



Building and Safety Enterprise Fund Advisory Committee Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR POTTER called the meeting to order at 10:07 a.m.

PRESENT: CHAIR POTTER and MEMBERS TATUM (via teleconference), HELTSLEY, and CUNNINGHAM

ALSO PRESENT: SETH FLOYD, Community Development Director; SHERRI SHOUP, Assistant Fire Chief and Fire Marshal; DAVID CROSS, Fire Plans Review Section Manager; TASHA EALY, Senior Management Analyst; JIM LEWIS, Deputy City Attorney; BRIAN CARROLL, Senior Deputy City Clerk; and SAMANTHA DINICOLA, 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; and the Nevada Public Notice website – 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 April 30, 2024

Motion made by Susan Heltsley to Approve

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Robert W. Potter, Vincent Tatum, Susan Heltsley, Michael Cunningham;

5. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding the Enterprise Fund Budget for Fiscal Year 2024

Minutes:

MEMBER CUNNINGHAM referenced the FY2024 Enterprise Fund Budget, which was included in the backup, to report that year-to-date revenues were \$16,527,824, which was 10 percent lower than original projections. He advised they had fewer large-scale projects throughout the year, but the expenses remain in line. Item 510900 from the report showed a 19 percent decrease in expenses, as they did not use outside consultants as much and instead used City plan review staff. Item 560900 reflected large withdrawal transfers to internal service funds in the months of May and June due to computer system improvements. In conclusion, MEMBER CUNNINGHAM reported that the final expenses were \$19,001,732, noting this was 10 percent higher than projected, though he was comfortable with the reserve amounts.

MEMBER TATUM asked if they were not outsourcing plan checks overall and questioned how decisions were made regarding which plan checks were outsourced. MEMBER CUNNINGHAM advised that outsourcing was less frequent but still necessary and he advised that the Plans Examination Supervisor reviews the caseload to decide what to outsource or keep in-house.

CHAIR POTTER confirmed with MEMBER CUNNINGHAM that whomever starts a project is usually the one that finishes it, even when revisions are required.

MEMBERS TATUM and HELTSLEY thanked MEMBER CUNNINGHAM for the report.

6. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding an update to the Enterprise Fund Budget for Fiscal Year 2025

Minutes:

MEMBER CUNNINGHAM referenced the FY2025 Enterprise Fund Budget, which was included in the backup, and reported a to-date revenue of \$3,722,996, which was 23 percent of the total budgeted revenue. He stated they would be under the projected revenue for the year if the revenue rate continued. Total expenses were \$4,084,716, which included labor expenses of \$2,257,857, or 21 percent of the total projection. He concluded that they were on track to make and spend less than projected.

MEMBER TATUM inquired if anything stood out as a concern within the budget. MEMBER CUNNINGHAM advised that they had slowed down on the residential side, but they were tracking well within all categories. He stated they were recently awarded a FEMA (Federal Emergency Management Agency) grant to assist with code adoption and training. The grant amount requested was \$347,551.30, and they are responsible for matching 25 percent of the awarded amount, which totals \$86,887.83. This grant will be helpful for new code adoption, a code conference, and code books.

MEMBER HELTSLEY questioned the maintenance of software and whether it was a one-time license. MEMBER CUNNINGHAM replied there was a one-time fee for Item 540400, but he would check the projected calculations for that line item.

7. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding the 2024 Code Adoption schedule and process

Minutes:

MEMBER CUNNINGHAM reported that SNBO (Southern Nevada Building Officials) had received all the codes for review, except electrical and swimming pool codes. He advised that they plan to break the codes into smaller categories for the public hearing process, which would begin shortly. After the public hearing stage, the codes will be sent for council review at the beginning of the year, with an estimated adoption date six months thereafter.

MEMBER TATUM commended MEMBER CUNNINGHAM for his openness and transparency regarding code changes, as well as for keeping them informed about potential future challenges.

CHAIR POTTER expressed hope that all jurisdictions would align in the future to eliminate separate sets of amendments.

8. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding projects with significant impact to Building & Safety Division resources

Minutes:

MEMBER CUNNINGHAM utilized a PowerPoint presentation, a copy of which was submitted for the record, to report on current and upcoming projects within the city. The development of Duncan and Edwards Apartments will consist of seven multi-family, two-story apartment buildings totaling 80 units. Other developments include: 311 West Utah Avenue with 376 mixed-use units totaling 344,277 square feet; Betty's Village North, which will feature 22 residential buildings consisting of 90 units, a park, a clubhouse, and a retail building; and the Summerlin West Village with 29 park drift trail improvements. There are currently 148 projects valued at over \$100,000 under review with a total building valuation of \$35,998,013. Additionally, staff had issued 135 permits for projects valued at over \$500,000 with a total building valuation of \$1,046,468,733.

Three current major projects in the Las Vegas Medical District include: the Women's Cancer Center, the University Medical Center, The Presley, and Dwellness. The Women's Cancer Center was undergoing a three-story expansion to include two surgical floors designated to women's cancer. The University Medical Center is undergoing \$58 million in external upgrades to the façade, including neon lighting and landscaping, with completion projected for early next year. The Presley on Alta Drive and Tonopah Drive was under review with plans to break ground in mid-2025 and would offer 203 apartments. Dwellness, a mixed-use podium retail/apartment building located on the northeast corner of Shadow Lane and Wellness Way, will offer 150 to 200 units, parking, amenities, and a public space featuring a botanical garden.

MEMBER CUNNINGHAM provided an update for District 2 of AREA15 and listed ongoing attractions the park may include after permits are approved. Regarding Symphony Park, the Las Vegas Museum of Art was recently approved, and the Member displayed a rendering for the 90,000 square-foot modern art museum supported by the Los Angeles County Museum of Art. Parcel J, acquired by Panther Acquisitions, is one of the last parcels to be developed in Symphony Park, and will include a four-story, 100,000 square-foot, medical office building with a parking garage. In the Arts District, Z-Life Midtown, a multi-phase project, will include 214 hotel rooms, 7,916 square feet of food and beverage space, 7,954 square feet of commercial space, and 15,304 square feet of office space within the first phase. The project is expected to eventually complete with eight buildings, creating the Z-Life Midtown District. Cherry Development has partnered with the City of Las Vegas to bring affordable housing to the Historic Westside with the ShareDowntown project. This project was in permit-ready status and is awaiting the close of the property, with financing to follow.

Upcoming development agreements included Desert Pines, Upper Las Vegas Wash, and BLM (Bureau of Land Management) 505. MEMBER CUNNINGHAM stated that Desert Pines will span 100 acres and include over 1,500 mixed-use units for seniors and multi-generational families. Upper Las Vegas Wash will span 940 gross acres with a proposed unit count of 6,000, and BLM 505 will span 505 gross acres with a maximum unit count of 3,500.

MEMBERS TATUM and HELTSLEY expressed their appreciation for the report, thanked staff, and shared their excitement for the future of Las Vegas.

9. Report by Sherri Shoup, Assistant Fire Chief and Fire Marshal, regarding updates on Las Vegas Fire & Resuce issues that can affect the administration and finances of the Building and Safety Enterprise Fund, such as updates on fire sprinkler inspections, plan review and/or fees

Minutes:

ASSISTANT CHIEF AND FIRE MARSHAL SHERRI SHOUP reported that fire sprinkler inspections on single-family residential track homes were down 1.2 percent from last year, with just under one hundred percent of these inspections being completed in a timely manner. The reinspection rates were down to 18.11 percent, due to inspections no longer being called in too early.

DAVID CROSS, Plan Review Section Manager, stated that they completed roughly 460 plan reviews within the last six months, with 82 percent being completed on time, meeting their goal of a 14-day turnaround. In September, residential track reviews were brought back in house from a contractor, and they were able to maintain timely reviews.

CHAIR POTTER confirmed with MR. CROSS that the 14-day turnaround time referred to calendar days.

MEMBER CUNNINGHAM commended MR. CROSS for his work in sustaining a full staff and staying caught up with the workload.

10. **Discussion regarding topics for future agenda items.** Comments made during this portion of the agenda by individual members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not such proposed items are within the purview of the Committee and/or whether such proposed items shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken.

Minutes:

This item was heard subsequent to Item 11.

MEMBER CUNNINGHAM reported that anticipated topics for the next meeting would include the FY25 (Fiscal Year) budget, the proposed FY26 budget, projects with significant impact, and code adoption, depending on the progress at the time of the meeting. MEMBER TATUM expected the continuation of code adoption until it was fully adopted.

MEMBER HELTSLEY announced that this would be her last meeting, as GAYLE LLOYD-LEAKOS had been ratified as the new Finance Director. CHAIR POTTER expressed regret at her departure but wished her the best of luck in her new role.

11. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Committee. No subject may be acted upon by the Committee 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.

12. **Adjournment**

Minutes:

The meeting was adjourned at 10:44 a.m.

Respectfully submitted:


Samantha DiNicola, Deputy City Clerk


Michael Cunningham, Building Official

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