

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

## Redevelopment Agency Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**March 19, 2025**  
**8:30 AM**

### AGENDA

1. Call to Order

Minutes:

VICE CHAIR KNUDSEN called the meeting to order at 8:31 a.m.

PRESENT: CHAIR BERKLEY (excused until 8:37 a.m.) and MEMBERS KNUDSEN, SEAMAN, DIAZ, ALLEN-PALENSKE, BRUNE (excused until 8:32 a.m.), and SUMMERS-ARMSTRONG (excused until 8:33 a.m.)

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](http://www.lasvegasnevada.gov); and the Nevada Public Notice website - [notice.nv.gov](http://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 Meetings of February 5 and 19, 2025

Minutes:

None.

Motion made by Francis Allen-Palenske to Approve

NOTE: The video does not reflect the vote accurately, in that Chair Berkley was excused.

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

For-Shondra Summers-Armstrong, Nancy Brune, Victoria Seaman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Excused-Shelley Berkley;

## **REDEVELOPMENT AREA**

5. RA-6-2025 - Discussion for possible action regarding a Resolution finding the project proposed by the Electrical Utility Incentive Program Reimbursement Agreement (EUIP) between the City of Las Vegas Redevelopment Agency (RDA) and T-UPR II LLC to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the EUIP by the RDA; furthermore, the incentive agreement encourages the property owner to underground electrical lines in conjunction with the development located at 222, 310 and 324 South Main Street (\$250,000 - RDA Special Revenue Fund) - (APNs 139-34-101-009 and 139-34-201-003 and -016) Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 35 (R-17-2025)]

### Minutes:

DINA BABSKY, Economic and Urban Development Director, introduced JONATHAN JOSSEL, Chief Executive Officer (CEO) of the Plaza Hotel & Casino (Plaza), and GRAN GARCIA. Using a PowerPoint presentation, a copy of which was submitted for the record, MS. BABSKY reported the Redevelopment Agency (RDA) approved this matter approximately two months ago to assist in the effort to underground utility lines in preparation for a project for the site commonly known as the CORE Arena, which is adjacent to the Plaza, and located across the street from City Hall. Before and after photos and a video, a copy of which was not submitted, were shown that depicted the former and current conditions of the property. Under the Electrical Utility Incentive Program (EUIP) Reimbursement Agreement, the Plaza's investment toward the project of over \$500,000 made them eligible for a reimbursement of \$250,000 from the RDA. Because of these improvements, the Life is Beautiful event was held on the site in the fall of 2024 and would help facilitate future events.

MR. JOSSEL was thrilled about the completion of this project, which provides more potential for the site. He thanked the City for the assistance. MR. GARCIA appreciated the City's assistance to get the project done expeditiously.

VICE CHAIR KNUDSEN said the EUIP is an innovative program that helps older communities. MR. JOSSEL advised that the project started in February 2024 and was completed in September 2024, noting the City's assistance helped expedite the project.

MEMBER DIAZ appreciated the continuation of former Mayor OSCAR GOODMAN'S legacy of undergrounding the utilities.

Motion made by Olivia Diaz to Approve

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

For-Shondra Summers-Armstrong, Nancy Brune, Victoria Seaman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Did Not Vote-Shelley Berkley;

6. RA-7-2025 - Discussion for possible action regarding a Resolution finding the project proposed by the Owner Participation Agreement (OPA) between the City of Las Vegas Redevelopment Agency (RDA) and Aztec Inn Casino Limited Partnership (Owner) to pay for a portion of the installation of a proposed parking lot located at 120-130 West Cleveland Avenue (APNs 162-04-813-077 to -082) is 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 (\$95,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Items 18 and 36 (R-18-2025)]

### Minutes:

DINA BABSKY, Economic and Urban Development Director, introduced WILLIAM HEATON, who was representing the application. MS. BABSKY used a PowerPoint presentation, a copy of which was submitted for the record, to report on this proposed Owner Participation Agreement (OPA) for the site located at 125 West Bob Stupak Avenue. The before images depicted dilapidated buildings that were demolished in preparation for converting the site into a temporary parking lot and for future development, partially with OPA funding. The City's Parking Services Division will manage the parking lot and lease some of the 120 total parking spaces for

use by employees and guests. The owners invested over \$150,000, which made them eligible for a reimbursement of \$95,000 by the Redevelopment Agency (RDA). The work was slated to start April 1, 2025.

MR. HEATON apologized for the principals not being present and expressed appreciation to the City for assisting in this endeavor. He looked forward to further improvements to the property.

MEMBER DIAZ said the parking was greatly needed.

Motion made by Olivia Diaz to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Shondra Summers-Armstrong, Nancy Brune, Victoria Seaman, Shelley Berkley, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

**CITIZENS PARTICIPATION**

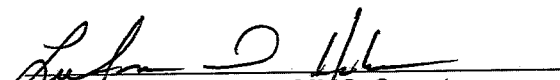
- 7. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, 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 8:48 a.m.

Respectfully submitted:

  
\_\_\_\_\_  
Gabriela Portillo-Brenner, 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](http://www.lasvegasnevada.gov)  
The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)  
City Hall, 495 South Main Street, 1st Floor