

**Southern Nevada Enterprise Community Board
City of Las Vegas City Hall, 495 S. Main St.
Council Chambers
City of Las Vegas Internet Address: www.lasvegasnevada.gov**

MINUTES

March 17, 2025

5:00 PM

1. Call to Order and Roll Call

Minutes:

ACTING CHAIR McNEAL called the meeting to order at 5:09 p.m.

PRESENT: ACTING CHAIR McNEAL and MEMBERS NEAL (via teleconference and excused from 5:36 p.m. to 5:46 p.m.), McCURDY II (via teleconference), STEELE (via teleconference), and SUMMERS-ARMSTRONG

NOTE: ISHMAEL CARROLL was present as the Nevada Congressional Delegation Designee for MEMBER HORSFORD (via teleconference and excused from 5:15 p.m. to 5:17 p.m., 5:41 p.m. to 6:00 p.m., 6:05 p.m. to 6:08 p.m., 6:13 p.m. to 6:17 p.m., and 6:25 p.m. to 6:27 p.m.)

EXCUSED: MEMBERS SCOTT, MONROE-MORENO, and GARCIA ANDERSON

ALSO PRESENT: ZACHARY BLANKFELD, Senior Management Analyst for the City of Las Vegas; CRISLOVE IGELEKE, Deputy City Attorney for the City of Las Vegas; and NICK CRAWFORD, Deputy City Clerk for the City of Las Vegas

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:

KATHERINE DUNCAN-REED stated the Board was created due to segregation and the marginalization of their neighborhood. She felt there was a lack of engagement to the community, stating that in the past they hired marketing companies that sent e-mail alerts, held special events, and performed community outreach. She requested the Board to ask project and program developers how they plan to engage with the community. She wanted the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan in Action and Marble Manor Redevelopment Project to be online so they could be coordinated holistically. MS. DUNCAN-REED noted that March 26, 1960 marked the day that the city of Las Vegas ended segregation and recognized women that made a difference during the civil rights movement.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of November 18, 2024

Motion made by Shondra Summers-Armstrong to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4

For-Dina Neal, William McCurdy II, Nic Steele, Janice McNeal, Shondra Summers-Armstrong; Excused-Dontae Scott, Daniele Monroe-Moreno, Ruth Garcia Anderson, Nevada Congressional Delegation Designee;

5. Presentation by Jamie Giellis, President, Centro Inc., Karen Schnog, Choice Neighborhood Implementation Director, and Paula Tucker, Director of Supportive Services, Southern Nevada Regional Housing Authority, regarding an update on developments within the Historic Westside, including the Marble Manor Choice Neighborhood Initiative and the Jobs Plus Initiative Program – Ward 5

Minutes:

KATHI THOMAS, Chief Housing Officer, Southern Nevada Regional Housing Authority (SNRHA), explained that the joint presentation would display how they are working together to achieve broader goals of the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan in Action.

DEPUTY CITY MANAGER SABRA NEWBY extended her gratitude to those involved in the programs. She felt the progress in the Historic Westside through the Choice Neighborhood Grant was remarkable.

JAMIE GIELLIS, President of Centro, said she served as a consultant to the City of Las Vegas and SNRHA for six years to help develop the HUNDRED Plan in Action, shepherd projects, and write grants to acquire funding for the community's visions. She utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide an overview of the last six years, noting that having an overarching plan to undertake intentional reinvestment was critical to staying on track. She reported that they were successful in leveraging federal, state, and local resources while undertaking several projects simultaneously. Their current focus was to avoid displacement while creating layers of opportunities for community members and helping them reach their achievements.

MS. GIELLIS stated the HUNDRED Plan in Action was not known by the public six years ago, but today many people are aware of the eight principles identified by the community and UNLV (University of Nevada, Las Vegas). She added that they have remained true to the plan and worked to identify implementable projects in catalytic areas. Their initial effort to develop an implementation strategy began in 2019, where they identified project sites in the 400-acre neighborhood and leveraged assets from the City and SNRHA. They leveraged over \$350 million in investment and for every dollar the City put in, they leveraged \$5.42 in additional investment. She went over completed investments and milestones from the past five years and noted there were programming opportunities for entrepreneurs and property owners to expand their businesses or redevelop their properties. Some of their priorities include investing in projects that honor the history of the neighborhood, support diverse housing needs, and provide employment and education opportunities.

MS. GIELLIS displayed a map of in-progress projects and stated the workforce education center (The Historic Westside Education and Training Center) was the most developed. The workforce education center was a partnership between CSN (College of Southern Nevada) and the city of Las Vegas that broke ground in May of 2024. The \$16.4 million project included a \$6.9 million EDA (Economic Development Administration) grant, the largest grant ever awarded to the state of Nevada. She reported the project would be a 15,000 square foot workforce training center adjacent to the Historic Westside School, providing credentialed training programs in advanced manufacturing, information technology, construction trades, and healthcare. She added that the training center was expected to open in the fall and was projected to serve 450 students annually, noting that most of the students will qualify for sponsorships or sponsored tuition.

MS. GIELLIS went over the SHAREDowntown Westside project, a \$28 million workforce housing project featuring 104 one-bedroom apartments, 84 of which would be classified as workforce housing, with the Westside Market Hall placed in the ground floor commercial space. She explained the Westside Market Hall will be run by the City and would serve as an incubator for startup food-based businesses that will receive subsidized rent and business support training. They envisioned the project as a community gathering place with food, music, and entertainment and anticipated the project to break ground shortly.

The Jackson Avenue Redevelopment Grant was an EDA grant awarded to the City in 2023 with \$1.3 million matched by a \$328,000 contribution from the City. MS. GIELLIS stated the funding supports private property owners on Jackson Avenue to redevelop their properties and open businesses. The Jackson Street Alliance, a non-profit organization of property owners formed last summer, worked together to develop a bigger vision for Jackson Avenue to generate jobs, attract investment, and foster a thriving community that pays homage to the

past. She said the Jackson Avenue Complete Streets project that highlighted street infrastructure reinvestment to support pedestrian and bicyclist activity was completed in 2024. She showcased the various underway infrastructure investment projects, noting that they aligned with the reconstruction work on Marble Manor. She reported the new \$40 million, 43,000 square foot West Las Vegas Library was under construction and scheduled to open in the fall, noting that it doubles the size of the current library and would feature new amenities.

KAREN SCHNOG, Choice Neighborhood Implementation (CNI) Director, explained the Choice Neighborhoods program is a grant program developed and administered by HUD (US Department of Housing and Urban Development) to support the community. She stated SNRHA received a \$450,000 grant in 2021 to create a transformative plan for Marble Manor. She highlighted that HUD and the City held five resident meetings where two were required and seven public meetings where two were required. They received 1,000 feedback points from the community and 85 percent of completed surveys came from Marble Manor residents. As a result of the process, she displayed renderings of Marble Manor that was connected to the outside neighborhood and featured outdoor gathering areas, a public plaza, and open space. Additionally, they received commitment from multiple partners to support the project. MS. SCHNOG explained that their development phase plan is to relocate, develop, build, relocate residents back to Marble Manor if they choose, and repeat through 2032. She reported they currently had 235 public housing units and they would replace 335 houses unit for unit at the same income level, noting they would provide LIHTC (Low-Income Housing Tax Credit) and housing for households below the 30 percent income level. She added that 22 percent of housing would be market rate as compared to similar community across southern Nevada, explaining that they do not want to price out the community. Their development schedule can be found on their website and is consistently being updated.

MS. SCHNOG showed renderings of multiple proposed housing types such as four-story residences with elevators, three-story walk-up flats, and two-story townhomes. She explained that each building would have different finishes with design inspiration from the Historic Westside. Onsite amenities include a fitness park, gathering areas, and a splash pad. She stressed the importance of supporting the current residents of Marble Manor and acknowledged the support from Lutheran Social Services (LSSNV) and Revival. The relocation services they offer include providing each resident a notice of their rights and responsibilities and staying in contact to discuss options. She reported they provided 38 residents with vouchers, 10 families chose to move into other public housing, and one household chose to move out of state, stating that once demolition is completed in July and construction is completed in early 2027, they would reach out to those that moved out to see if they would like to come back to Marble Manor. She asked community leaders to share the accurate information and dates that can be found on their website and encouraged those with questions to contact her office.

PAULA TUCKER, Director of Supportive Services, SNRHA, reported they renamed the Jobs Plus program they received from HUD last summer to the FLEX (Fostering Lasting Employment eXperiences) program. She explained the grant consisted of \$3 million over four and a half years. They completed their six-month ramp up period in January and were currently hiring staff. She indicated that the change of administration slowed the process at HUD, but said they would open their centers that week to have staff market the program to the community. FLEX is a national program that focuses on helping public housing residents find employment through a case management model that focuses on the entire family. The program offers its services to help residents improve their work readiness, financial literacy, and increase their earned income while preventing benefits cliffs by disregarding HUD funding from their total income. MS. TUCKER clarified this model was similar to their five-year Family Self Sufficiency program that works with families on budgeting, establishing and improving credit, and investing for the future. She added that the Family Self Sufficiency program requires participating families to set mandatory goals of employment, get off cash assistance by the end of the program, and raise their credit score to above 640 to become homebuyer ready, noting that they would transfer these same fundamentals into the FLEX program. The three aspects of the FLEX program include employment and training, case management, and peer mentoring. She stated the original grant application only included residents of six properties, five of which located in the Historic Westside. Their main office will be located at the A.D. Guy Knowledge Center and the Marble Manor Annex will be located on Martin Luther King Boulevard adjacent to the Post Office. She explained they hired a full-time driver to transport residents from their homes to the main office and Annex, noting they established the most efficient routes between properties.

