

RESOLUTION NO. R-15-2025

A RESOLUTION CONCERNING A PROPOSED SPECIAL IMPROVEMENT DISTRICT; APPROVING THE FORM OF A DEPOSIT AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND THE HOWARD HUGHES COMPANY, LLC.

WHEREAS, the City of Las Vegas, Nevada (the “City”) is organized and operating pursuant to the provisions of Chapter 517, Statutes of Nevada 1983, as amended, and the general laws of the State of Nevada; and

WHEREAS, The Howard Hughes Company, LLC, a Delaware limited liability company (the “Developer”), has informed the City that, in the future, the Developer may request that the City conduct proceedings pursuant to the provisions of Nevada Revised Statutes Chapter 271 and the City’s Developer Special Improvement District Guidelines (the “Guidelines”) to form a special improvement district within the City (the “Future District”), to levy special assessments, and to issue a series of bonds (the “Bonds”) to provide for the construction, acquisition, and/or furnishing of certain public improvements within the Future District; and

WHEREAS, pursuant to the Guidelines, the City’s Director of Finance is to establish the amount of a deposit to pay the City’s costs and expenses associated with the formation of the Future District, the levy of assessments, and the issuance of the Bonds; and

WHEREAS, the proposed form of the Deposit and Reimbursement Agreement between the City and the Developer (the “Deposit Agreement”) is on file with the City Clerk and the City Council has reviewed the same and found it to be satisfactory.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA:

Section 1. The Deposit Agreement is hereby approved in substantially the form on file with the City Clerk, with only such changes therein as are not inconsistent herewith and are approved by the officers of the City executing the same. The officers of the City are hereby authorized to enter into, execute, and deliver the Deposit Agreement, and the execution and delivery of the same shall constitute conclusive evidence of the City’s approval thereof in accordance with the terms hereof.

Section 2. The officers of the City be, and they hereby are, authorized to take all action necessary to effectuate the provisions of this resolution.

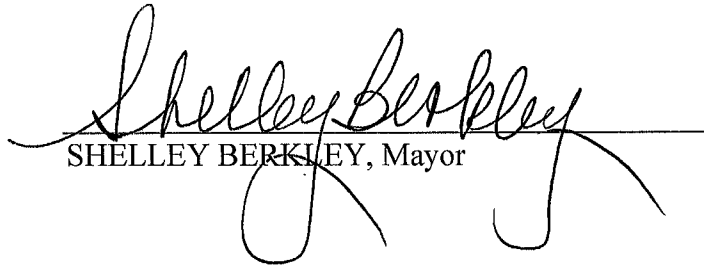
Section 3. All bylaws, orders and resolutions, or parts thereof, in conflict with this resolution, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, previously repealed.

Section 4. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 5. The City Council has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED AND APPROVED March 5, 2025.

(SEAL)


SHELLEY BERKLEY, Mayor

Attest:


DR. LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:


CRISLOVE IGELEKE, Deputy City Attorney

STATE OF NEVADA)
)
COUNTY OF CLARK) ss
)
CITY OF LAS VEGAS)

I am the duly chosen and qualified City Clerk of Las Vegas (the “City”), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the “City Council”) at a meeting held on March 5, 2025.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Mayor:	Shelley Berkley
Council members:	Brian Knudsen
	Victoria Seaman
	Olivia Diaz
	Francis Allen-Palenske
	Shondra Summers-Armstrong
	Nancy E. Brune

Those Voting Nay:	None
Those Absent:	None

3. The members of the City Council were present at such meeting and voted on the passage of such resolution as set forth above.

4. The resolution was approved and authenticated by the signature of the Mayor, sealed with the City seal, attested by the City Clerk, and recorded in the minutes of the City Council.

5. All members of the City Council were given due and proper notice of the meeting.

6. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting and excerpt from the agenda for the meeting relating to the resolution, as posted at least 3 working days in advance of the meeting on the City’s website, the State of Nevada’s official website and at the City Council’s office is attached as Exhibit A.

7. A copy of the notice was transmitted by mail or electronic mail to each person, if any, who has requested notice of the meetings of the City Council. Such notice, if mailed,

was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

8. Upon request, the City Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or resolution which will be discussed at the public meeting, and any other supporting materials provided to the City Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand on this March 5, 2025.

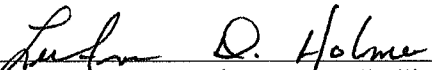
By: 
Dr. LuAnn D. Holmes, MMC, City Clerk

EXHIBIT A

(Attach Copy of Notice of Meeting)

Shelley Berkley, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Shondra Summers-Armstrong (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

**March 5, 2025
9:00 AM**

A lunch break may be taken at the discretion of the Mayor.

Items listed on the agenda may be taken out of the order presented; two or more agenda items for consideration may be combined; and any item on the agenda may be removed or related discussion may be delayed at any time. Backup material for this agenda may be obtained from LuAnn D. Holmes, City Clerk, at the City Clerk's Office at 495 South Main Street, 2nd Floor or on the City's webpage at www.lasvegasnevada.gov.

The Mayor and City Council welcome your attendance, public comment related to the items on the agenda and citizen participation on items under the jurisdiction of the City Council at this meeting. If you wish to speak, we respectfully ask you to complete and submit a speaker card to the City Clerk. Cards are available online, in the Clerk's Office or at the front of the Chambers as you enter.

These proceedings are being video recorded and can be viewed live on city of Las Vegas TV on COX Cable Channel 2. You can also watch the meeting live online, and access other city content, by visiting lasvegasnevada.gov/connect. The proceedings will be rebroadcast on city of Las Vegas TV the Wednesday of the meeting at 8:00 PM, and also on Friday at 4:00 AM, Saturday at 7:00 PM, Sunday at 7:00 AM and the following Monday at 5:00 PM.

Note: Cellular phones are to be turned off during the City Council Meeting.

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Rabbi Yitz Wyne, Young Israel Aish of Las Vegas
4. Pledge of Allegiance

5. Recognition of the Citizen of the Month
6. Recognition of University Medical Center

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. 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.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.
9. For possible action to approve the Final Minutes by reference of the February 5, 2025 Regular City Council Meeting

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 a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

COMMUNITY DEVELOPMENT - BUSINESS LICENSING - CONSENT

10. For possible action to approve a Restricted Gaming License for THE OUTFIT, LLC dba JIVE TURKEY at 608 South Maryland Parkway, Suite 160 - Ward 3 (Diaz)
11. For possible action to approve a Massage Establishment license for HAPPY FACE MASSAGE LLC dba HAPPY FACE MASSAGE at 501 South Rancho Drive D24 [Kelly Thompson, Managing Member] - Ward 1 (Knudsen)
12. For possible action to approve a Cannabis Production Facility License (Medical/Recreational) for BCCNEVADA, LLC dba BONANZA CANNABIS, 8001 US Highway 50 East - Carson City, Nevada
13. For possible action to approve a Restricted Gaming License for ROUTE 159 ENTERTAINMENT LLC dba NEIGHBORHOOD at 6138 West Charleston Boulevard [Patrick Haggerty, Managing Member] - Ward 1 (Knudsen)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

14. For possible action to approve award of Modification No. 2 to Contract No. 220196-DD, Professional Services for Las Vegas Fire and Rescue Consulting Services - Department of Fire and Rescue - Award recommended to: SQS CONSULTANTS, INC., (Increase Not-to-Exceed \$135,000 Annually/Total Increase Amount Not-to-Exceed \$270,000 - General Fund) - All Wards

NEIGHBORHOOD SERVICES - CONSENT

15. For possible action to approve the ratification of the Older Adults Home Modification Program (OAHMP) award of \$1,479,092.26 to the City of Las Vegas by the United States Department of Housing and Urban Development (HUD) for essential home modification services that benefit eligible individuals and families - All Wards
16. For possible action to approve the Amended Master Lease Agreement between the City of Las Vegas and CCSN SRO Inc., which includes an annual base rent increase of three percent, raising the rent from \$737.48 to \$759.60, and an increase in utility charges from \$180 to \$212 to the units located at 1521 Las Vegas Boulevard North, which are designated as bridge and/or transitional housing for homeless individuals in the City of Las Vegas (\$9,091.80 - Redevelopment Set-Aside) - Ward 5 (Summers-Armstrong)

PUBLIC WORKS - CONSENT

17. For possible action to approve the Fifth Amendment to Nature Park Golf Course Lease and Management Agreement between the City of Las Vegas (CLV) and CF Arcis XI, LLC, (Arcis), a Delaware limited liability company, in preparation of the new development project for the property located at 3415 East Bonanza Road, commonly known as the Desert Pines Golf Course - Ward 3 (Diaz)
18. For possible action to approve the Amendment, Assignment, Assumption and Consent Agreement between the City of Las Vegas (CLV) and OB Sports Golf Management (DH), LLC, a Nevada limited liability company (OB), and Troon Golf, LLC., a Delaware limited liability company (Troon) for the operation and management services at Durango Hills Golf Course located at 3501 North Durango Drive - Ward 4 (Allen-Palenske)
19. For possible action to approve the Real Property Purchase Contract between the City of Las Vegas (CLV) and Arsenio Aguilar and Crystal Ponce (Buyer) for the sale of remnant real property located at the northeast corner of West Adams Avenue and N Street (APN 139-28-606-006) - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 24 (R-14-2025)]

RESOLUTIONS - CONSENT

20. R-10-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); determining the cost to be assessed and authorizing, ordering and directing the City Engineer to prepare the Final Assessment Roll and providing the effective date hereof - Ward 1 (Knudsen)
21. R-11-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); fixing the time and place when complaints, protests, and objections to the Final Assessment Roll for the District will be heard; providing for the manner of giving notice of the Hearing on the Final Assessment Roll; prescribing other details in connection therewith; ratifying all action taken consistent with the provisions hereof; and providing the effective date hereof - Ward 1 (Knudsen)
22. R-12-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street); determining the cost to be assessed and authorizing, ordering and directing the City Engineer to prepare the Final Assessment Roll for FY2026 and providing the effective date hereof - Ward 3 (Diaz)
23. R-13-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street); fixing the time and place when complaints, protests, and objections to the Final Assessment Roll for the District will be heard; providing for the manner of giving notice of the Hearing on the Final Assessment Roll; prescribing other details in connection therewith; ratifying all action taken consistent with the provisions hereof; and providing the effective date hereof - Ward 3 (Diaz)
24. R-14-2025 - For possible action to approve a Resolution finding that the proposed Real Property Purchase Contract between the City of Las Vegas (CLV) and Arsenio Aguilar and Crystal Ponce (Buyer) for the sale of remnant real property located at the northeast corner of West Adams Avenue and N Street (APN 139-28-606-006) is in the best interest of the CLV - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 19]
25. R-15-2025 - For possible action to approve a Resolution concerning a proposed Special Improvement District (819) within the Summerlin area; approving the form of and authorizing the execution and delivery of a deposit and reimbursement agreement with THE HOWARD HUGHES COMPANY LLC, a Delaware limited liability company, in the amount of \$150,000 for the City of Las Vegas to draw against as it incurs the expenses of creating and financing the district with Howard Hughes Company LLC (\$150,000 - SID Construction Fund) - Ward 2 (Seaman)

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

26. Report by Mike Janssen, City Manager, and discussion for possible action regarding a new two-year collective bargaining agreement between the City of Las Vegas and International Association of Firefighters (IAFF) Local 1285 (\$15,251,860 - Various Funds) - All Wards

