

RESOLUTION NO. R-13-2025

A RESOLUTION CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2026 (LAS VEGAS BOULEVARD TO 8TH STREET); FIXING THE TIME AND PLACE WHEN COMPLAINTS, PROTESTS, AND OBJECTIONS TO THE FINAL ASSESSMENT ROLL FOR THE DISTRICT WILL BE HEARD; PROVIDING FOR THE MANNER OF GIVING NOTICE OF THE HEARING ON THE FINAL ASSESSMENT ROLL; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; RATIFYING ALL ACTION TAKEN CONSISTENT WITH THE PROVISIONS HEREOF; AND PROVIDING THE EFFECTIVE DATE HEREOF.

Summary: Public Hearing Notice

WHEREAS, the City Council of the City of Las Vegas in the County of Clark, State of Nevada, (the "City Council" and the "City," respectively) pursuant to an ordinance heretofore adopted (the "Creation Ordinance") created the City of Las Vegas, Nevada, Special Improvement District No. 1516 – Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) (the "District") and ordered the acquisition, improvement and maintenance of a Commercial Area Vitalization Project, now known as a Neighborhood Improvement Project, as defined in NRS 271.147 (the "Project"); and

WHEREAS, the City Council has heretofore determined that the cost and expense of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the Project; and

WHEREAS, NRS 271.360 provides that the City Council may determine the cost of the Project to be assessed after making the construction contract, or after determining the net cost to the City, but not necessarily after the completion of the Project; and

WHEREAS, in accordance with NRS 271.360 and NRS 271.377, the City Council has determined and does hereby declare that the net cost to the City for the Project (including all necessary incidentals which either have been or will be incurred in connection with the District) is \$15,500.00, of which \$15,500.00 is available from other sources and \$-0- is to be assessed upon the benefited lots, tracts and parcels of land in the District, which the City Council has determined will receive special benefits and corresponding market value increases from the Project; and

WHEREAS, the City Council by resolution heretofore adopted, directed the City Engineer with the assistance of the City Engineer Division (the "Engineer") to make out a final assessment roll; and

WHEREAS, the City Council, together with the Engineer, made out a final assessment roll for the District which contains, among other things, the names and addresses of the last known owners of the property to be assessed, a description of each lot, tract, or parcel of land to be assessed, and the amount of the proposed assessment to be levied thereon. The Engineer has reported the final assessment roll to the City Council and the Engineer has prepared and filed the final assessment roll with the City Clerk; and

WHEREAS, the City Council has determined, and does hereby determine, that all of the assessable property in the City which is specially benefited by the Project, and only that property which is so specially benefited, is included on the final assessment roll; and

WHEREAS, the City Council has also determined, and does hereby determine, that the notice for a hearing on the proposed final assessment roll, which is provided for herein, is reasonably calculated to inform each interested person of the proceedings concerning the District, which may directly and adversely affect his or her legally protected rights and interests.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS IN THE COUNTY OF CLARK, IN THE STATE OF NEVADA; THAT:

Section 1. All actions, proceedings, matters, and things heretofore taken, had, and done by the City and the officers thereof (not inconsistent with the provisions of this Resolution) concerning the District, be, and the same hereby are, ratified, approved and confirmed.

Section 2. The total cost of the District to the City, including all necessary incidentals, which either have been or will be incurred in connection with the District, shall be paid by the assessable property in the District as designated in the Creation Ordinance. However, a surplus exists from previous fiscal years' assessments which will be used to cover the costs for FY2026. The total cost of the Project shall be apportioned and the amount to be assessed shall be as follows:

Total Cost	Estimated Amount of Special Assessment	Amount Available from Other Sources
\$15,500.00	\$-0-	\$15,500.00

Section 3. The proposed final assessment roll for the District has been examined by the City Council, is tentatively approved, and is ordered filed in the office of the City Clerk.

Section 4. Wednesday, April 2, 2025 at 9:00 a.m., at the City of Las Vegas Council Chambers, 495 South Main Street, Las Vegas, Nevada, be, and the same hereby is, fixed as the date, time and place when the City Council will hear and consider complaints, protests and objections to the final assessment roll, to the amount of each of the assessments, and to the regularity of the proceedings in making such assessments (whether made verbally or in writing) by the owners of the assessable property specially benefited by the Project in the District and proposed to be assessed, or by any party or person interested, and by all parties or persons aggrieved by such assessments.

Section 5. The City Clerk shall give notice by publication in the Las Vegas Review-Journal, a newspaper of general circulation in the City and a newspaper of general circulation in the District. Such notice to be published at least once a week, for three consecutive publications, by three weekly insertions, the first such publication in said newspaper to be at least 15 days prior to the date of the hearing. It shall not be necessary that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication in such newspaper and the last publication in the same newspaper. Such publication shall be verified by the affidavit of the publishers and filed with the City Clerk. In accordance with NRS 271.380 (2), the City Clerk or Deputy City Clerk shall also give notice by registered or certified mail by depositing a copy of such notice in the United States mail, postage prepaid, as first-class mail, at least 20 days prior to such hearing, to the last known owner or owners of each tract being assessed at his or their last known address or addresses. Proof of mailing shall be made by the affidavit of the City Clerk or Deputy City Clerk and such proof shall be filed with the City Clerk, provided however, that failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all special assessments and special assessment bonds issued (if such special assessment bonds are hereafter issued) appertaining thereto, have been paid in full, both principal and interest, or any claim is barred by an appropriate statute of limitations. The City Council hereby determines that the manner of giving notice herein provided by publication and by registered or certified mail is reasonably calculated to inform the

parties of the proceedings concerning the District and the levying of assessments, which may directly and adversely affect their legally protected interests. Such notice shall be provided in NRS 271.380 and shall be substantially in the following form:

(Start of Form)

NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2026 (LAS VEGAS BOULEVARD TO 8TH STREET).

NOTICE IS HEREBY GIVEN, that the Final Assessment Roll No. 2025-2 for City of Las Vegas, Nevada, Special Improvement District No. 1516 – Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street) (the "District") in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas, together with the City Engineer, has been filed on March 5, 2025, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Thursday 7:00 a.m. until 5:30 p.m. The boundaries of the District are described in the Special Improvement District No. 1516 Creation Ordinance heretofore adopted (the "Creation Ordinance"). The street to be improved by the improvements is:

Fremont Street (BOTH SIDES) from the center line of Las Vegas
Boulevard to the center line of 8th Street.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform.

The costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or Final assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessments against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0; and c) back street frontage (Ogden Avenue and Carson Avenue) will be weighted at 0.75. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the Project.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Project. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, April 2, 2025, at 9:00 a.m. at the City of Las Vegas Council Chambers, 495 South Main Street, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Thursday, March 27, 2025, i.e., at least three working days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from

time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

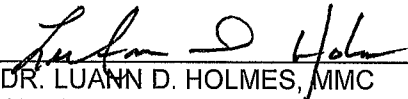
- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

Assessments shall be due and payable at the office of the City Treasurer in four (4) substantially equal quarterly installments of principal without interest.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person whose application for a hardship determination has been approved by the City Council is entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than March 27, 2025, with the Clark County Department of Social Service (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-4270 for a pre-qualification screening.

Pursuant to NRS 271.395, within 15 days immediately succeeding the effective date of the assessment ordinance to be adopted following the hearing, any person who has filed a complaint, protest, or objection in writing shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount of the assessment levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation, shall be perpetually barred.

Dated this March 5, 2025.



DR. LUANN D. HOLMES, MMC
City Clerk

(End of Form)

Section 6. The owner or owners of any lot, tract or parcel of land which is assessed in such final assessment roll, whether named or not in such roll, or any person interested, or any parties aggrieved, may, within three (3) days prior to the date set for the hearing, file with the office of the City Clerk his or her complaints, protests, or objections in writing to said assessment.

Section 7. Whenever any notice is mailed as herein provided, the fact that the person to whom it was addressed does not receive it shall not in any manner invalidate or affect the legality of the notice thereby given.

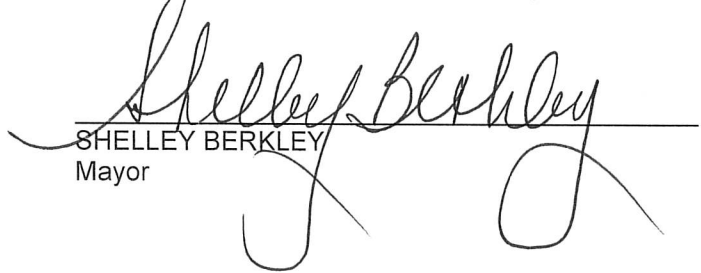
Section 8. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 9. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution or part of any resolution heretofore repealed.


Section 10. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect any remaining provisions of this Resolution.

Section 11. The City Council has determined, and does hereby declare, that this Resolution shall be in effect immediately after its passage in accordance with law.

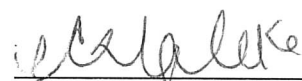
PASSED and APPROVED on March 5, 2025.


SHELLEY BERKLEY
Mayor

Attest:


DR. LUANN D. HOLMES, MMIC
City Clerk

Approved as to form:

 2/5/25
CRISLOVE IGELEKE
Deputy City Attorney

CAO
CAI
APPROVED

Date

STATE OF NEVADA)
)
COUNTY OF CLARK) ss
)
CITY OF LAS VEGAS)

I, LuAnn D. Holmes, MMC, the duly chosen and qualified City Clerk of the City of Las Vegas (hereinafter 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 March 5, 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:

Those Voting Aye:	Shelley Berkley Brian Knudsen Victoria Seamen Olivia Diaz Francis Allen-Palenske Nancy E. Brune Shondra Summers-Armstrong
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Those Voting Nay:	None
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Those Absent:	None
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3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the City Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the City Council were given due and proper notice of the meeting. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meeting was given not later than 9:00 a.m. on the third working day before the meeting, including in the notice the time, place, location, and agenda of the meeting:

- (a) By posting a copy of the notice by 9:00 a.m. at least three working days before the meeting in accordance with the noticing standards as outlined in NRS 241.020:

- (i) The City of Las Vegas website – www.lasvegasnevada.gov
- (ii) The Nevada Public Notice Website – notice.nv.gov
- (iii) City Hall
495 South Main Street
Las Vegas, Nevada

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.


5. Upon request, the City Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation 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.

6. A copy of the notice of the meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to the meeting.

7. A copy of such notice so given of the meeting of the City Council on March 5, 2025, is attached to this certificate as Exhibit "A." A copy of the affidavit of publication of the Notice of Public Hearing is attached hereto as Exhibit "B," and a copy of the minutes of the public hearing held on April 2, 2025, is attached hereto as Exhibit "C."

IN WITNESS WHEREOF, I have hereunto set my hand on this March 5, 2025.

(SEAL)



DE. LUANN D. HOLMES, MMC
City Clerk

Exhibit "A"

(Attach Notice of Meeting and Agenda)

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.

March 5, 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 - Rabbi Yitz Wyne, Young Israel Aish of Las Vegas
4. Pledge of Allegiance

5. Recognition of the Citizen of the Month
6. Recognition of University Medical Center

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. 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

8. 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.
9. For possible action to approve the Final Minutes by reference of the February 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

10. For possible action to approve a Restricted Gaming License for THE OUTFIT, LLC dba JIVE TURKEY at 608 South Maryland Parkway, Suite 160 - Ward 3 (Diaz)
11. For possible action to approve a Massage Establishment license for HAPPY FACE MASSAGE LLC dba HAPPY FACE MASSAGE at 501 South Rancho Drive D24 [Kelly Thompson, Managing Member] - Ward 1 (Knudsen)
12. For possible action to approve a Cannabis Production Facility License (Medical/Recreational) for BCCNEVADA, LLC dba BONANZA CANNABIS, 8001 US Highway 50 East - Carson City, Nevada
13. For possible action to approve a Restricted Gaming License for ROUTE 159 ENTERTAINMENT LLC dba NEIGHBORHOOD at 6138 West Charleston Boulevard [Patrick Haggerty, Managing Member] - Ward 1 (Knudsen)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

14. For possible action to approve award of Modification No. 2 to Contract No. 220196-DD, Professional Services for Las Vegas Fire and Rescue Consulting Services - Department of Fire and Rescue - Award recommended to: SQS CONSULTANTS, INC., (Increase Not-to-Exceed \$135,000 Annually/Total Increase Amount Not-to-Exceed \$270,000 - General Fund) - All Wards

NEIGHBORHOOD SERVICES - CONSENT

15. For possible action to approve the ratification of the Older Adults Home Modification Program (OAHMP) award of \$1,479,092.26 to the City of Las Vegas by the United States Department of Housing and Urban Development (HUD) for essential home modification services that benefit eligible individuals and families - All Wards
16. For possible action to approve the Amended Master Lease Agreement between the City of Las Vegas and CCSN SRO Inc., which includes an annual base rent increase of three percent, raising the rent from \$737.48 to \$759.60, and an increase in utility charges from \$180 to \$212 to the units located at 1521 Las Vegas Boulevard North, which are designated as bridge and/or transitional housing for homeless individuals in the City of Las Vegas (\$9,091.80 - Redevelopment Set-Aside) - Ward 5 (Summers-Armstrong)

PUBLIC WORKS - CONSENT

17. For possible action to approve the Fifth Amendment to Nature Park Golf Course Lease and Management Agreement between the City of Las Vegas (CLV) and CF Arcis XI, LLC, (Arcis), a Delaware limited liability company, in preparation of the new development project for the property located at 3415 East Bonanza Road, commonly known as the Desert Pines Golf Course - Ward 3 (Diaz)
18. For possible action to approve the Amendment, Assignment, Assumption and Consent Agreement between the City of Las Vegas (CLV) and OB Sports Golf Management (DH), LLC, a Nevada limited liability company (OB), and Troon Golf, LLC., a Delaware limited liability company (Troon) for the operation and management services at Durango Hills Golf Course located at 3501 North Durango Drive - Ward 4 (Allen-Palenske)
19. For possible action to approve the Real Property Purchase Contract between the City of Las Vegas (CLV) and Arsenio Aguilar and Crystal Ponce (Buyer) for the sale of remnant real property located at the northeast corner of West Adams Avenue and N Street (APN 139-28-606-006) - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 24 (R-14-2025)]

RESOLUTIONS - CONSENT

20. R-10-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); determining the cost to be assessed and authorizing, ordering and directing the City Engineer to prepare the Final Assessment Roll and providing the effective date hereof - Ward 1 (Knudsen)
21. R-11-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); fixing the time and place when complaints, protests, and objections to the Final Assessment Roll for the District will be heard; providing for the manner of giving notice of the Hearing on the Final Assessment Roll; prescribing other details in connection therewith; ratifying all action taken consistent with the provisions hereof; and providing the effective date hereof - Ward 1 (Knudsen)
22. R-12-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street); determining the cost to be assessed and authorizing, ordering and directing the City Engineer to prepare the Final Assessment Roll for FY2026 and providing the effective date hereof - Ward 3 (Diaz)
23. R-13-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street); fixing the time and place when complaints, protests, and objections to the Final Assessment Roll for the District will be heard; providing for the manner of giving notice of the Hearing on the Final Assessment Roll; prescribing other details in connection therewith; ratifying all action taken consistent with the provisions hereof; and providing the effective date hereof - Ward 3 (Diaz)
24. R-14-2025 - For possible action to approve a Resolution finding that the proposed Real Property Purchase Contract between the City of Las Vegas (CLV) and Arsenio Aguilar and Crystal Ponce (Buyer) for the sale of remnant real property located at the northeast corner of West Adams Avenue and N Street (APN 139-28-606-006) is in the best interest of the CLV - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 19]
25. R-15-2025 - For possible action to approve a Resolution concerning a proposed Special Improvement District (819) within the Summerlin area; approving the form of and authorizing the execution and delivery of a deposit and reimbursement agreement with THE HOWARD HUGHES COMPANY LLC, a Delaware limited liability company, in the amount of \$150,000 for the City of Las Vegas to draw against as it incurs the expenses of creating and financing the district with Howard Hughes Company LLC (\$150,000 - SID Construction Fund) - Ward 2 (Seaman)

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

26. Report by Mike Janssen, City Manager, and discussion for possible action regarding a new two-year collective bargaining agreement between the City of Las Vegas and International Association of Firefighters (IAFF) Local 1285 (\$15,251,860 - Various Funds) - All Wards

RESOLUTIONS - DISCUSSION

27. R-16-2025 - Public hearing and discussion for possible action to approve and adopt a Resolution authorizing a temporary interfund loan to be paid within twelve months from the City of Las Vegas Sanitation Enterprise Fund to the City of Las Vegas Liability Insurance and Property Damage Fund up to a maximum amount of One Hundred Thirty-Six Million and 00/100 Dollars (\$136,000,000) - Loan will be evidenced by an Unsecured Promissory Note and will be used for the acquisition of certain real property located near the intersection of Charleston Boulevard and Hualapai Way in the city of Las Vegas related to an agreement dated December 24, 2024 between the City of Las Vegas (as buyer) and 180 Land Co LLC, Fore Stars, LTD. and Seventy Acres LLC (collectively as seller) (Not-to-exceed \$136,000,000 - Sanitation Enterprise Fund) - All Wards

BOARDS AND COMMISSIONS - DISCUSSION

28. Discussion for possible action regarding the reappointment of Sondra Cosgrove to the Historic Preservation Commission
29. Discussion for possible action regarding the appointment of nominee David Tilzer to the Senior Citizens' Advisory Board as the Mayor's appointee

RECOMMENDING COMMITTEE REPORT - DISCUSSION

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.

30. Bill No. 2025-1 - 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

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.

31. 24-0653 - APPLICANT/OWNER: OSO BLANCA PLACE, LLC - For possible action on the following Land Use Entitlement project request on 1.34 acres located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road (APN 125-21-101-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- 31a. 24-0653-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0528-SUP1) - TO ALLOW A MINI-STORAGE FACILITY USE

- 31b. 24-0653-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0528-SDR1) - FOR A PROPOSED 45-FOOT TALL, THREE-STORY, 858-UNIT MINI-STORAGE DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS
- 32. 24-0671 - APPLICANT/OWNER: PANTHER ALTA 12, LLC - For possible action on the following Land Use Entitlement project requests on 12.23 acres on the north side of Alta Drive, approximately 2,115 feet east of Hualapai Way (APN 138-31-101-004), Ward 2 (Seaman). Staff recommends APPROVAL on the entire Land Use Entitlement project.
 - 32a. 24-0671-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (22-0454-VAR1) - TO ALLOW 891 PARKING SPACES WHERE 1,068 SPACES ARE REQUIRED
 - 32b. 24-0671-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0454-SDR1) - FOR A PROPOSED 187,000 SQUARE-FOOT MEDICAL OFFICE CAMPUS CONSISTING OF TWO, THREE-STORY BUILDINGS AND TWO FUTURE PAD SITES
- 33. 25-0033 - 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.
 - 33a. 25-0033-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (22-0581-VAR1) - TO ALLOW EXISTING 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED
 - 33b. 25-0033-EOT2 - 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

COMMUNITY DEVELOPMENT - DISCUSSION

- 34. 25-0017-EOT1 - 14TH EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT: DTP MGMT, LLC - OWNER: 899 FREMONT, LLC - For possible action on a Land Use Entitlement project request FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE at 899 Fremont Street and 115 South 8th Street (APNs 139-34-612-027 and -056), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

REPORTS AND PRESENTATIONS

- 35. Presentation and recognition of City of Las Vegas students who submitted entries for the Ward 2 Spay and Neuter Awareness Campaign - All Wards

SET DATE

- 36. 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

- 37. 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.

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

COUNCIL MEMBER RECOGNITION

- 39. 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

Exhibit "B"

(Attach Affidavit of Publication of Notice of Public Hearing)

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
331519

IMAGE ON NEXT PAGE(S)

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 3 edition(s) of said newspaper issued from 03/11/2025 to 03/26/2025, on the following day(s):

03/11/2025, 03/18/2025, 03/26/2025

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this March 26, 2025

Notary

Linda Espinoza



**NOTICE OF THE FILING OF
FINAL ASSESSMENT ROLL,
OF THE OPPORTUNITY TO
FILE WRITTEN COMPLAINTS,
PROTESTS, OR OBJECTIONS,
AND OF THE ASSESSMENT
HEARING, ALL CONCERNING
THAT CERTAIN AREA TO BE
ASSESSED FOR
IMPROVEMENTS WITHIN THE
CITY OF LAS VEGAS,
NEVADA, SPECIAL
IMPROVEMENT DISTRICT NO.
1516 - FREMONT STREET
MAINTENANCE DISTRICT
FY2026 (LAS VEGAS
BOULEVARD TO 8TH
STREET).**

NOTICE IS HEREBY GIVEN, that the Final Assessment Roll No. 2025-2 for City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street) (the "District") in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas, together with the City Engineer, has been filed on March 5, 2025, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Thursday 7:00 a.m. until 5:30 p.m. The boundaries of the District are described in the Special Improvement District No. 1516 Creation Ordinance heretofore adopted (the "Creation Ordinance"). The street to be improved by the improvements is:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform.

The costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or Final assessment roll, in cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessments against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0; and c) back street frontage (Ogden Avenue and Carson Avenue) will be weighted at 0.75. The assessments will equal the

weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the Project.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Project. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, April 2, 2025, at 9:00 a.m. at the City of Las Vegas Council Chambers, 495 South Main Street, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Thursday, March 27, 2025, i.e., at least three working days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

Assessments shall be due and payable at the office of the City Treasurer in four (4) substantially equal quarterly installments of principal without interest.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person whose application for a hardship determination has been approved by the City Council is

entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than March 27, 2025, with the Clark County Department of Social Service (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-4270 for a pre-qualification screening.

Pursuant to NRS 271.395, within 15 days immediately succeeding the effective date of the assessment ordinance to be adopted following the hearing, any person who has filed a complaint, protest, or objection in writing shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount of the assessment levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation, shall be perpetually barred.

Dated this March 5, 2025.
/s/ LuAnn D. Holmes
LUANN D. HOLMES, MMC
City Clerk

PUB: Mar. 11, 18, 26, 2025
LV Review-Journal

Exhibit "C"

(Attach minutes of public hearing on April 2, 2025)

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)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 18

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

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

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)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 18

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

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

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)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 18

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

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

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)

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

ZELALEM ALEMU, Program Manager, reported that this Special Improvement District (SID) is for 37 properties along Alta Drive, between Rancho Drive and approximately 275 feet west of Lacy Lane, for the annual maintenance costs of landscape and utility services for the period of July 1, 2025 through June 30, 2026. The total assessment amount is \$118,050 and will be paid by the property owners. No protests were filed.

MAYOR BERKLEY declared the Public Hearing closed.

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)

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

ZELALEM ALEMU, Program Manager, reported that this Special Improvement District (SID) is for 32 parcels bounded by Las Vegas Boulevard to the west, Ogden Avenue to the north, Carson Avenue to the south, and 8th Street to the east. This SID covers the cost of landscape maintenance, street cleaning, public utilities, promotional events, and marketing for the period of July 1, 2025 through June 30, 2026. In coordination with the Fremont East Entertainment District Board, there will be no assessments this year due to sufficient reserves to cover anticipated expenses. The assessment is fully paid by the property owners. No protests were filed.

MAYOR BERKLEY declared the Public Hearing closed.

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]

Minutes:

This item was heard after Item 35.

CITY MANAGER MIKE JANSSEN utilized a PowerPoint presentation, a copy of which was submitted for the record, to cover the financial challenges for Fiscal Year 26 (FY26), including the Badlands settlement, Nevada PERS (Public Employees Retirement System) increases, and a softened consolidated tax (C-Tax). He reported that the Badlands settlement significantly impacted the General Fund reserves, but the City had been planning for the settlement for years, resulting in the largest General Fund reserve in Las Vegas' history at nearly \$300 million. The PERS increase was higher than expected, with the contributions of early retirees, regular employees, and judicial members increasing by 8.75 percent, 3.75 percent, and 1.5 percent, respectively. As a result of C-Tax softening, the City asked each department to present five to 10 percent decrement plans and to keep expanded budget requests to a minimum. He noted that public safety remains the top priority in the budget, with the highest budget allocations going to the Las Vegas Metropolitan Police Department, Department of Public Safety, and the fire department (Las Vegas Fire & Rescue). MR. JANSSEN stated that some capital projects needed to be delayed, but the City could issue a C-Tax revenue bond and Parks and Recreation bond to significantly reduce the delays. He added that the overall proposed budget was limited, but most departments used vacant positions to contribute towards their five and 10 percent decrements, noting that uniformed officers and firefighters will not be impacted by the decrements. He clarified that the City did not have a hiring freeze, and they are hiring. The Voluntary Separation Program (VSP) resulted in about \$6.1 million in savings, with 21 positions frozen for the next 2.5 years. Additionally, departments identified reductions in services and supplies to contribute towards their decrements.

SUSAN HELTSLEY, CFO (Chief Financial Officer), presented the tentative budget for FY26, which she expected to exceed the budget by about 4.5 percent with the inclusion of \$30 million in bond proceeds. In the FY25 General Fund year-end estimate summary, she highlighted that the revenues would be greater than the budget by about \$14 million, with the C-Tax year-end estimate coming in at \$7 million under budget. She reported that expenditures were projected to exceed the budget by nearly \$65 million, with an estimated spending of \$18 million largely due to ARPA (American Rescue Plan Act) projects not being budgeted in FY25. MS. HELTSLEY stated they saved nearly \$10 million on salaries and benefits primarily due to PJC (Position Justification Committee) vacancy management.

