBER DIAZ expressed excitement for The Center and their services being available to everyone. She explained she did a walk-through of the site and opined it was a significant investment in a much needed area.

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;

8. RA-8-2024 - Discussion for possible action regarding a Second Amendment to Disposition and Development Agreement (DDA) between the Redevelopment Agency (RDA) and Arthaus IV, LLC, (Developer) for a mixed-use project located at the Northeast corner of D Street and Jefferson Avenue (APNs 139-27-211-024, -025, and -028 to -031) (\$1,500,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 5 (Crear) [NOTE: This item is related to Council Item 39 (R-33-2024)]

Minutes:

DINA BABSKY, Acting Economic and Urban Development Director, introduced the item and utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide the site location on D Street and Jefferson Avenue. She explained there was a ground-breaking ceremony earlier this year for Share Westside, and it is owned by Cherry Development. She listed the specifications of the mixed-use development and noted previous successful projects completed by the developer. MS. BABSKY advised they are requesting

the approval for a TIF (Tax Increment Financing) note via an Owner Participation Agreement, and she explained the Redevelopment Agency's contribution over the next 15 years.

GRANT GARCIA appeared on behalf of the applicant and displayed a timeline of project milestones, a site map, overall site plan, and proposed renderings of the site. He expressed gratitude for the Economic and Urban Development and the Community Development Departments for their work on this project.

CHAIR GOODMAN praised MR. GARCIA for the project and the work he has done.

MEMBER CREAR thanked the team for the revolutionizing work they are doing 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;

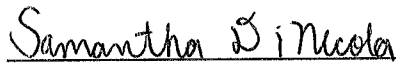
**CITIZENS PARTICIPATION**


- 9. 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 9:02 a.m.

Respectfully submitted:

  
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Samantha DiNicola, Deputy City Clerk

  
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LuAnn D. Holmes, MMC, Secretary

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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