

RESOLUTION NO. R-20-2025

A RESOLUTION CONCERNING A PROPOSED SPECIAL IMPROVEMENT DISTRICT; APPROVING THE FORM OF AN IMPROVEMENTS 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 one or more special improvement districts within the City (the “Future Districts”), to levy special assessments therein, and to issue one or more series of bonds (hereinafter called “Bonds”) to provide for the construction, acquisition, and/or furnishing of certain public improvements within the Future Districts; and

WHEREAS, the Developer has previously constructed, or will construct, certain public improvements (the “Improvements”) that will proportionally benefit the properties in the Future Districts; and

WHEREAS, the Developer intends to request that the City levy special assessments against the properties in the Future Districts to finance an allocable portion of the cost of the Improvements; and

WHEREAS, the Developer desires to dedicate the Improvements to the City or another applicable government prior to the formation of the Future Districts and the execution of a Development and Financing Agreement between the City and the Developer relating to each Future District; and

WHEREAS, the Developer has requested that the City reimburse the Developer for a portion of the costs of the Improvements from the proceeds of the Bonds; and

WHEREAS, the City desires to facilitate such reimbursement, subject to the conditions contained in an Improvements Reimbursement Agreement (the “Improvements Reimbursement Agreement”) between the City and the Developer; and

WHEREAS, the proposed form of the Improvements Reimbursement Agreement is on file with the City Clerk and the City Council has reviewed the same and has 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 Improvements Reimbursement 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 Improvements Reimbursement 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.

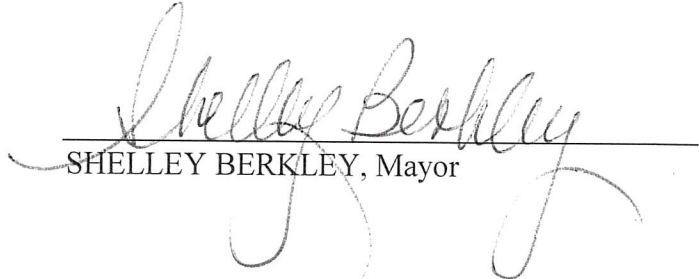
Section 4. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

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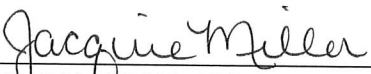
Section 5. The City Council has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED AND APPROVED April 2, 2025.

(SEAL)


SHELLEY BERKLEY, Mayor

Attest:


for DR. LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:

 03/10/25
CRISLOVE A. 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 April 2, 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
	Nancy E. Brune
	Shondra Summers-Armstrong

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 April 2, 2025.

By: *Jacquie Miller*
for 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.

**April 2, 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 - Reverend Sasoon Zumrookhdian, St. Geragos Armenian Apostolic Church
4. Pledge of Allegiance

5. Recognition of the University of Nevada, Las Vegas Skatin' Rebels
6. Recognition of the Citizen of the Month
7. Recognition of KO Knudsen Middle School and Sunrise Elementary School Students

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

8. 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

9. 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.
10. For possible action to approve the Final Minutes by reference of the March 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

11. For possible action to approve a Cannabis Cultivation Facility License (Medical/Recreational) for SILVER STATE WELLNESS, LLC dba SILVER STATE WELLNESS LLC at 3265 West Post Road - Clark County
12. For possible action to approve a Restricted Gaming license for SRUN SIN dba BIG BUNDLES LAUNDROMAT at 2071 North Jones Boulevard [Srun Sin, Owner] - Ward 5 (Summers-Armstrong)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

13. For possible action to approve award of Bid No. 25.69111.06-JG, Floyd Lamb Replacement Well 175A, located at 9200 Tule Springs Road, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: STONEHOUSE DRILLING & CONSTRUCTION LLC (Not-to-Exceed \$1,267,120 - Parks and Leisure Activities Capital Projects Fund) - Ward 6 (Brune)
14. For possible action to approve award of Contract No. 250190-JG, Blanket Services for Building Commissioning Consulting Services - Department of Public Works - Award recommended to: BCC MANAGEMENT, INC. (Not-to-Exceed \$100,000 - Various Funds) - All Wards
15. For possible action to approve award of Contract No. 250192-TF, Blanket Services for Subsurface Utility Engineering (SUE) - Department of Public Works - Award recommended to: HORROCKS, LLC (Not-to-Exceed \$200,000 - Various Funds) - All Wards
16. For possible action to approve award of Contract No. 250138-PH, eCourt Case Management System Project Manager - Las Vegas Municipal Court - Award recommended to: NATIONAL CENTER FOR STATE COURTS (Not-to-Exceed \$179,185 - Computer Services Internal Service Fund and Municipal Court Administrative Assessment Special Revenue Fund) - All Wards
17. For possible action to approve award of Contract No. 220097-PH-O, Professional Services Contract - Public Attorney - Department Six - Las Vegas Municipal Court - Award recommended to: SILVIA D. THULL, PLLC (Not-to-Exceed \$102,300 Annually/Total Contract Amount Not-to-Exceed \$237,150 - General Fund) - All Wards

