

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

August 7, 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 (excused until 8:33 a.m.), DIAZ, ALLEN-PALENSKE and BRUNE (excused until 8:37 a.m.)

EXCUSED: MEMBER SEAMAN

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAK, City Attorney, and DR. 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 26, 2024

Motion made by Brian Knudsen to Approve

NOTE: The video does not reflect the vote accurately, in that subsequent to Item 6, Members Crear and Brune requested their votes be reflected in the affirmative for this item.

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

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

5. Report of Declarations per NRS 279.454, which requires any officer or employee of the City who in the course of their duties participates in the formulation of or approval of plans or policies for a redevelopment area to disclose interest in property located in the existing Redevelopment Area and/or Redevelopment Area 2

Minutes:

DR. LUANN D. HOLMES, City Clerk, stated that this is an annual disclosure of interest in the redevelopment areas as required by NRS (Nevada Revised Statutes) 279.454, the Nevada Community Redevelopment Law. This law states that any officer or employee of the City who, in the course of their duties, participates in the formulation or approval of plans or policies in either of the two redevelopment areas within the city must disclose any direct or indirect financial interest in said properties, and if any officer or employee owns, purchases, or acquires any interest in such properties, they shall make a written disclosure of said interest. This law further requires that said interest be disclosed to both the Redevelopment Agency and City Council and that this be entered into the minutes of both bodies. This item along with the associated item on the City Council agenda will satisfy that requirement. No motion was required, and DR. HOLMES thanked the Members for accepting the report.

REDEVELOPMENT AREA

6. RA-12-2024 - 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 Charleston OZB LLC, (Owner) located at 1551 South Commerce Street (APN 162-03-210-008), 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 45 (R-41-2024)]

Minutes:

DINA BABSKY, Acting Economic and Urban Development Director, introduced STEVE MARDIROSSIAN and utilized a PowerPoint presentation, a copy of which was submitted for the record, to display a site map of the location and list properties in the area, which included Able Baker Brewery. MS. BABSKY advised that MR. MARDIROSSIAN had invested over \$160,000 to rehabilitate the property, and she displayed images of the existing building and proposed renderings. The building facade will have new paneling and a metal stairway to the roof.

MR. MARDIROSSIAN stated that he came from Michigan 27 years ago and started a manufacturing company. He advised that he purchased the subject building in 2022 through an opportunity fund, noting he had completed other downtown projects. He said he had discussed leasing options with multiple restaurants and other businesses.

CHAIR GOODMAN confirmed with MS. BABSKY that there would be a City parking garage on Utah Boulevard. In response to the Chair, MR. MARDIROSSIAN clarified that an elevator would be added to the building, which was built in 1975, and they would change the use and update the building's structural support. He expected to have up to 10 tenants in the building. He stated that construction had begun in December, noting that the interior was around 80 percent complete. He believed the second floor would be ready in October, with overall construction finished in February.

MEMBER DIAZ expressed excitement for the space, and she said the Gateway District needed additional redevelopment. She hoped this would bring more change to the area.

Motion made by Olivia Diaz to Approve

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

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

CITIZENS PARTICIPATION

- 7. 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 8:47 a.m.

Respectfully submitted:



Brian Carroll, Senior Deputy City Clerk



Dr. 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