

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 21, 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, SEAMAN (excused until 8:31 a.m.), DIAZ, ALLEN-PALENSKE, and BRUNE (excused until 8:32 a.m.)

EXCUSED: MEMBER CREAR

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAC, 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 July 17, 2024

Motion made by Brian Knudsen to Approve

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

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

REDEVELOPMENT AREA

5. RA-13-2024 - Discussion for possible action regarding a Resolution finding the project proposed by an Owner Participation Agreement (OPA) between the Las Vegas Redevelopment Agency (RDA) and GMC PROPERTY 1 LLC, (Owner) located at 600 West Owens Avenue (APN 139-22-402-008), 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 5 (Cear)
[NOTE: This item is related to Council Item 39 (R-49-2024)]

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 H Street and F Street. She described the area as the Historic Westside, stating the building was previously the Elks Lodge, and there was a strip mall, convenience store and a residential neighborhood nearby. She said the site had been vacant, was purchased three years ago, and was a part of the commercial visual improvement plan. She explained it would be turned into the Giddens Memorial Chapel and listed the exterior modifications, noting the exterior and interior improvements would be \$3 million.

KYLE GIDDENS said he was the co-owner of the Chapel and stated he was available for any questions the Members had.

CHAIR GOODMAN opined it was a wonderful project and MEMBER KNUDSEN wished the project success.

Motion made by Brian Knudsen to Approve

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

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

6. RA-14-2024 - Discussion for possible action regarding a Resolution finding the project proposed by a Multi-family Unit Improvement Participation Agreement (MFR-UIP) between the Las Vegas Redevelopment Agency (RDA) and RP Kimzo 24 Holdings, LLC, (Owner) located at 241 West Philadelphia Avenue (APN 162-04-710-105), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-UIP Agreement by the RDA (Not-to-Exceed \$50,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to Council Item 40 (R-50-2024)]

Minutes:

Items 6 and 7 were heard together.

DINA BABSKY, Acting Economic and Urban Development Director, introduced the items and utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide the site location on West Philadelphia Avenue. She described the area as the Gateway District, with the Strat Resort and Casino (Strat) and the Downtown Arts District within walking distance. She explained the project was a part of the multi-family Visual Improvement Participation Agreement, noting it would be a seven-plex multi-family unit with six two-bedroom and one one-bedroom apartments. She said the applicant's total project investment would be \$218,000. She displayed before pictures and after renderings of the site and listed the exterior and interior changes that would be made. MS. BABSKY clarified the \$25,000 contribution from the Redevelopment Agency (RDA) for Item 7 would be for the exterior upgrades.

ALEXANDER HENRY said the partnership with the RDA (Redevelopment Agency) would allow him to invest more into the property long-term, in order to improve the Gateway District.

CHAIR GOODMAN asked if MR. HENRY was from Las Vegas and he confirmed, stating he went to school down the street and he was excited to improve the area. She expressed excitement for the project and the growth of the area.

MEMBER DIAZ thanked MR. HENRY for the proposed improvements, noting many employees from the Strat live within the Gateway District.

Motion made by Olivia Diaz to Approve

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

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

7. RA-15-2024 - Discussion for possible action regarding a Resolution finding the project proposed by a Multi-family Visual Improvement Participation Agreement (MFR-VIP) between the Las Vegas Redevelopment Agency (RDA) and RP Kimzo 24 Holdings, LLC, (Owner) located at 241 West Philadelphia Avenue (APN 162-04-710-105), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-VIP 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 41 (R-51-2024)]

Minutes:

See Item 6 for related discussion.

Motion made by Olivia Diaz to Approve

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

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

CITIZENS PARTICIPATION

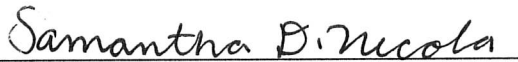
8. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, 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 8:44 a.m.

Respectfully submitted:



Samantha DiNicola, 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