18. For possible action to approve award of Modification No. 1 to Contract No. 240082-SK, Las Vegas Arts District Business Improvement District (BID), located in the area bounded by Wyoming Avenue on the south, Las Vegas Boulevard on the east, Gass Avenue on the north, and the Union Pacific Railroad on the west - Department of Economic and Urban Development - Award recommended to: CENTRO, INC. (Increase Amount Not-to-Exceed \$37,500 - General Capital Projects Fund) - Ward 3 (Diaz)

NEIGHBORHOOD SERVICES - CONSENT

19. For possible action to approve an allocation of \$1,000,000 of HOME Investment Partnerships Program Grant Funds and Account for Affordable Housing Trust Funds (AAHTF) to Brinshore Development, LLC and the Southern Nevada Regional Housing Authority for the construction of 138 apartment units located at 1310 West McWilliams Avenue (APN 139-28-702-001) - Ward 5 (Summers-Armstrong)

PUBLIC WORKS - CONSENT

20. For possible action to approve staff to acquire and dedicate various real property rights for the Sidewalk Infill 2A Project bounded by the areas south of Bonanza Road, east of Maryland Parkway, north of Interstate 11, west of Eastern Avenue, and the area within the vicinity of the intersection of Maryland Parkway and Bruce Street, multiple APNs (\$30,000 - Road and Flood Capital Project Fund [CPF]) - Ward 3 (Diaz)
21. For possible action to approve the Real Property Purchase and Sale Agreement between Johncyn Irrevocable Business Trust, a Nevada Business Trust, as to an undivided 89.60 percent interest, Lynn E. Behrens, an unmarried woman, as to an undivided four percent interest, and Michelle Wise, trustee of the Michele Wise Living Trust, as to an undivided 6.40 percent interest (collectively, "Seller") and the City of Las Vegas (CLV) for the acquisition of real property located at 224 West Baltimore Avenue (APN 162-04-813-013) (Not-to-Exceed \$190,000 - Municipal Parking Fund) - Ward 3 (Diaz)

RESOLUTIONS - CONSENT

22. R-20-2025 - For possible action to approve a Resolution concerning a proposed Special Improvement District within the Summerlin Area, an Improvements Reimbursement Agreement and other related matters - Ward 2 (Seaman)

DISCUSSION/ACTION ITEMS

HEARINGS - DISCUSSION

23. Public hearing on local improvement district for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance - FY 2026) - Ward 1 (Knudsen)
24. Public hearing on local improvement district for Special Improvement District No. 1516 - Fremont Street Maintenance District FY 2026 (Las Vegas Boulevard to 8th Street) - Ward 3 (Diaz)

FINANCE - DISCUSSION

25. Discussion for possible action regarding the recommended Fiscal Year 2026 Tentative Budget for the City of Las Vegas and the City of Las Vegas Redevelopment Agency - All Wards [NOTE: This item will be heard after the Community Development - Discussion section of the Agenda]

RESOLUTIONS - DISCUSSION

26. R-21-2025 - Discussion for possible action regarding a Resolution approving a Cooperative Grant Agreement (Agreement) between the City of Las Vegas (City) and City Parkway V, Inc. (CPV) and providing for other matters related thereto for purposes of the property located at 320 South 9th Street (APN 139-34-701-010) commonly known as the Strong Start Academy Elementary School at the Tony Hsieh Education Center and ratification of related actions by City, its officers, and employees (Not-to-Exceed \$6,352,200 - General Capital Project Fund) - Ward 3 (Diaz) [NOTE: This item is related to Council Item 27 (R-22-2025)]

