

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

July 17, 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, SEAMAN, DIAZ, and ALLEN-PALENSKE

EXCUSED: MEMBERS CREAR 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 June 5, 2024

Minutes:

CHAIR GOODMAN announced that this item would be stricken as there were no minutes to approve for the subject date.

Motion made by Carolyn Goodman to Strike

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

For-Victoria Seaman, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Did Not Vote- Nancy Brune, Cedric Crear;

REDEVELOPMENT AREA

5. RA-9-2024 - 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 DRock 3rd Street, LLC, located at 304 East Carson Avenue (APN 139-34-210-081), 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 34 (R-36-2024)]

Minutes:

DINA BABSKY, Acting Director of Economic and Urban Development, introduced JEFF VICTOR, Vice President of Operations for Circa Hospitality Group. MS. BABSKY stated that approval of this CVIP (Commercial Visual Improvement Program) application for a \$25,000 match would help pay for window wrapping at an office building located one block south of Fremont Street that was purchased by DROCK 3rd Street, LLC in 2018. She reviewed the images in the PowerPoint presentation, a copy of which was submitted for the record, depicting the current exterior condition of the property and the preliminary designs.

MR. VICTOR explained that the decorative wrap needs replacement. They initially intended to use the wrapping for advertisements of their services; however, they decided to use it more broadly, especially in light of the Down for Anything campaign.

CHAIR GOODMAN asked if the building was fully occupied by tenants and for the anticipated timeline. MR. VICTOR indicated that the LEED (Leadership in Energy and Environmental Design) building once housed the Downtown Data Center, and they have other office tenants, including the Las Vegas Chamber of Commerce and a video gaming company. The Chair verified that they would continue to use the building to offer commercial office space.

MEMBER ALLEN-PALENSKE confirmed with MR. VICTOR that the total cost of the project would be \$50,000 with matching funding from the Redevelopment Agency of \$25,000. She loved the campaign and the idea of partnering with the City. MR. VICTOR said they obtained three bids for the work.

MEMBER DIAZ thanked MR. VICTOR for giving the area some needed attention to help the surrounding businesses.

Motion made by Olivia Diaz to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

For-Victoria Seaman, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Did Not Vote- Nancy Brune, Cedric Crear;

6. RA-10-2024 - 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 MLCD, LLC, (Owner) and Omelet House, LLC, (Tenant) located at 2160 West Charleston Boulevard, (APNs 139-32-804-005, -009, -011 and -012), 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 1 (Knudsen) [NOTE: This item is related to Council Item 35 (R-37-2024)]

Minutes:

DINA BABSKY, Acting Director of Economic and Urban Development, introduced this item and KEVIN MILLS, Principal of the Omelet House, LLC. MS. BABSKY explained that the \$25,000 matching grant from the CVIP

(Commercial Visual Improvement Program) would help pay for improvements to the sign, which has been on the property for 45 years. She reviewed images of the current state of the property and of the proposed improvements listed on Slide 5, including a new tile entry and a covered trash enclosure, from the copy of the PowerPoint presentation submitted for the record.

MR. MILLS explained that replacing the 45-year-old sign and improving the mall would fit well with the beautification and widening of Charleston Boulevard by the City for the Medical District expansion. He opted against a modern look to preserve the historical character and value of the sign, on which he will offer free advertising for his tenants.

CHAIR GOODMAN said she was unaware that the mall had been renamed the Omelet House Mall. MR. MILLS indicated that the initial developer named it The Galleria Mall, but he chose to rename it. He advised the Chair that he went through the process of gaining support to rename it.

MEMBER KNUDSEN felt this update was overdue, noting that he worked with The Neon Museum to install a neon sign (Love Me Tender) down the street from the subject location. He appreciated MR. MILLS' cooperation, and MR. MILLS said he would start the renovations soon.

Motion made by Brian Knudsen to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

For-Victoria Seaman, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Did Not Vote- Nancy Brune, Cedric Crear;

7. RA-11-2024 - Discussion for possible action regarding a Resolution authorizing a grant of up to \$50,000 to Urban Land Institute (ULI) to support ULI's 2024 Fall Meeting and market redevelopment opportunities in the city of Las Vegas (Not-to-Exceed \$50,000 - RDA Special Revenue Fund) - Redevelopment Area - Wards 1, 3 and 5 (Knudsen, Diaz and Crear)

Minutes:

DINA BABSKY, Acting Director of Economic and Urban Development, said she would like to take advantage of the subject meeting taking place in Las Vegas in October 2024 and sponsor a luncheon to offer additional marketing opportunities and various tours to expose conference attendees to some of the Downtown Las Vegas businesses and what the Redevelopment Agency has to offer. The grant would help pay for registration, lunch and signs.

CHAIR GOODMAN asked where the conference would be held, to which MS. BABSKY replied that it would be at Resorts World.

MEMBER KNUDSEN said it would be a great investment.

Motion made by Brian Knudsen to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

For-Victoria Seaman, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Did Not Vote- Nancy Brune, Cedric Crear;

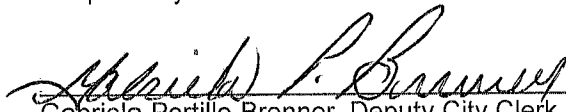
CITIZENS PARTICIPATION

8. 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:



Gabriela Portillo-Brenner, 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