

City Parkway V, Inc. Board Meeting
City Hall, 495 S. Main St.
Council Chambers
City of Las Vegas Internet Address: www.lasvegasnevada.gov

MINUTES

April 7, 2025
8:30 AM

1. **Call to Order and Roll Call**

Minutes:

DIRECTOR JANSSEN called the meeting to order at 8:35 a.m.

PRESENT: DIRECTORS JANSSEN and FORD

EXCUSED: DIRECTOR HELTSLEY

ALSO PRESENT: TRACY REICH, Redevelopment Manager; ERIC BORDENAVE, Senior Economic Development Specialist; ZACH BLANKFELD, Senior Management Analyst; RAVEN COLE, Management Analyst I; KELLY SWANSON, Administrative Officer; JOHN RIDILLA, Assistant City Attorney; DIMITRI DALACAS and SANDI TURNER, Deputy City Attorneys; and SAMANTHA DINICOLA, Deputy City Clerk

2. **Announcement Regarding: Compliance with Open Meeting Law**

Minutes:

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

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

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of November 20, 2024

Motion made by Steve Ford to Approve

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

For-Mike Janssen, Steve Ford; Excused-Susan Heltsley;

5. Discussion for possible action to adopt a Resolution approving and authorizing the making of loans by City Parkway V, Inc. to Twain Investment Fund 882, LLC in the total aggregate amount not to exceed \$6,352,200 in connection with the allocation to Las Vegas Community Investment Corporation of New Market Tax Credits and the subsequent allocation of a portion of such tax credits to LVCIC SUB-CDE XII, LLC for the purposes of construction and operation of the property located at 320 South 9th Street (APN 13 9-34-701-010), including the execution and delivery of various transaction documents, as described in more detail in the attached Resolution, relating to such loans and ratifying actions previously taken and pertaining to the foregoing by City Parkway V, Inc., its officers and employees - Ward 3 (Diaz)

Minutes:

ZACH BLANKFELD, Senior Management Analyst, stated that staff recommended approval of this item as it would allow City Parkway V (City Parkway V, Inc.) to act as the leverage lender in the Strong Start (Strong Start Academy) Bridger transaction, which would provide \$6,352,200 in loans and includes accompanying documents.

MR. BLANKFELD added that this was in conjunction with Items 26 and 27 from the April 2nd City Council meeting.

See Item 6 for related discussion.

Motion made by Steve Ford to Approve

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

For-Mike Janssen, Steve Ford; Excused-Susan Heltsley;

6. Discussion for possible action regarding the authorization of short-term funding in an amount not to exceed \$300,000 to be reimbursed by the City of Las Vegas upon closing of the New Markets Tax Credits transaction in order to fund the New Markets Tax Credit leverage loan - Ward 3 (Diaz)

Minutes:

ZACH BLANKFELD, Senior Management Analyst, stated that staff recommended approval of this item as it would allow the City Parkway V (City Parkway V, Inc.) to provide short-term gap financing for the New Market Tax Credit Project associated with Item 5.

Motion made by Steve Ford to Approve

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

For-Mike Janssen, Steve Ford; Excused-Susan Heltsley;

7. Report by staff regarding the Donald W. Reynolds Symphony Park maintenance and use covenants - Ward 5 (Summers-Armstrong)

Minutes:

TRACY REICH, Redevelopment Manager, explained that after discussion with DIRECTOR JANSSEN, staff would like to postpone this item until the next meeting. DIRECTOR FORD confirmed with MS. REICH that postponing the item would not affect any outstanding contracts.

Motion made by Steve Ford to Hold in Abeyance to 4/28/2025

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

For-Mike Janssen, Steve Ford; Excused-Susan Heltsley;

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

Minutes:

None.

9. **Adjournment**

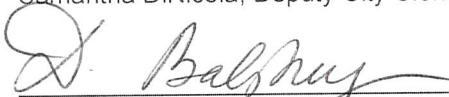
Minutes:

The meeting was adjourned at 8:41 a.m.

Respectfully submitted:



Samantha DiNicola, Deputy City Clerk



Dina Babsky, Vice President and Chief Operating Officer

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