- 27. R-22-2025 - Discussion for possible action regarding a Resolution approving and authorizing execution and delivery of transaction documents for allocation of New Markets Tax Credits (NMTCs) from Las Vegas Community Investment Corporation (LVCIC) to LVCIC Sub-CDE XII, LLC, for the purpose of expanding and operating the property located at 320 South 9th Street (APN 139-34-701-010) commonly known as the Strong Start Academy Elementary School at the Tony Hsieh Educational Center and ratification of related actions by the City of Las Vegas (City), its officers, and employees - Ward 3 (Diaz) [NOTE: This item is related to Council Item 26 (R-21-2025)]

BOARDS AND COMMISSIONS - DISCUSSION

- 28. Discussion for possible action regarding the appointment of nominee Marilyn Booker to the Audit Oversight Committee
- 29. Discussion for possible action regarding the appointment of nominee Brittany Fiedler to the Las Vegas-Clark County Library District Board of Trustees
- 30. Discussion for possible action regarding the appointment of nominee Elizabeth Foyt to the Las Vegas-Clark County Library District Board of Trustees
- 31. Discussion for possible action regarding the reappointment of Kate Turner Whiteley to the Las Vegas-Clark County Library District Board of Trustees
- 32. Discussion for possible action regarding the appointment of nominee Linda Young to the Senior Citizens' Advisory Board as the Mayor's appointee

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

- 33. Bill No. 2025-1 - For possible action - 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

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.

- 34. Bill No. 2025-2 - Amends the Title 19 Land Use Tables regarding various uses to correct drafting errors regarding those uses that were made in Ordinance No. 6876, adopted last year. Proposed by: Seth T. Floyd, Director of Community Development

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.

- 35. 25-0033 - ABEYANCE ITEM - 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.

- 35a. 25-0033-EOT1 - ABEYANCE ITEM - FIRST EXTENSION OF TIME - VARIANCE (22-0581-VAR1) - TO ALLOW EXISTING 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED
- 35b. 25-0033-EOT2 - ABEYANCE ITEM - 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
- 36. 25-0053-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0622-SDR1) - APPLICANT/OWNER: PROVIEW SERIES 34, LLC - For possible action on a Land Use Entitlement project request FOR AN APPROVED TWO-STORY, 10,970 SQUARE-FOOT RESTAURANT DEVELOPMENT INCLUDING A 4,168 SQUARE-FOOT ROOFTOP OUTDOOR PATIO WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.16 acres at the southeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-210-091), Ward 3 (Diaz). Staff recommends APPROVAL.

COMMUNITY DEVELOPMENT - DISCUSSION

- 37. 24-0603 - PUBLIC HEARING - APPLICANT: DESERT PINES MASTER DEVELOPMENT, LLC - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 97.99 acres at the southeast corner of Mojave Road and Bonanza Road (APN 139-36-502-003), Ward 3 (Diaz). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
 - 37a. 24-0603-GPA1 - GENERAL PLAN AMENDMENT - FROM: PR-OS (PARKS, RECREATION AND OPEN SPACE) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)
 - 37b. 24-0603-ZON1 - REZONING - FROM: C-V (CIVIC) TO: T-D (TRADITIONAL DEVELOPMENT)
 - 37c. 24-0603-DIR1 - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE DESERT PINES DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND DESERT PINES MASTER DEVELOPMENT, LLC
 - 37d. 24-0603-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY LOCATED ALONG MOJAVE ROAD AND BICYCLE PATH EASEMENTS GENERALLY LOCATED ALONG MOJAVE ROAD, BONANZA ROAD AND PECOS ROAD
 - 37e. 24-0603-TMP1 - TENTATIVE MAP - DESERT PINES - FOR A PROPOSED 17-LOT SUBDIVISION [PARENT TENTATIVE MAP]

REPORTS AND PRESENTATIONS

- 38. Report by Kelvin Watson, Executive Director, Las Vegas-Clark County Library District, regarding an update on current and upcoming initiatives as part of National Library Week - All Wards
- 39. Report by Celese Rayford, Region 2 Superintendent, on the current educational operations in schools within the Clark County School District (CCSD) in the City of Las Vegas - All Wards

SET DATE

- 40. 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

- 41. 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.

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

COUNCIL MEMBER RECOGNITION

- 43. 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