DEPUTY CITY MANAGER STEVE FORD showcased various funding sources with and without restrictions for Capital Improvement Plan (CIP) projects. He also went over major construction projects and public safety projects in each ward. He reported that the FY26 Parks and Recreation Bond is roughly \$25 million, and he said they will work with each Councilmember's office over the next few months to determine their priorities in utilizing the funds before the final budget is established.

MR. JANSSEN stated the RDA (Redevelopment Agency), which covers Wards 1, 3, and 5, was expected to see a significant increase in assessed value in FY27 due to the opening of the AC Marriott Hotel in Symphony Park, Summerlin Arts District project, and CEDARst project. He added that small business owners making small improvements in the RDA also contributes to the overall assessed value. The RDA has been supportive of all Las Vegas Medical District projects and is involved in training the community for the jobs found in the district. MR. JANSSEN reported that Las Vegas was currently the 23rd largest city in the United States, and with thousands of housing units in the construction phase, he felt the city would continue to grow.

STATE OF NEVADA)
) ss.
CITY OF LAS VEGAS)

AFFIDAVIT OF MAILING
NOTICE OF HEARING

I, LuAnn D. Holmes, do hereby swear, upon oath according to law:

1. I am and at all times hereinafter mentioned was the duly qualified and sworn City Clerk of the City of Las Vegas, Nevada.

2. I mailed or caused to be mailed a notice entitled "NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2026 (LAS VEGAS BOULEVARD TO 8TH STREET)" by deposit in the United States mail, postage prepaid, as first-class mail, at the post office in the City of Las Vegas, Nevada, on March 6, 2025, being at least twenty (20) days prior to the hearing on April 2, 2025, to the last known address of each last known owner of land within the District whose property will be assessed for the cost of the improvements, such addresses and owners being those appearing on the records of the County Assessor of Clark County, Nevada, and from such other sources as I, the City of Las Vegas and Public Works Department, deemed to be reliable.

3. A list of said owners and their addresses is hereto attached, marked Exhibit A and made a part hereof, all addresses therein being situate within the City of Las Vegas, Nevada, unless otherwise indicated, such names and addresses being the same as those shown on the "Tabulation of Parcels" or "Final Assessment Roll."

4. There is attached hereto, marked Exhibit B and made a part hereof, a full, true and correct copy of the notice as mailed as herein described.

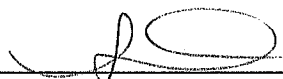
5. Copies of the affidavit of publication of said notice, verified by the affidavit of the publisher, and a copy of this affidavit are on file in the office of the City Clerk.

Further Affiant sayeth naught.


DR. LUANN D. HOLMES, MMC, City Clerk

SUBSCRIBED and SWORN to before me in the City of Las Vegas, Nevada, this March 5, 2025.

My commission expires July 17, 2025.


Notary Public

(NOTARIAL STAMP)

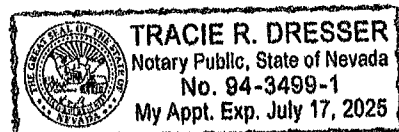


EXHIBIT "A"

(Attach List of Property Owners with Their Addresses)

APN: 139-34-601-005 ETAL

WHEN RECORDED, RETURN TO:

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
SPECIAL IMPROVEMENT DISTRICT
495 SOUTH MAIN STREET, 5TH FLOOR
LAS VEGAS NV 89101

CITY OF LAS VEGAS

FINAL ASSESSMENT ROLL NO. 2025-2

SPECIAL IMPROVEMENT DISTRICT NO. 1516

FREMONT STREET MAINTENANCE DISTRICT
(LAS VEGAS BOULEVARD TO 8TH STREET)

FY2026

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2025-2****
SPECIAL IMPROVEMENT DISTRICT 1516
FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)
FY2026

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	ASSESSMENT TOTAL
139-34-601-005	DOC: 20050616:05759 PT SE4 NE4 SEC 34 20 61	7TH STREET PROPERTIES L L C 1013 WHITNEY RANCH DR # 110 HENDERSON NV 89014-3209	0.32	\$ 952,123	\$ 47,187	\$ 0
139-34-601-006	DOC: 20150403:01668 PT SW4 NE4 SEC 34 20 61	HAM ARTEMUS W III PROPERTY TRUST HAM ARTEMUS III TRS 9101 ALTA DR # 702 LAS VEGAS NV 89145	0.30	\$ 1,150,429	\$ 114,031	\$ 0
139-34-601-007	DOC: 20120312:01662 PT S2 NE4 SEC 34 20 61	707 FREMONT L L C PO BOX 7516 LAS VEGAS NV 89125	1.29	\$ 7,082,723	\$ 468,026	\$ 0
139-34-601-009	DOC: 20080219:03481 PARCEL MAP FILE 119 PAGE 72 LOT 1	VALLEY OF THE SUN LAS VEGAS LLC 1345 S LEWIS ST ANAHEIM CA 92805-6431	0.64	\$ 9,205,186	\$ 456,209	\$ 0
139-34-601-011	DOC: 20050621:04404 PT SE4 NE4 SEC 34 20 61	SHREE GANESHA INC 9690 AMADOR RANCH AVE LAS VEGAS NV 89149	0.80	\$ 3,641,997	\$ 360,995	\$ 0
139-34-601-014	DOC: 00000029:23157 PT SW4 NE4 SEC 34 20 61	IKE GAMING INC 107 N 6TH ST FL 3 LAS VEGAS NV 89101-4239	0.23	\$ 2,416,586	\$ 239,532	\$ 0
139-34-601-015	DOC: 20231002:00799 PT SW4 NE4 SEC 34 20 61	B O R E HIRSCH L L C 6140 BRENT THURMAN WAY STE 140 LAS VEGAS NV 89148	0.52	\$ 3,192,174	\$ 316,408	\$ 0
139-34-601-016	DOC: 20240229:00050 PT SW4 NE4 SEC 34 20 61	EAST FREMONT HOLDINGS L L C C/O SEAN THUESON 3790 PARADISE RD STE 250 LAS VEGAS NV 89169	0.15	\$ 518,883	\$ 51,432	\$ 0

