



## Citizens Advisory Committee to the Las Vegas Redevelopment Agency Minutes

### 1. Call to Order and Roll Call

Minutes:

CHAIR DOHERTY called the meeting to order at 4:00 p.m.

PRESENT: CHAIR DOHERTY and MEMBERS WEST, CHERRY, SCHLOTTMAN, JOHNSON, NELDBERG, and REILLY

EXCUSED: MEMBERS PALACIOS and LOWDEN

ALSO PRESENT: TRACY REICH, Redevelopment Manager; ZACH BLANKFELD, Senior Management Analyst; KELLY SWANSON, Administrative Officer; RAVEN COLE, Management Analyst I; DIMITRI DALACAS and SANDI TURNER, Deputy City Attorneys; 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](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 26, 2024

Motion made by Sam Cherry to Approve

NOTE: Subsequent to the meeting, Deputy City Attorney Dimitri Dalacas determined Member Reilly abstained from voting, as he did not attend that meeting.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

For-Kelcey West, David Neldberg, Sam Cherry, Ryan Doherty, Adam Johnson, Trinity Haven Schlottman; Abstain-Patrick Reilly; Excused-Craig Palacios, Chris Lowden;

### 5. Report by Economic and Urban Development staff regarding the East Las Vegas Special Area Plan – Ward 3 (Diaz)

Minutes:

TRACY REICH, Redevelopment Manager, utilized a PowerPoint presentation, a copy of which was submitted for the record, to review the East Las Vegas Special Area Plan and highlight key areas of focus for the

Committee. The 2050 Master Plan (City of Las Vegas 2050 Master Plan) developed a clear vision and framework for the future of Las Vegas with land use goals, outcomes and actions, including the adoption of special area plans with community support. Within the 2050 Master Plan, there are 16 unique planning areas, each comprising neighborhoods that can build identity and a sense of place to implement an infill, redevelopment and, TOD (transit-oriented development). East Las Vegas encompasses a network of higher-density traditional neighborhoods with a thriving and growing Latino community and a well connected street system. Community Challenges in East Las Vegas include socioeconomics, infrastructure, changes in population and demographics, and services to accommodate a changing population profile. From Slide 6, MS. REICH explained the community profile for East Las Vegas, which involved the 2050 projections and demographic changes. Key engagement methods included dual language outreach and invited input from the public, staff, officials, and stakeholders. The five big ideas the East Las Vegas Plan prioritized include: committing to health and public safety, a greener East Las Vegas, investing in the public realm, creating a sense of place with mixed-use hubs, and empowering entrepreneurs. With subcategories of live, work, play, and invest, the East Las Vegas Plan focuses on redeveloping substandard housing and incentivizing infill housing, prioritizing mobility between jobs, education and home, workforce training and job creation, developing more accessible parks and open space, and understanding where underutilized sites and buildings exist to catalyze local business activity.

MS. REICH explained that Arroyo Vista Park and Las Vegas Wash Trail are examples of increasing public space and park facilities. The Paseo Bonanza Project will make Bonanza Road the backbone of the East Las Vegas area with street enhancements, safety improvements, sidewalks, and shade trees. The Stewart Avenue Complete Streets Project is one of the City's public improvement projects underway that includes bicycle lanes, wider sidewalks, and more trees. MS. REICH noted that the RDA (Redevelopment Agency) references the City's public improvement projects to work with property owners and leverage improvements with future development. The Downtown Access Project is on hold indefinitely, but she believed some aspects from the project could still be salvaged. Desert Pines is being redeveloped into a 94-acre, mixed-use complex with commercial businesses, a CSN (College of Southern Nevada) training center, community facilities, open space, affordable housing, and for-sale housing.

MEMBER SCHLOTTMAN thanked MS. REICH for the report and the update on the plans for East Las Vegas, stating it was an older neighborhood that had seen little investment over the years. He stressed the importance of ensuring the plans were actively being worked on, instead of stalling in the planning phase. MS. REICH agreed and stated COUNCILWOMAN OLIVIA DIAZ regularly presents on the plan to ensure it moves forward, adding she would try to have the Public Works Department present to the Committee. MEMBER SCHLOTTMAN offered to help push the plan forward.

MEMBER JOHNSON inquired how to eliminate food swamps and wondered about requirements for grocers in the area. MS. REICH explained that grocery stores were challenging, indicating the differences between bodega-style stores and large-scale grocers. The Member opined that added tree canopies would be helpful, but he wondered if there was ample water supply to support additional greenery. MS. REICH stated that the City's urban forester created a program identifying native plants and trees that use less water.

MEMBER CHERRY said the plan was great. He said that it was interesting to watch the development within the Charleston area and the resurgence of the Huntridge community. He thought these areas should be redevelopment areas, adding that it would add cohesion, and he believed the incentives would fill the developmental gaps.

6. Report by Economic and Urban Development staff regarding the expansion and creation of redevelopment areas

Minutes:

TRACY REICH, Redevelopment Manager, displayed a map, which was not submitted for the record, to show existing capital improvements within the city. She explained that economic development focuses on mixed-use development to create a sense of space and identify nodes with the potential to bring these ideas to fruition. After identifying areas of interest, she highlighted the different colored boundaries of existing redevelopment areas, along with potential future nodes. MS. REICH hoped they could define the boundaries for a new redevelopment area, concentrating on nodes with existing commercial development to enhance those areas.

MS. REICH referenced the Redevelopment Expansion Process, NRS (Nevada Revised Statute) 279, a copy of which was submitted for the record, to review and explain that they would create a new Redevelopment Area instead of expanding an existing one. She outlined the process they would follow, which included a blight study, community outreach, and finishing with recording the adopted area with the County (Clark County). She concluded by saying she was open to suggestions and willing to open the discussion for potential boundaries and nodes to focus on.

MEMBER REILLY questioned if Desert Pines was city-owned and if there were plans to close and redevelop it. MS. REICH confirmed they were in the early stages, noting it would close within the next year, followed by a full redevelopment.

MEMBER CHERRY confirmed that the highlighted nodes were not the proposed boundary but instead the transit portion of the plan. MS. REICH explained she had attempted to partner the TOD (transit-oriented development) concept with potential mixed-use developments. She stated that the transit corridors run east to west, due to other areas varying between commercial and residential and lacking a natural flow.

MEMBER SCHLOTTMAN clarified that they would review what was discussed and bring back comments to the next meeting for further discussion. MS. REICH added that she may reach out for opinions before the next meeting.

MS. REICH thanked the Members and said she believed they were off to a great start. She opined that there were many things to accomplish and they were working hard to remain compliant with meeting regulations.

7. **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:

MEMBER CHERRY wondered if the history of parking in redevelopment areas could be a future agenda item, recalling a previous parking issue within the Arts District. He opined that reviewing the history of parking in these areas could serve as a useful tool for creating more consistency. TRACY REICH, Redevelopment Manager, agreed and said she would bring information back for discussion.

8. **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:

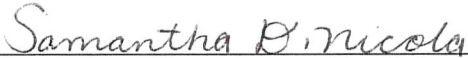
None.


9. **Adjournment**

Minutes:

The meeting was adjourned at 4:37 p.m.

Respectfully submitted:

  
Samantha DiNicola, Deputy City Clerk

  
Ryan Doherty, Chair

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