

**City Parkway V, Inc. Board
City Hall, 495 S. Main St.
Council Chambers
City of Las Vegas Internet Address: www.lasvegasnevada.gov**

MINUTES

November 27, 2023

10:00 AM

1. Call to Order and Roll Call

Minutes:

DIRECTOR JANSSEN called the meeting to order at 10:12 a.m.

PRESENT: DIRECTORS JANSSEN (seated as President after Item 5), AMELING (seated as Secretary and Treasurer after Item 5), and FORD (seated as Vice President and Chief Financial Officer after Item 5)

ALSO PRESENT: RYAN SMITH (seated as Vice President and Chief Operating Officer after Item 5), TRACY REICH, Redevelopment Manager; DINA BABSKEY, Deputy Economic and Urban Development Director; JOHN RIDILLA, Assistant City Attorney; DIMITRI DALACAS, Deputy City Attorney V; and VANESSA CHAVEZ-HOLMAN, Deputy City Clerk

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: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward 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 Meeting of January 24, 2023

Motion made by Gary Ameling to Approve

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Gary Ameling, Mike Janssen, Steve Ford;

5. Discussion for possible action regarding the election of officers to the City Parkway V, Inc. Board

Minutes:

TRACY REICH, Redevelopment Manager, read the proposed slate of officers as follows: MIKE JANSSEN, President; GARY AMELING, Secretary and Treasurer; STEVE FORD, Vice President and CFO (Chief Financial Officer); and RYAN SMITH, Vice President and COO (Chief Operating Officer).

Motion made by Gary Ameling to Approve the slate of officers as proposed

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Gary Ameling, Mike Janssen, Steve Ford;

6. Discussion for possible action regarding the ratification of exercising the options to renew the term of an Operating Agreement with the Redevelopment Agency (RDA) dated April 20, 2011, through and until April 20, 2026

Minutes:

TRACEY REICH, Redevelopment Manager, reported that the City's Operating Agreement allows for renewal options of the agreement between the Redevelopment Agency and City Parkway V. This item would extend it through April 20, 2026.

Motion made by Gary Ameling to Approve

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Gary Ameling, Mike Janssen, Steve Ford;

7. Discussion for possible action regarding the Fiscal Year 2024-2025 Operating Budget

Minutes:

TRACEY REICH, Redevelopment Manager, reported that the proposed budget, which was attached as backup, includes the gain of disposal of assets on \$1 million as a placeholder amount for the sale of the Jackson Shaw property. She advised that the sale of the property had not been confirmed when the budget was created and there was a placeholder until they could add it to the budget.

DIRECTOR AMELING wondered about the sale of Parcel E, and MS. REICH confirmed that specific parcel will be realized in Fiscal Year 2025.

Motion made by Gary Ameling to Approve the budget as proposed

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Gary Ameling, Mike Janssen, Steve Ford;

CONSENT AGENDA: Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the submitting departments. All items on the Consent Agenda may be approved in a single motion; however, if an Officer so requests any item may be moved to the Discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

8. For possible action to approve the Disposition and Development Agreement (DDA) with Red Ridge Development LLC for the sale and development of Parcel E in Symphony Park for the construction of luxury condominiums, Class A multi-family housing, office/commercial, parking and amenities located at Carson Avenue to the south, Grand Central Parkway to the west and north and City Parkway to the east (a portion of APN 139-34-110-007) in concurrence with City Council's decision – Ward 5 (Crear)

Minutes:

See Item 7 for related discussion.

Motion made by Gary Ameling to Approve the Consent Agenda except Item(s) None

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Gary Ameling, Mike Janssen, Steve Ford;

9. For possible action to approve an Exclusive Negotiating Agreement (ENA) with the Las Vegas Museum of Art for Parcels L North and M4 in Symphony Park, located at City Parkway and Symphony Park Avenue, expiring

on May 15th, 2024 with an option to extend for one six-month term if mutually agreed (APN 139-34-211-005) pending final approval by City Council – Ward 5 (Crear)

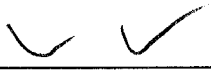
10. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Board. No subject may be acted upon by the Board unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give 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.

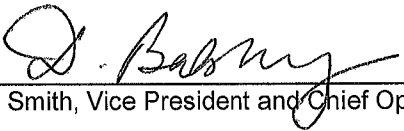
11. **Adjournment**

Minutes:
The meeting was adjourned at 10:18 a.m.

Respectfully submitted:

for 

Vanessa Chavez-Holman, Deputy City Clerk

for 

Ryan Smith, Vice President and Chief Operating Officer

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