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2025-2****
SPECIAL IMPROVEMENT DISTRICT 1516
FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)
FY2026

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	ASSESSMENT TOTAL
139-34-611-002	DOC: 00000362:321888 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 7 BLOCK 2 & LOT 8 & VAC ALLEY	IKE GAMING INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	0.15	\$ 457,380	\$ 22,668	\$ 0
139-34-611-003	DOC: 00000515:474273 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 9 BLOCK 2 & LOT 10 & VAC ALLEY	IKE GAMING INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	0.13	\$ 419,754	\$ 20,803	\$ 0
139-34-611-006	DOC: 20141202:02055 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 15 BLOCK 2	HAM ARTEMUS W III PPTY TRUST AGREE HAM ARTEMUS W III TRS 9101 ALTA DR # 702 LAS VEGAS NV 89145	0.08	\$ 291,903	\$ 28,933	\$ 0
139-34-611-007	DOC: 19981209:00066 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 16 BLOCK 2 & LOT 17	HAM A W III TRUST HAM A W III TRS 9101 ALTA DR # 702 LAS VEGAS NV 89145	0.15	\$ 548,331	\$ 54,351	\$ 0
139-34-611-008	DOC: 19990728:02165 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 18 BLOCK 2 & PT LOT 19	HAM A W III TRUST HAM A W III TRS 9101 ALTA DR # 702 LAS VEGAS NV 89145	0.13	\$ 606,391	\$ 60,105	\$ 0
139-34-611-010	DOC: 00000029:23157 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 23 BLOCK 2 & LOTS 24-26 & VAC ALLEY	IKE GAMING INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	0.32	\$ 1,000,374	\$ 49,579	\$ 0
139-34-611-017	DOC: 20240229:00050 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 10 BLOCK 3 & LOTS 11,12	EAST FREMONT HOLDINGS L L C C/O SEAN THUESON 3790 PARADISE RD STE 250 LAS VEGAS NV 89169	0.20	\$ 1,375,040	\$ 136,294	\$ 0

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2025-2****
SPECIAL IMPROVEMENT DISTRICT 1516
FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)
FY2026

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	ASSESSMENT TOTAL
139-34-611-018	DOC: 20190917:02423 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 1 BLOCK 6 & LOTS 2-5, 13-22 & VAC ALLEY	601 FREMONT L L C 202 FREMONT ST LAS VEGAS NV 89101	1.24	\$ 5,338,789	\$ 264,590	\$ 0
139-34-611-019	DOC: 20080825:03191 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 6 BLOCK 6 & LOT 7	ENCRYPTIC L L C 611 FREMONT ST LAS VEGAS NV 89101	0.15	\$ 474,500	\$ 47,032	\$ 0
139-34-611-020	DOC: 19870331:00877 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 8 BLOCK 6 & LOTS 9-12	IKE GAMING INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	0.37	\$ 1,142,494	\$ 113,244	\$ 0
139-34-611-021	DOC: 20150428:02929 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 30 BLOCK 6 & LOTS 31,32	128 7TH STREET L L C P O BOX 7516 LAS VEGAS NV 89125	0.25	\$ 499,486	\$ 33,006	\$ 0
139-34-611-022	DOC: 20150428:02929 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 28 BLOCK 6 & LOT 29	128 7TH STREET L L C P O BOX 7516 LAS VEGAS NV 89125	0.16	\$ 327,331	\$ 21,630	\$ 0
139-34-611-023	DOC: 20120427:01325 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 26 BLOCK 6 & LOT 27	128 7TH STREET L L C P O BOX 7516 LAS VEGAS NV 89125	0.16	\$ 313,651	\$ 15,545	\$ 0

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2025-2****
SPECIAL IMPROVEMENT DISTRICT 1516
FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)
FY2026

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	ASSESSMENT TOTAL
139-34-611-024	DOC: 20240724:01821 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 23 BLOCK 6 & LOTS 24,25	616 CARSON L L C C/O INTEGRA PROPERTY MANAGEMENT 241 E PROSPECT RD FORT LAUDERDALE FL 33334	0.25	\$ 1,000,580	\$ 49,589	\$ 0
139-34-611-051	DOC: 20231201:01229 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 23 BLOCK 3 & LOTS 24-26	24 INDIGO L L C 6140 BRENT THURMAN WAY STE 140 LAS VEGAS NV 89148	0.33	\$ 2,495,603	\$ 123,682	\$ 0
139-34-611-052	DOC: 20231201:01230 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 27 BLOCK 3 & LOTS 28-30	24 INDIGO L L C 6140 BRENT THURMAN WAY STE 140 LAS VEGAS NV 89148	0.33	\$ 671,286	\$ 33,269	\$ 0
139-34-611-053	DOC: 0001857:1816833 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 31 BLOCK 3 & LOT 32	A T & T COMMUNICATIONS NV INC 600 E GREEN ST # 300 PASADENA CA 91101	0.16	\$ 989,646	\$ 49,047	\$ 0
139-34-611-055	DOC: 00000202:164328 HAWKINS ADD PLAT BOOK 1 PAGE 40 LOT 13 BLOCK 3 & LOTS 14-22	CENTRAL TELEPHONE CO C/O PPTY TAX DEPT (NV) LUMEN 931 14TH ST DENVER CO 80202	0.78	\$ 9,222,557	\$ 457,070	\$ 0
139-34-612-004	DOC: 00000227:186225 BUCKS SUB, PLAT BOOK 1 PAGE 15, LOT 1 BLOCK 3 & LOTS 2-6,C & PB 1 P 40 LOTS 1-17 BLK 7 & VAC ALLEY	IKE GAMING INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	2.77	\$ 31,713,849	\$ 1,571,738	\$ 0
139-34-612-009	DOC: 20121214:02241 BUCKS SUB PLAT BOOK 1 PAGE 15 LOT 1 BLOCK 12	110 8TH STREET L L C P O BOX 7516 LAS VEGAS NV 89125	0.15	\$ 298,220	\$ 14,780	\$ 0

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2025-2****
SPECIAL IMPROVEMENT DISTRICT 1516
FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)
FY2026

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	ASSESSMENT TOTAL
139-34-612-017	DOC: 20130405:02860 BUCKS SUB PLAT BOOK 1 PAGE 15 LOT 14 BLOCK 12 & LOTS 15,16	110 8TH STREET L L C P O BOX 7516 LAS VEGAS NV 89125	0.50	\$ 2,031,489	\$ 100,681	\$ 0
139-34-612-018	DOC: 20121214:02241 BUCKS SUB PLAT BOOK 1 PAGE 15 LOT 13 BLOCK 12	110 8TH STREET L L C P O BOX 7516 LAS VEGAS NV 89125	0.17	\$ 796,483	\$ 39,474	\$ 0
139-34-612-084	DOC: 20050325:03773 BUCKS SUB PLAT BOOK 1 PAGE 15 LOT 6 BLOCK 13 & LOTS 7-13	MARTINEZ DAN & STEPHANY C/O J MARTINEZ 1729 WANDERING WINDS WAY LAS VEGAS NV 89128-7978	1.39	\$ 2,724,660	\$ 135,034	\$ 0
139-34-613-000 ETAL	STREAMLINE TOWER PLAT BOOK 139 PAGE 45 UNITS 1 & 2 (COMMERCIAL SPACE)	THE OGDEN UNIT OWNERS' ASSOCIATION C/O FIRST SERVICE RESIDENTIAL NEVADA P.O. BOX 62049 IRVINE CA 92602	1.01	\$ 2,789,472	\$ 138,246	\$ 0
REPORT TOTALS			15.58			\$ 0.00

EXHIBIT "B"

(Attach Notice of Hearing as Mailed)

NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2026 (LAS VEGAS BOULEVARD TO 8TH STREET).

NOTICE IS HEREBY GIVEN, that the Final Assessment Roll No. 2025-2 for City of Las Vegas, Nevada, Special Improvement District No. 1516 – Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street) (the "District") in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas, together with the City Engineer, has been filed on March 5, 2025, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Thursday 7:00 a.m. until 5:30 p.m. The boundaries of the District are described in the Special Improvement District No. 1516 Creation Ordinance heretofore adopted (the "Creation Ordinance"). The street to be improved by the improvements is:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform.

The costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or Final assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessments against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0; and c) back street frontage (Ogden Avenue and Carson Avenue) will be weighted at 0.75. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the Project.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Project. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, April 2, 2025, at 9:00 a.m. at the City of Las Vegas Council Chambers, 495 South Main Street, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Thursday, March 27, 2025, i.e., at least three working days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the

correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

Assessments shall be due and payable at the office of the City Treasurer in four (4) substantially equal quarterly installments of principal without interest.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person whose application for a hardship determination has been approved by the City Council is entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than March 27, 2025, with the Clark County Department of Social Service (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-4270 for a pre-qualification screening.

Pursuant to NRS 271.395, within 15 days immediately succeeding the effective date of the assessment ordinance to be adopted following the hearing, any person who has filed a complaint, protest, or objection in writing shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount of the assessment levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation, shall be perpetually barred.

Dated this March 5, 2025.

/s/ LuAnn D. Holmes

LUANN D. HOLMES, MMC, City Clerk