MS. TUCKER highlighted their collaboration with the CSN (College of Southern Nevada) Workforce Education and Training Center, Culinary Training and Leadership, and Cox Innovation Center. She added that the West Las Vegas Library provided Chromebooks to each household participating in the FLEX program. Within the six

properties of the FLEX program, 765 individuals were classified as workforce adults by HUD. She said they want 612 of them in the FLEX program with 497 individuals assessed and at least 305 employed by the end of the program. They want 124 residents employed for at least 180 days with the average yearly earnings above \$35,842.82. She concluded that she was excited about receiving funding exclusively for the residents of the six properties and looked forward to starting the process later that week.

MS. GIELLIS acknowledged federal funding challenges, noting they had been heavily reliant on federal funding for most of their programs. She explained that the goal of all the projects was to reach a point where they could stimulate investment from the market, but indicated finding resources to support the projects was key. She stated that ongoing strategies to address displacement were critical and they receive daily inquiries regarding projects, partnerships, and future development. MS. GIELLIS believed the work they do in the Historic Westside could be a model for the entire country.

MEMBER STEELE said their presentation was comprehensive and asked if they saw any challenges in completing construction or implementing programs due to changes in federal funding. MS. GIELLIS didn't believe that anything under construction or planned for construction would be impacted, since they are largely backed by private funding. The Member wondered where the public could access plans and information regarding the relocation process for Marble Manor residents and MS. SCHNOG responded that each phase of the project, including relocation process information, was available on the SNHRA website under initiatives. MEMBER STEELE asked if the final project was online, to which MS. SCHNOG explained the map on the SNRHA website was more focused on phasing but felt it would be a good idea to add information about the finalized project.

MEMBER McCURDY II felt they were doing a phenomenal job working together and ensuring the community has the information.

ACTING CHAIR McNEAL wondered if their services would still be available to those who choose to relocate from Marble Manor and not move back. MS. SCHNOG clarified their services would be available to them for eight years.

6. **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 Board 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:

None.

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

KATHERINE DUNCAN-REED was excited about development in her neighborhood driven by HUD (United States Department of Housing and Urban Development). She said HUD set up envision centers in distressed communities and stated the Historic Westside qualified as a distressed community based on the Federal Highway Administration's criteria for disadvantaged communities. She explained that envision centers give individuals who live in the neighborhood an opportunity to share what they want the community to look like in the future. She felt the original HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan changed drastically based on ideas from the general community and not ideas from neighborhood residents. MS. DUNCAN-REED wondered how policy makers differentiate community members from neighborhood members and asked what information suggests an individual is a community stakeholder, stating that it was possible for an entire church to attend a neighborhood meeting and outvote the people who live in the neighborhood. In addition to the Southern Nevada Regional Housing Authority, she reported 20 federal agencies wished to do business in the Historic Westside, and she asked for a centralized repository regarding that information. She recognized JAMIE GIELLIS, KAREN SCHNOG, and KATHI THOMAS for their efforts and said one penny from the FLEX (Fostering Lasting Employment eXperiences) program's \$3 million grant would allow \$30,000 to go into the STEM (science, technology, engineering, and mathematics) Center and employ 50 young people to

provide information on a digital platform. MS. DUNCAN-REED said private developers understood the benefits of investing in the community engagement strategy, but they needed to educate government agencies to understand the benefit of community outreach and intentional engagement for young people who would be paid to learn. She wanted virtual action planning to be placed on a future agenda so she could make a formal presentation before the Board.

WILLIAM TURBAY proposed a future agenda item regarding Cryptocurrency, stating that he wished to invite an expert to inform the Board of alternative investment methods.

CHANDLER COOKS, Business Advisor, Urban Chamber of Commerce, felt it was time to reignite proven programs that empower entrepreneurs such as the BOSS (Business of Student Success) program with the micro-business developments and incubator facilities coming to the Historic Westside. He said those small business incubation programs were more than a curriculum, since they were a launchpad for ideas, a bridge to resources, and a lifeline for small business owners seeking guidance to succeed.

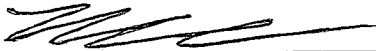
MELVIN VALENTINE JR., EDA (Economic Development Administration) Grant Manager, Jackson Avenue, applauded the efforts in the Historic Westside, stating they were gaining momentum with recent developments. He felt the Board was in a strategic position since all the discussed projects were within their jurisdiction. He believed the Board had an opportunity to help the community become recognized nationally.

8. **Adjournment**

Minutes:

The meeting was recessed from 5:42 to 5:46 and adjourned at 6:32 p.m.

Respectfully submitted:



Nick Crawford, Deputy City Clerk
City of Las Vegas



Dontae Scott, 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

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor