

Shelley Berkley, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Victoria Seaman (Ward 2)  
Olivia Diaz (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](http://www.lasvegasnevada.gov)

June 18, 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, DIAZ, BRUNE (excused until 8:32 a.m.), ALLEN-PALENSKE, and SUMMERS-ARMSTRONG

EXCUSED: MEMBER SEAMAN

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](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. For possible action to approve the Final Minutes by reference of the Regular Redevelopment Agency Meeting of May 21, 2025

Motion made by Brian Knudsen to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

### REDEVELOPMENT AREA 1

5. RA-13-2025 - 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 Good Hood LLC, (Owner) and Get in the Hole, LLC, dba Pachinko Pub, (Tenant) located at 211 South Las Vegas Boulevard Suite #120 (APN 139-34-614-001), 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 31 (R-38-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, appeared alongside MARK EVENSVOLD, Owner of Pachi Pachi, and utilized a PowerPoint presentation, a copy of which was submitted for the record, to present a CVIP (Commercial Visual Improvement Program) Agreement to support the project located at 211 South Las Vegas Boulevard. MS. BABSKY reported the applicant applied to help pay for some of the façade improvements and invested \$54,000, making them eligible for the grant. She displayed renderings of the proposed exterior signage and felt that this project would be a great addition to Ward 3.

MR. EVENSVOLD stated he was grateful to be a part of the City's CVIP program. He asked for support to create an exterior that would complement the area and noted that Pachi Pachi would bring Tokyo-style street food, craft cocktails, and lively music to the area.

Motion made by Olivia Diaz to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

6. RA-14-2025 - 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 FBGM Investments, LLC, (Owner) located at located at 401 South 6th Street (APNs 139-34-710-007 and -008), 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 32 (R-39-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, appeared alongside JORDAN DENISON and utilized a PowerPoint presentation, a copy of which was submitted for the record, to present a CVIP (Commercial Visual Improvement Program) Agreement to support the project located at 401 South 6th Street, formerly Andre's the Original restaurant. She displayed photos of the exterior and indicated that landscaping and stucco repair would take place. Additionally, she showed renderings of the proposed parking lot and noted that the applicant invested over \$250,000 into the project, making them eligible for the grant.

MR. DENISON believed the interior would be completed within the next couple of months, stating that their goal was to repave the parking lot and install a grease trap. He reported that the tenant was an Italian restaurant that would come in the next couple weeks.

Motion made by Olivia Diaz to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

7. RA-15-2025 - 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 1212 Casino Center LLC, (Owner) located at 1212 South Casino Center Boulevard (APN 162-03-110-066), 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 33 (R-40-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, appeared alongside CONNIE YEH and utilized a PowerPoint presentation, a copy of which was submitted for the record, to present a CVIP (Commercial Visual Improvement Program) Agreement to support the project located at 1212 South Casino Center Boulevard. She displayed photos of the exterior, noting that the site was an office space located in the Arts District. She showcased renderings of the applicant's proposed exterior renovations and reported that they invested \$64,000, making them eligible for the grant.

MS. YEH said JOHN TIPPINS is one of their main partners and they looked forward to partnering with the City. She was excited about the exterior enhancements, noting they carefully added greenery, bricks, and metal accents to complement the surrounding area.

Motion made by Olivia Diaz to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

8. RA-16-2025 - Discussion for possible action regarding a Resolution consenting to the Real Property Purchase and Sale Agreement of .36 acres of vacant land located at 1421 South Las Vegas Boulevard (APN 162-03-299-002) between CETACEA HOLDINGS LLC, (Seller) and City of Las Vegas Redevelopment Agency (RDA) for the furtherance of the goals and objectives of the RDA (\$1,125,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 34 (R-41-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide the site location of a .36-acre parcel that they would like to purchase for \$1,125,000. She reported that the site directly to the south of this parcel was acquired by the City a few months ago and they would like to combine the two parcels to provide affordable housing for artists.

MEMBER DIAZ felt it was a good idea to expand the site and acknowledged that the area needed revitalization.

Motion made by Olivia Diaz to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

## 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.

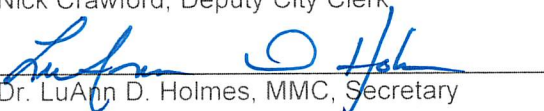
Minutes:

None.

The meeting was adjourned at 8:50 a.m.

Respectfully submitted:

  
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Nick Crawford, Deputy City Clerk

  
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Dr. LuAnn D. Holmes, MMC, Secretary

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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