

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

## Special Joint City Council and Redevelopment Agency Budget Meeting Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**May 21, 2025**  
**9:30 AM**

1. Call to Order

Minutes:

MAYOR BERKLEY called the meeting to order at 1:09 p.m.

PRESENT: MAYOR BERKLEY and COUNCILMEMBERS KNUDSEN, SEAMAN (via teleconference), DIAZ, ALLEN-PALENSKE, BRUNE and SUMMERS-ARMSTRONG

ALSO PRESENT: CITY MANAGER MIKE JANSSEN, CITY ATTORNEY JEFF DOROCAK and CHIEF DEPUTY CITY CLERK JACQUIE MILLER

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

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

3. Public comment 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. Public hearing and discussion for possible action regarding Fiscal Year 2026 City of Las Vegas Redevelopment Agency Tentative Budget and Fiscal Year 2026 City of Las Vegas Redevelopment Agency Final Budget - Redevelopment Area - Wards 1, 3 and 5 (Knudsen, Diaz and Summers-Armstrong)

Minutes:

Items 4 and 5 were heard together.

MAYOR BERKLEY declared the Public Hearing open for Items 4 and 5.

CITY MANAGER MIKE JANSSEN, DEPUTY CITY MANAGER STEVE FORD, and CHIEF FINANCIAL OFFICER SUSAN HELTSLEY shared in narrating a PowerPoint presentation, a copy of which was submitted for the record, to present an overview of the City Council and Redevelopment Agency (RDA) Fiscal Year (FY) 2026 budget. MR. JANSSEN explained that in January of every year they hold budget hearings with directors to

discuss their needs for the upcoming year, which is followed by a meeting with the Financial Advisory Committee made up of community business leaders and economists. He said they held a budget workshop with the Council in March to build the budget followed by the tentative budget in April. MR. JANSSEN acknowledged the effort by his team.

MR. JANSSEN listed budget items from the presentation to provide a highlight of areas they focused on for the final budget, adding the City of Las Vegas was fiscally sound. He stated the Badlands settlement was successfully navigated without layoffs, and the City was hiring to fill vacancies; programs and services were also maintained. He noted their AA Bond Rating was protected by maintaining the 20 percent General Fund Reserve by limiting program expansions. Strategic vacancy management was used to build up the General Fund Reserve to the preferred 25 percent level. In the most recent two-year cycle, the U.S. (United States) Census Bureau listed Las Vegas as one of 15 cities in the United States that had seen the most increase in population. MR. JANSSEN believed this was due to issuing new housing permits, stating that 2,000 housing permits and nearly 3,400 business licenses had been issued year to date. Public safety remained a priority, and MR. JANSSEN noted discussions with CHIEF FERNANDO GRAY, Fire & Rescue Director, regarding firefighters being promoted or retiring and new fire stations. In this fiscal year, there will be two firefighter academies with 45 recruits. MR. JANSSEN advised there was also recruitment for Court Marshals, Deputy City Marshals, and Corrections Officers. The Code Enforcement and Animal Protection Officers were nearly 100 percent filled with two new Code Enforcement Officers starting the following month, and he said interviews were being conducted for a supervisor and officer vacancy for Animal Control.

MR. JANSSEN acknowledged MR. FORD'S work with the Councilmembers to identify Capital Improvement Projects (CIP) that were important for continued growth and for maintaining and adding assets. He believed the Capital Plan was strong this year, noting every public safety CIP that the City committed to was moving forward. Overall, the CIP funding would be larger than the previous year due to the retirement of LVCVA (Las Vegas Convention and Visitors Authority) bonds and a new C-Tax (Consolidated Tax) Revenue being issued since there are no outstanding debts. Lastly, MR. JANSSEN stated the RDA would benefit from private investments and would allow programs throughout the area.

MS. HELTSLEY recognized her team for their work on the tentative budget and final budget led by GAYLE LLOYD-LEAKOS, Finance Director. She explained major changes made from the tentative budget in April to now in FY (Fiscal Year) 25, noting C-Tax decreased to 5.59 percent below last year, estimating at \$416 million versus \$442 million. FY26 changes included a C-Tax increase from one percent to 1.5 percent, which was similar to Clark County (County), City of Henderson, and City of North Las Vegas. The License and Franchise revenue decreased by \$1.2 million, since room tax was down with lower tourism. Short-term revenues, such as Airbnb and VRBO (Vacation Rentals by Owner), of nearly \$4 million, sat in suspense until the accounts were verified and recognized as revenue in FY25. In reference to the FY26 bond, authority for a \$90 million bond was requested instead of \$70 million to allow adjusting the bond as needed. MS. HELTSLEY stated the Fiscal Affairs Committee met on April 24th and adopted their budget; thereafter, the City adjusted the Metro (Las Vegas Metropolitan Police Department) budget to match.

MS. HELTSLEY noted there were not many changes in FY26 for the Special Revenue Funds. However, one change included the addition of an appropriation authority for Community Recovery funds, which is the opioid money received from pharmaceutical sales. She recalled the City allocating existing funds and any money received going forward would be used for Muni (Municipal) Court, specialty courts, the Courtyard Homeless Resources Center or the Recuperative Care Center. Three million dollars was unallocated to allow for appropriation authority to spend on internal programs and \$2 million was transferred out of the Street Maintenance Funds into the Road & Flood Capital Projects Fund.

MS. HELTSLEY displayed a pie chart of the overview of the FY26 General Fund revenues, which projected \$852 million. The C-Tax was the largest portion of the fund at nearly 50 percent and estimated at \$424.3 million, and Property Tax was the second largest portion at 19 percent. She stated the County's budget was more consistent at nearly \$2.1 billion for their General Fund revenue; where the City is 50 percent C-Tax the County is 43 percent and property tax is 38.6 percent of their budget. MS. HELTSLEY displayed a bar graph to show the C-Tax history from FY12 to FY26, adding the C-Tax grew relatively steady from \$200 million in FY12 until FY18 and COVID-19 and peaked at \$442 million. The blue line represented continuous growth if the City remained at three percent. Further, she explained FY22, FY23, and FY24 had artificial bumps as there was

stimulus and ARPA (American Rescue Plan Act) money coming in. The six-year average growth is 5.6 percent; therefore, the City was where it should be if COVID-19 had not occurred.

A chart was displayed of Full-Time Equivalent (FTE) history showing seven positions added for the year, all of which were funded with Special Revenue Funds or the ISF (Internal Service Funds). MS. HELTSLEY highlighted growth in Public Safety positions since 2021, which had increased by 9.6 percent versus 4.9 percent for other positions. A breakdown of the final 2026 general budget was shown and included \$40 million from the Revenue Bond in order to keep the fund balance at 20 percent, which was assumed to be \$30 million in the tentative budget due to the decrease in C-Tax. Revenues were \$852.8 million with expenditures higher in FY25 and FY26 to pay off the Badlands settlement. MS. HELTSLEY advised there was a deficit budget for this year and a deficit budget would be filed for FY26. A bar graph was displayed to show the General Fund forecast over several years, showing a surplus budget in FY23 and FY24 due to CARES (Coronavirus Aid, Relief, and Economic Security Act) money. In FY25 there was an estimated decrease of \$85.3 million and an estimated decrease in FY26, the majority being to pay off Badlands. In FY27 there was an estimated surplus following an estimated decrease for FY28 through FY31 due to the higher-than-normal PERS (Public Employees' Retirement System) forecast. PERS went up to five percent for the Fire (Las Vegas Fire & Rescue) and DPS (Department of Public Safety) Departments and up 3.5 percent for others. Additionally, there will be two new fire stations in Summerlin and in the north. MS. HELTSLEY referred to this as a potential structural deficit when the revenues are not growing as fast as the expenses. Going forward, she suggested being cognizant of bringing on new programs and people or finding ways to increase revenue streams.

MR. FORD made a correction that budgeting starts in October with a call for projects to the departments, and the budgeting process for FY27 would begin in 4.5 months. The departments responded well and submitted projects that met or came close to meeting the criteria, which included life-safety, such as new fire apparatus and dedicating money to the Vision Zero initiative. The second important criteria was citizen service impacts, including the municipal pool assessment that had been covered for 25 years and the West Las Vegas Library conversion to the West Las Vegas Art Center. The third criteria was cost savings for the future, such as funding additional nonfunctional turf replacements to save water. MR. FORD advised there would be nearly a dozen agreements with the Southern Nevada Water Authority at the next Council meeting for rebates for removing nonfunctional turf in many areas. In addition, he stated there are excess water rights not being used and those would be used to develop a well at the Woodlawn Cemetery. He believed payback would be received in eight years if a well was inserted. After meeting with the Council and considering the C-Tax Bond, MR. FORD advised nine delayed projects had been restarted or continued and the rest were being reprioritized or canceled altogether. He believed quality of life was owed to citizens, and he read projects for each ward from the PowerPoint presentation. He emphasized the importance of needing to do something for the FS1 (Fire Station 1) Rehab, since the Downtown Access project was canceled.

