

Shelley Berkley, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Shondra Summers-Armstrong (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

Redevelopment Agency Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

April 16, 2025
8:30 AM

AGENDA

1. Call to Order

Minutes:

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

PRESENT: CHAIR BERKLEY and MEMBERS KNUDSEN, SEAMAN, DIAZ, ALLEN-PALENSKE, BRUNE, and SUMMERS-ARMSTRONG

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAK, City Attorney, and DR. LUANN D. HOLMES, Secretary

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; the City of Las Vegas website – www.lasvegasnevada.gov; and the Nevada Public Notice website – notice.nv.gov.

3. Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Redevelopment Agency Meeting of March 19, 2025

Motion made by Brian Knudsen to Approve

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

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

5. Discussion for possible action regarding award of Contract No. 250068-BM-B Annual Audit Services & Financial Reports - Redevelopment Agency - Award recommended to RUBINBROWN LLP (Not-to-Exceed \$36,000 Annually/Total Contract Amount Not-to-Exceed \$180,000 - City of Las Vegas Redevelopment Agency General Fund) - All Wards

Minutes:

TONYA KEMBLE, Purchasing and Contracts Manager, explained that it is an NRS (Nevada Revised Statutes) requirement for local agencies to conduct an annual audit of their financial statements. The Purchasing and Contracts Division administered a competitive request for proposals process, and from that process, RUBINBROWN LLP was selected as the outside audit firm. The contract will have an initial term covering FY (Fiscal Year) 25, FY26, and FY27, with two one-year renewal options, amounting to \$36,000 per year.

Motion made by Brian Knudsen to Approve

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

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

6. Discussion for possible action regarding the creation of a Security Grant Incentive Program to support and provide an economic boost to small businesses that have been impacted by roadway improvement projects and property theft (\$100,000 - RDA Special Revenue Fund) - Redevelopment Areas 1 and 2 - Wards 1, 3 and 5 (Knudsen, Diaz, and Summers-Armstrong) [NOTE: This item is related to RDA Item 7 (RA-8-2025) and Council Item 27 (R-26-2025)]

Minutes:

Items 6 and 7 were heard together.

DINA BABSKY, Economic and Urban Development Director, introduced the item and utilized a PowerPoint presentation, a copy of which was submitted for the record, to advise that during the pandemic, ARPA (American Rescue Plan Act) funding helped establish the Security Grant Incentive Program. Although the ARPA funding has run out, the need for the funding is still present. MS. BABSKY explained that they hope to re-establish the program and align it with NRS (Nevada Revised Statutes) and the RDA (Redevelopment Agency). The program would assist small businesses impacted by criminal activity and roadway construction that hinders traffic to the business. Each application would receive a \$5,000 grant aligned with the fiscal year in which the incident occurred. In order to qualify, businesses must provide proof of the security incident or evidence of their business being on a frontage road during the time that construction occurred. The grant funding could be used toward upgrades including exterior lighting, security cameras, locks, doors or HVAC (heating, ventilation, and air conditioning) copper wire theft prevention. MS. BABSKY displayed photos of businesses impacted by criminal activity in the Arts District and stated that although the damage was greater than \$5,000, the grant money is intended for security upgrades rather than payment for damages. She concluded that the application would be open online or in person for businesses as soon as they receive approval from the Council.

MEMBER DIAZ thanked staff for their work on this program and expressed gratitude for the opportunity. She stated that businesses in Ward 3 were greatly impacted by these issues and are in need of additional support. She opined that \$100,000 would not go far, but she hoped the program could receive additional funding streams for the future.

MEMBER KNUDSEN wondered if this grant would be up-front funding or operate on a reimbursement system, and MS. BABSKY explained that it would be a reimbursement grant, with hopes that the process would change in the future.

MEMBER SUMMERS-ARMSTRONG thanked MS. BABSKY for the opportunity to help businesses that may not have the funding available. She hoped an additional feature for small businesses would include being able to submit invoices directly to the City.

Motion made by Brian Knudsen to Approve

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

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

7. RA-8-2025 - Discussion for possible action regarding a Resolution concerning the authority of the Executive Director of the Redevelopment Agency (RDA) of the City of Las Vegas (City) to approve and issue grant

funding for the Security Grant Incentive Program for 20 individual grants of up to five thousand dollars (\$5,000) which will provide an economic boost to small businesses that have been impacted by roadway improvement projects and property theft - Redevelopment Areas 1 and 2 - Wards 1, 3 and 5 (Knudsen, Diaz, and Summers-Armstrong) [NOTE: This item is related to RDA Item 6 and Council Item 27 (R-26-2025)]

Minutes:

See Item 6 for related discussion.

Motion made by Brian Knudsen to Approve

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

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

REDEVELOPMENT AREA 1

8. RA-9-2025 - Discussion for possible action regarding a Resolution finding the project proposed by the Commercial Visual Improvement Program (CVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Sticky VIII, LLC, (Owner) and The Dustland Bar LLC, (Tenant) located at 1433 South Commerce Street (APN 162-03-210-005), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the CVIP Agreement by the RDA (Not-to-Exceed \$25,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 26 (R-25-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, introduced JENNIFER TALER and utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide the site location for The Dustland at 1433 South Commerce Street. The surrounding area includes new residential projects, unique retail, and food and beverage businesses. MS. BABSKY displayed exterior before and proposed after pictures, to explain the requested visual improvement grant was for \$25,000. The property owners plan to invest almost \$800,000, including \$130,000 for exterior renovation, making them eligible for this grant. The grant would be used for paint, windows, iron fencing, and landscaping with an estimated completion date later this year. MS. BABSKY opined that this project was a great example of how the RDA (Redevelopment Agency) contributes to eliminating blight.

MS. TALER advised that she, along with her business partners, has been a long-time member of the community, with involvement in many small local businesses. She expressed excitement for the new space and opined it was a unique way to come together and gather.

MEMBER DIAZ believed that MS. TALER succeeds in projects that she undertakes and outshines what others think is do-able. She felt the area was in need of care and hoped that the CEDARst development nearby would help bring future customers.

Subsequent to the vote, CHAIR BERKLEY wished MS. TALER luck with her latest venture.

Motion made by Olivia Diaz to Approve

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

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

CITIZENS PARTICIPATION

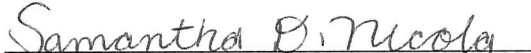
9. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

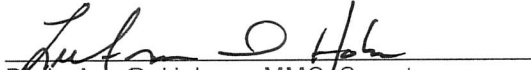
Minutes:

None.

The meeting was adjourned at 8:51 a.m.

Respectfully submitted:


Samantha DiNicola, Deputy City Clerk


Dr. LuAnn D. Holmes, MMC/Secretary

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor