

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

July 16, 2025
8:30 AM

AGENDA

1. Call to Order

Minutes:

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

PRESENT: VICE CHAIR KNUDSEN and MEMBERS SEAMAN (excused until 8:32 a.m.), DIAZ, ALLEN-PALENSKE, BRUNE (excused until 8:35 a.m.) and SUMMERS-ARMSTRONG

EXCUSED: CHAIR BERKLEY (VICE CHAIR KNUDSEN announced that the Chair was excused to attend the Bloomberg Harvard City Leadership Initiative at no cost to the City.)

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAC, City Attorney, and JACQUIE MILLER, Acting 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 Meetings of June 4 and 18, 2025

Motion made by Olivia Diaz to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

REDEVELOPMENT AREA 1

5. RA-17-2025 - 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 Ham Fremont, LLC, (Owner) and All Access Hospitality, LLC, (Tenant), located at 518 Fremont Street (APN 139-34-611-008), 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 36 (R-46-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, introduced ZACK JORDAN and MARK WHITEHOUSE, Vision Sign Company, representing the applicant, Electric Mushroom Nightclub.

Using a PowerPoint presentation, a copy of which was submitted for the record, MS. BABSKY reported that the applicant was seeking a match grant of \$25,000 through the Commercial Visual Improvement Program (CVIP) for their investment of over \$200,000 to make exterior and interior improvements to their business, which would replace a former business within the Fremont East District. The expected completion date was August 2025. She recommended approval.

MR. WHITEHOUSE, the designer of the signage, was grateful for the Agency's consideration and offered to answer questions.

MR. JORDAN, the owner, said they had over 70,000 views within 12 hours of the sign being erected the prior week, which will help their intent of attracting as many people as possible to Fremont Street.

VICE CHAIR KNUDSEN liked the sign.

MEMBER DIAZ asked MR. JORDAN to explain his business and what electric mushrooms entailed. MR. JORDAN said they were planning a private party with a ribbon-cutting ceremony. The business will play music under the EDM (Electronic Dance Music), as well as any music people like to sing and dance to. During the day, the craft cocktail bar will serve drinks, and they will offer quality food from a menu he described as having two sections, Shockingly Simple and Electrically Elevated.

MEMBER DIAZ appreciated MR. JORDAN bringing his 18 years of experience to the Fremont East District.

Motion made by Olivia Diaz to Approve

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

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

6. RA-18-2025 - 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 VI, LLC, (Owner) and VMAYB, LLC, dba Viking Mike's (Applicant), located at 1500 South Main Street (APN 162-03-210-015), 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 37 (R-47-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, introduced this item and JARED HOWARD, Viking Mike's owner, who was seeking a match grant of \$25,000 from the Commercial Visual Improvement Program (CVIP) for their investment of approximately \$1 million, with exterior improvements worth approximately \$188,000. MS. BABSKY reviewed a PowerPoint presentation, a copy of which was submitted for the record, with before photos and after construction conceptual renderings for the project, which she described as having a Viking theme restaurant. She recommended approval.

MR. HOWARD said his business, Vesta Coffee, was doing well in the 18b Arts District, and funds from the CVIP help business owners develop older properties. He appreciated the Agency's consideration, noting Viking Mike's will not be a full restaurant but a unique addition with a bar and some food items.

VICE CHAIR KNUDSEN was excited about the project.

MEMBER DIAZ confirmed that the full name of the establishment would be Viking Mike's Alpine Yurt Bar with a 1,600-square-foot yurt at the back of the property. MR. HOWARD added that they would have evening hours and perhaps open earlier on the weekends and serve homemade sausages and potato dishes.

For VICE CHAIR KNUDSEN, MR. HOWARD explained that a yurt is a structure with a cone-shaped top, and he was using a tapered wall yurt design concept from the East Coast. He added for MEMBER DIAZ that he got the concept from Park City, Utah.

MEMBER DIAZ said she was familiar with Vesta Coffee and pleased with its success. She looked forward to this endeavor.

Motion made by Olivia Diaz to Approve

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

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

7. RA-19-2025 - Discussion for possible action regarding a Resolution finding the Office Lease between the City of Las Vegas Redevelopment Agency (Tenant) and Blue Dream LV, LLC, (Landlord) concerning the lease of the 3rd floor of 2050 South Pinto Lane (APN 139-33-302-041), is in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the Office Lease agreement by the City of Las Vegas Redevelopment Agency (RDA) (\$11,205,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 1 (Knudsen) [NOTE: This item is related to RDA Item 8 (RA-20-2025) and Council Items 38 (R-48-2025) and 39 (R-49-2025)]

Minutes:

Items 7 and 8 were heard together, and VICE CHAIR KNUDSEN declared the Public Hearing open for Items 7 and 8.

DINA BABSKY, Economic and Urban Development Director, introduced DeRIONNE POLLARD, President, and AMBER LOPEZ LASATER, Chief of Staff, Nevada State University (NSU), and they alternated in reviewing PowerPoint presentations for Items 7 and 8, copies of which were submitted and attached under Item 7.

MS. BABSKY started by indicating that the correct lease amount for Item 7 was \$12,327,750 and then proceeded with the presentation on the expansion of NSU from its main campus in Henderson, Nevada, to Downtown Las Vegas, which necessitated consideration of a lease agreement (Item 7) and a sublease agreement (Item 8). NSU doubled its enrollment since 2015, with 80 percent of its alumni employed in Nevada. This partnership would enable a higher education presence in the Las Vegas Medical District (LVMD) to assist with workforce development and focus on juvenile healthcare education and clinical services, including programs for youth speech language pathology, psychology, nutrition and kinesiology. These educational areas align with the results of a study performed by ECG Management Consultants, which identified the largest gaps in the LVMD, with pediatric specialty and behavioral health among the top. Providing a higher education school Downtown would be a benefit for students because they would not have to travel far and have access to various modes of transportation. This project includes NSU's investment of more than \$40 million over a 20-year term. New campus enrollment was estimated at 500 students for the first year and carrying 60 courses per term. The clinic was projected to schedule up to 250 youth patients weekly. The economic impact of the LVMD NSU campus on the area over 10 years was estimated at over \$33 million, with a direct \$18.7 million impact, an indirect \$7 million impact and an induced \$7.8 million impact, as well as the creation of over 9,000 jobs within 10 years.

MS. BABSKY explained the terms of the leases, noting the Agency would lease space from Blue Dream LV, LLC, on the third floor of the property located at 2050 Pinto Lane to house NSU's campus. The 10-year lease includes two five-year extensions and a market-rate base rent of \$2.50 per square foot. The Agency's overall rent subsidy during the first five years totals \$1.8 million, with rents starting in October 2025 and NSU moving in during the spring semester of 2026. Additionally, a Parking Lease Agreement was entered into with DR. NICK (NICOLA) SPIRTOS and his partners for a parking lot located across the street.

Referring to the NSU floor plan on Slide 5, MS. BABSKY felt the layout would work well with the concept and educational and medical services focus area to provide the best possible services for clients under the supervision of the professors.

DR. POLLARD thanked all those who were instrumental in putting this project together, emphasizing her belief that the future of Southern Nevada is about municipalities connecting with higher education. NSU started in the valley about 20 years ago and served many students during that time. As a matter of information, DR. POLLARD said that about 50 percent of students at NSU were first-generation college students, and 80 percent of them received some form of financial aid, which totaled approximately \$27 million in 2023. MS. POLLARD was proud of NSU's diverse student body, faculty and staff, and the services they provide. Additionally, their enrollment was growing through various partnerships and direct outreach to high school students, and they experienced this growth even during the COVID-19 pandemic. More importantly, 80 percent of NSU graduates reside in Nevada, with 90 percent of those residing in Southern Nevada. She emphasized that NSU administrators believe that workforce and economic developments require NSU to work with municipalities.

MS. LASATER expressed her appreciation to MS. BABSKY and Agency staff for working expeditiously on this project and took over the presentation to provide a project summary starting with Slide 12. She reported that NSU was working to develop two new degree programs for nutrition and kinesiology, as well as a juvenile health clinic, noting the project concept evolved from the idea of how to further advance the work occurring in the LVMD and how NSU could be a partner. The Juvenile Allied Health Education Center would include a mix of classrooms, along with a clinic component. Slide 17 displayed a map demonstrating that with NSU students residing across Nevada, it was important not only to have a presence in the LVMD, but also to make higher education centrally located for students, given the need to further expand higher education and to delve into critical healthcare needs. One of the greatest benefits of being located Downtown will be transportation connectability, as depicted on Slide 19. NSU worked closely on their partnerships with UNLV (University of Nevada, Las Vegas) and CSN (College of Southern Nevada) to ensure the students' experience was streamlined, so they could continue to seek a kinesiology graduate degree through UNLV or continue through NSU from CSN. As previously stated, MS. LASATER indicated that increasing student capacity through expansion and clinic capacity for approximately 250 patients weekly would be a significant value. Lastly, she commented that NSU was finalizing everything to advance the project for consideration by the Board of Regents at their quarterly meeting on September 11 and 12, 2025.

DR. R. (RACHAKONDA) D. PRABHU, representing Blue Dream LV, LLC, said this project would bring the first and newest medical building to the LVMD, which aligned perfectly with the Agency's goals for redevelopment, economic revitalization and long-term sustainability. He urged the Agency's support for the following reasons: 1) the project would serve as a catalyst for LVMD growth; 2) the state-of-the-art building was designed to meet the healthcare demands of the community; 3) the partnership would ensure efficient utilization; and 4) the project ensures the Agency's objectives of job creation, infrastructure improvements and public/private collaboration. This project sends the message that the City rewards persistence, innovation and collaboration. DR. PRABHU emphasized that this holistic solution would serve Las Vegas for decades.

MEMBERS ALLEN-PALENSKE, DIAZ and SUMMERS-ARMSTRONG were excited about this project, as it would create work opportunities for collegiate students and economic opportunities for locals. MEMBER SUMMERS-ARMSTRONG liked the strategic location, making it more accessible to students.

VICE CHAIR KNUDSEN said he attended a forum, where he challenged universities to come up with solutions to help children with medical needs. Therefore, as a parent, he was grateful for this project, which would not only help children but also students and the economy.

After the vote on Item 8, DR. SPIRTOS thanked the Agency Members for approving the project and staff members for all their efforts.

VICE CHAIR KNUDSEN declared the Public Hearing closed for Items 7 and 8.

Motion made by Brian Knudsen to Approve

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

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

8. RA-20-2025 - Public hearing and discussion for possible action regarding a Resolution finding the Sublease Agreement proposed by the City of Las Vegas Redevelopment Agency (RDA) and Nevada System of Higher Education (NSHE) Board of Regents of Nevada State University (NSU) concerning the Sublease of the 3rd floor of 2050 South Pinto Lane (APN 139-33-302-041), is in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the office Sublease Agreement by the RDA - Redevelopment Area 1 - Ward 1 (Knudsen) [NOTE: This item is related to RDA Item 7 (RA-19-2025) and Council Items 38 (R-48-2025) and 39 (R-49-2025)]

Minutes:

The Public Hearing for this item was held under Item 7.

See Item 7 for related discussion and related backup.

Motion made by Brian Knudsen to Approve

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

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

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 9:09 a.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk



Jacquie Miller, Acting 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