RESOLUTIONS - DISCUSSION

27. R-16-2025 - Public hearing and discussion for possible action to approve and adopt a Resolution authorizing a temporary interfund loan to be paid within twelve months from the City of Las Vegas Sanitation Enterprise Fund to the City of Las Vegas Liability Insurance and Property Damage Fund up to a maximum amount of One Hundred Thirty-Six Million and 00/100 Dollars (\$136,000,000) - Loan will be evidenced by an Unsecured Promissory Note and will be used for the acquisition of certain real property located near the intersection of Charleston Boulevard and Hualapai Way in the city of Las Vegas related to an agreement dated December 24, 2024 between the City of Las Vegas (as buyer) and 180 Land Co LLC, Fore Stars, LTD. and Seventy Acres LLC. (collectively as seller) (Not-to-exceed \$136,000,000 - Sanitation Enterprise Fund) - All Wards

BOARDS AND COMMISSIONS - DISCUSSION

28. Discussion for possible action regarding the reappointment of Sondra Cosgrove to the Historic Preservation Commission
29. Discussion for possible action regarding the appointment of nominee David Tilzer to the Senior Citizens' Advisory Board as the Mayor's appointee

RECOMMENDING COMMITTEE REPORT - DISCUSSION

NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

30. Bill No. 2025-1 - Amends Title 2 of the Las Vegas Municipal Code by adding Chapter 2.70 to establish the Youth Leadership Advisory Council. Sponsored by: Councilwoman Olivia Diaz, Councilwoman Francis Allen-Palenske, and Councilwoman Nancy E. Brune

COMMUNITY DEVELOPMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

COMMUNITY DEVELOPMENT - CONSENT

All items listed on the Consent Agenda are considered to be routine and have been recommended "for approval". All items on the consent agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the Discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

31. 24-0653 - APPLICANT/OWNER: OSO BLANCA PLACE, LLC - For possible action on the following Land Use Entitlement project request on 1.34 acres located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road (APN 125-21-101-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- 31a. 24-0653-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0528-SUP1) - TO ALLOW A MINI-STORAGE FACILITY USE

- 31b. 24-0653-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0528-SDR1) - FOR A PROPOSED 45-FOOT TALL, THREE-STORY, 858-UNIT MINI-STORAGE DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS
- 32. 24-0671 - APPLICANT/OWNER: PANTHER ALTA 12, LLC - For possible action on the following Land Use Entitlement project requests on 12.23 acres on the north side of Alta Drive, approximately 2,115 feet east of Hualapai Way (APN 138-31-101-004), Ward 2 (Seaman). Staff recommends APPROVAL on the entire Land Use Entitlement project.
 - 32a. 24-0671-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (22-0454-VAR1) - TO ALLOW 891 PARKING SPACES WHERE 1,068 SPACES ARE REQUIRED
 - 32b. 24-0671-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0454-SDR1) - FOR A PROPOSED 187,000 SQUARE-FOOT MEDICAL OFFICE CAMPUS CONSISTING OF TWO, THREE-STORY BUILDINGS AND TWO FUTURE PAD SITES
- 33. 25-0033 - APPLICANT/OWNER: BUENOS AIRES AIR CONDITIONING & HEATING, INC. - For possible action on the following Land Use Entitlement project requests on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.
 - 33a. 25-0033-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (22-0581-VAR1) - TO ALLOW EXISTING 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED
 - 33b. 25-0033-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0581-SDR1) - FOR AN APPROVED TWO-STORY, 3,073 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-STORY, 1,548 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT AND FOR EXISTING WALLS AND FENCES TO INCLUDE RAZOR WIRE

COMMUNITY DEVELOPMENT - DISCUSSION

- 34. 25-0017-EOT1 - 14TH EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT: DTP MGMT, LLC - OWNER: 899 FREMONT, LLC - For possible action on a Land Use Entitlement project request FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE at 899 Fremont Street and 115 South 8th Street (APNs 139-34-612-027 and -056), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

REPORTS AND PRESENTATIONS

- 35. Presentation and recognition of City of Las Vegas students who submitted entries for the Ward 2 Spay and Neuter Awareness Campaign - All Wards

SET DATE

- 36. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

CITIZENS PARTICIPATION

- 37. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council 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.

COUNCIL EMERGING ISSUES

Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

- 38. Discussion regarding potential items for future City Council agendas - All Wards

COUNCIL MEMBER RECOGNITION

- 39. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

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