MR. JANSSEN highlighted ongoing efforts to support the Medical District to bring COUNCILMAN KNUDSEN'S vision of higher education to train the medical workforce, noting great progress was made partnering with CSN (College of Southern Nevada) for the new training centers in Wards 3 and 5. Another partner included Nevada State University (NSU), to provide additional support for a downtown campus of NSU Juvenile Allied Health in the Medical District. MR. JANSSEN said diversifying the economy was important and stressed that the Biomed Challenge was making great progress to bring that focus area to the next level. The longest-term partner included UNLV (University of Nevada, Las Vegas) with a new program to expand and bring an Institute of Mental and Behavioral Health into the Medical District. The jewel of the RDA was Symphony Park, which was almost complete, and is comprised of a medical building from SCOTT GOLDSTEIN and his team, the Las Vegas Museum of Art from ELAINE WYNN, and the Red Ridge Cello Tower. There are only two parcels left in Symphony Park. The Safety and Security Grant Program was solely funded by ARPA funds, but this year was funded \$250,000 from the RDA; a total of 50 individuals could receive funds towards safety and security upgrades. Special events are also important for downtown as they bring people to the redevelopment area. MR. JANSSEN said there was a program to partner with an event planner to offset the costs of public safety, noting that a power upgrade program was brought forward last year to keep them from going vertical. He stated there would be a bond issuance towards The Mob Museum expansion and The Neon Museum's expansion or relocation. The team was working with multiple developers on other catalyst projects that could not yet be announced. Another new program was the Vacant/Abandoned/Boarded Up Building program, which included buildings in the redevelopment area that were boarded up, and MR. JANSSEN expressed wanting to work with property owners to rehab or demolish sites for redevelopment. Periodically there is a need for strategic land

acquisitions, and he anticipated using \$9 million in RDA funds to secure strategic pieces of property that were considered catalytic to development.

MR. JANSSEN read the top 10 projects opening soon from the PowerPoint presentation. A budget slide for the RDA was shown as he emphasized the importance of tax increment growth from FY24 to FY26, which was 23.3 percent. He believed this allowed the programs and issuance of bonds to be part of additional catalytic projects. The ending Unrestricted Fund Balance would maintain a 20 percent balance. A slide was displayed of the FY26 Budget Final - All Funds, and MR. JANSSEN mentioned this year's CIP was better than the previous year's at \$594 million compared to \$494 million. The difference included projects coming from the Regional Transportation Commission of Southern Nevada, the Regional Flood Control District, the Sewer Fund, and other projects related to parks. The total budget for FY26 was \$2.3 billion and the city population was 679,000. Key takeaways from the FY26 budget included successfully navigating the Badlands settlement; PERS increase; maintaining programs and services important to citizens, business owners, and tourists; public safety remaining the top priority; being conservative with budget projections with no program expansions or General Fund positions; and an FY26 General Fund deficit budget to have a reserve to lean on. MR. JANSSEN advised the budget would be finalized by June 2nd and the five-year CIP would be filed in August. He reminded the Council that the FY26 would be the official part and the other years would be illustrative.

COUNCILMAN KNUDSEN thanked staff for the presentation and appreciated those who worked on the budget, including department directors. He acknowledged the City being forward thinking and he concurred with MR. FORD'S comment on the quality of life, stating that could not be undermined. He felt public safety was the number one priority; however, there were a number of things that make the community special. He believed healthcare and economic development were not focused on, which were the second and third priorities. He stated being strategically focused is what made the City unique and thought more focus on healthcare and economic development would make the City more financially sound. He wanted to think of long-term impacts to invest in the community. COUNCILMAN KNUDSEN stated everything happening in the Medical District was healthcare and economic diversification, which he wanted to continue incorporating. He thought maintaining focus put the City ahead of other jurisdictions, and he was grateful to be part of the team.

COUNCILWOMAN DIAZ expressed gratitude towards staff, noting their work in assembling and figuring out the best path forward as a City, given the financial headwinds. She felt they made the Council's job easier to not worry about how to continue providing essential services.

MAYOR BERKLEY praised the quality of staff and the extraordinary work performed on a daily basis. She believed her values were shared regarding public service and doing what is best for the people. In addition, she felt honored to be working with staff and thanked them for doing a difficult task very well.

MAYOR BERKLEY declared the Public Hearing closed for Items 4 and 5.

Motion made by Brian Knudsen to Approve

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;

5. Public hearing and discussion for possible action regarding Fiscal Year 2026 City of Las Vegas Tentative Budget and Fiscal Year 2026 City of Las Vegas Final Budget, including the Five-Year Capital Improvement Plan - All Wards

Minutes:

See Item 4 for related discussion and backup.

Motion made by Brian Knudsen to Approve

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;

6. 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.

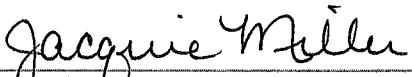
Minutes:  
None.

7. Adjournment

Minutes:  
The meeting was adjourned at 1:53 p.m.

Respectfully submitted:

  
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Yvett Lozoya, Deputy City Clerk

  
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Jacquie Miller, CMC, Chief Deputy City Clerk

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

- The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)
- The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)
- City Hall, 495 South Main Street, 1st Floor