

**City Parkway V, Inc. Board Meeting**  
**City Hall, 495 S. Main St.**  
**Council Chambers**  
**City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)**

**MINUTES**

**July 31, 2024**  
**10:00 AM**

**1. Call to Order and Roll Call**

Minutes:

DIRECTOR HELTSLEY called the meeting to order at 10:00 a.m.

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

EXCUSED: DIRECTOR JANSSEN (seated as President after Item 5)

ALSO PRESENT: TRACY REICH, Redevelopment Manager; DIMITRI DALACAS, Deputy City Attorney V; BRIAN CARROLL, Senior Deputy City Clerk; and YVETT LOZOYA, 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](http://www.lasvegasnevada.gov); and the Nevada Public Notice website – [notice.nv.gov](http://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 November 27, 2023**

Motion made by Steve Ford to Approve

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Steve Ford, Susan Heltsley; Excused-Mike Janssen;

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

Minutes:

DEPUTY CITY ATTORNEY DIMITRI DALACAS read the proposed slate of officers as follows: MIKE JANSSEN, President; SUSAN HELTSLEY, Secretary and Treasurer; STEVE FORD, Vice President and CFO (Chief Financial Officer); and DINA BABSKEY, Vice President and COO (Chief Operating Officer).

Motion made by Steve Ford to Approve the slate of officers as proposed

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Steve Ford, Susan Heltsley; Excused-Mike Janssen;

6. Discussion for possible action regarding the appointment of Directors to serve on the Symphony Park Master Association Board

Minutes:

DIRECTOR HELTSLEY read the proposed slate of voting members as follows: MIKE JANSSEN, SUSAN HELTSLEY, and STEVE FORD.

Motion made by Steve Ford to Approve the slate of voting members as proposed

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Steve Ford, Susan Heltsley; Excused-Mike Janssen;

7. Discussion for possible action regarding a Resolution authorizing certain officers as corporate signatories to the Corporation (City Parkway V, Inc.)

Minutes:

DEPUTY CITY ATTORNEY DIMITRI DALACAS stated there had been a prior resolution that had given signing authority to officers for banking and other contractual matters. He advised that this resolution would authorize the officers as corporate signatories and provide for other related matters, noting this was needed due to the new directors and officers for the corporation.

Motion made by Steve Ford to Approve

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Steve Ford, Susan Heltsley; Excused-Mike Janssen;

8. Report by staff regarding future development projects in Symphony Park – Ward 5 (Crear)

Minutes:

TRACY REICH, Redevelopment Manager, reported the next agreement seen by the Board would be the DDA (Disposition and Development Agreement) for the Las Vegas Museum of Art. She stated they were currently in the ENA (Exclusive Negotiation Agreement) and expected review by the City Council on September 4th. She noted Parcel E would close with Red Ridge Development in November and construction was expected to begin in December. She said the AC by Marriott Element by Westin Hotel would open in October 2025, with the topping out held in the next few months. MS. REICH reported that the Southern Land Tower and Mid-rise were ahead of schedule, stating that the Tower should open at the end of 2025 and the Mid-rise in spring of 2026. She explained they were working on a portion of Parcel JK for a medical office building on 1.5 acres and up to 90,000 square feet. She advised the parking requirement was removed from the building, and the next project on the parcel would be building a parking garage that served the nearby developments. They had been approached by four developers for the balance of the parcel, and they would select the best proposal or open an RFP (Request for Proposals). MS. REICH mentioned the proposals were for condominiums, apartments, office/retail and hospitality. Lastly, she reported they were negotiating an extension with DRock for Parcel PQ that may push out their requirements another year or 18 months.

DIRECTOR HELTSLEY looked forward to the developments.

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.

9. For possible action to approve the ratification of a First Amendment to 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) – Ward 5 (Crear)

Motion made by Steve Ford to Approve the Consent Agenda except Item(s) None

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Steve Ford, Susan Heltsley; Excused-Mike Janssen;

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.

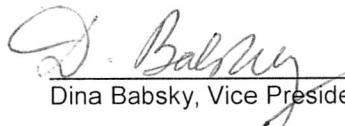
Minutes:  
None.

11. **Adjournment**

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

Respectfully submitted:

  
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Yvett Lozoya, Deputy City Clerk

  
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Dina Babsky, 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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

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