

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

August 20, 2025
8:30 AM

AGENDA

1. Call to Order

Minutes:

CHAIR BERKLEY called the meeting to order at 8:32 a.m.

PRESENT: CHAIR BERKLEY and MEMBERS KNUDSEN, SEAMAN, DIAZ, ALLEN-PALENSKE, BRUNE (excused until 8:36 a.m.), and SUMMERS-ARMSTRONG

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAC, 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 July 16, 2025

Motion made by Brian Knudsen to Approve

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

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

5. Report of Declarations per NRS 279.454, which requires any officer or employee of the City who in the course of their duties participates in the formulation of or approval of plans or policies for a redevelopment area to disclose interest in property located in the existing Redevelopment Area and/or Redevelopment Area 2 [NOTE: This item is related to Council Item 12]

Minutes:

CITY CLERK DR. LUANN D HOLMES explained that this item referred to the annual disclosure of interest in redevelopment areas required by NRS (Nevada Revised Statute) 279.454. The law states that any officer or employee of the City who, in the course of their duties, participates in the formulation or approval of plans or policies in either of the two redevelopment areas must disclose any direct or indirect financial interest. The law also requires the interests to be disclosed to both the Redevelopment Agency and City Council, with this item and Item 12 on the City Council agenda satisfying that requirement. DR. HOLMES concluded by stating that no motion was required as this was a report, adding that a late disclosure form would be submitted to the record.

REDEVELOPMENT AREA 1

6. RA-21-2025 - Discussion for possible action regarding an Operations Management Agreement (OMA) between the City of Las Vegas Redevelopment Agency (RDA) and StartupNV, a Nevada non-profit corporation, for management of the International Innovation Center (IIC) located at 300 South 4th Street, Suite 180 (APN 139-34-210-077) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 29 (R-58-2025)]

Minutes:

CHRISTOPHER BUTTE, Deputy Economic and Urban Development Director, introduced the item and narrated from a PowerPoint presentation, a copy of which was submitted for the record, to provide an executive summary regarding the operational management of the International Innovation Center by StartupNV. The center was located at 300 South 4th Street, Suite 180. He listed the expected outcomes and provided background on StartupNV, a non-profit organization created in 2017. The center is approximately 11,000 square feet, and the operational agreement would be for one year, including an annual renewal option. MR. BUTTE added that the agreement would also include a 50/50 revenue share after utility costs and two dedicated City workspaces. He concluded by stating that this agreement would unlock City-owned space to power innovation and job growth and transform an underutilized asset into a high-impact hub for innovation, high technology and entrepreneurship.

MAGGIE SALING, Operations Chief for StartupNV, stated that StartupNV was a statewide, grant funded, non-profit incubator and accelerator for startup companies. They have been supported by the City with office space since 2018 and have since been able to provide programming for entrepreneurs and speakers and funnel the greatest startups to funding sources. StartupNV provides services to incubating companies that graduated from Clark County's Incubate Vegas Program. They also provide education and training to for-profit investment organizations, where their investment amount of \$200,000 is matched by the state. MS. SALING advised that they have interacted with over 1,363 companies and have a portfolio worth \$43.1 million.

MEMBER DIAZ said that a priority for the City was to be on the leading side of evolution and technology, and this provided the City with stability. She recalled previously being invited to milestone achievements for small businesses and requested to remain apprised of events going on at the center. She opined that this was a great partnership and hoped when they outgrow this site, they would remain within the City.

Motion made by Olivia Diaz to Approve

NOTE: The video does not reflect the vote accurately, in that Member Knudsen requested that his vote be reflected in the affirmative subsequent to the vote.

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;

7. RA-22-2025 - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Unit Improvement Program (MFR-UIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and KLA Capital Series 9, a Series of KLA Capital Series, LLC, (Owner) located at 330 South 11th Street (APN 139-34-712-097), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-UIP Agreement by the RDA (Not-to-Exceed \$50,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 30 (R-59-2025)]

Minutes:

Items 7 and 8 were heard together.

TRACY REICH, Redevelopment Manager, introduced CAMERON FULAAD, KLA Capital Series 9, and narrated from a PowerPoint presentation, a copy of which was submitted for the record, to identify the property site at 330 South 11th Street. She explained that the surrounding neighborhood was a combination of mixed-use developments. The property included eight units and would undergo complete interior and exterior renovations, which she listed and displayed future renderings of. The developer projected the remodel to cost \$369,000, which would make them eligible for \$50,000 in interior and \$25,000 in exterior RDA (Redevelopment Agency) funding. MS. REICH thanked ERIC BORDENAVE, Senior Economic Development Specialist, for his work done on this project.

MR. FULAAD appeared on behalf of the owner, his son, and explained that the property site was a vacant and dilapidated building. Their goals were to achieve modern upgrades, encourage neighbors to renovate, and maintain competitive rent for the area. He added that they have successfully completed similar properties in the past, highlighting the success of those remodels.

MEMBER DIAZ thanked MR. FULAAD and his son for revitalizing the area within their community. She remarked that they consistently produce fabulous projects and expressed excitement for this renovation. She encouraged them to continue their great work.

Motion made by Olivia Diaz 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;

8. RA-23-2025 - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Visual Improvement Program (MFR-VIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and KLA Capital Series 9, a Series of KLA Capital Series, LLC, (Owner) located at 330 South 11th Street (APN 139-34-712-097), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-VIP 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-60-2025)]

Minutes:

See Item 7 for related discussion and backup.

Motion made by Olivia Diaz 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;

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:

KATHERINE DUNCAN believed that the City had a tremendous opportunity to receive a 15-foot sculpture of SAMMY DAVIS JR. She explained that the City would be required to raise over half a million dollars and requested guidance on the acquisition. She stated that the Harrison House would be willing to receive the sculpture, though she felt it was more appropriate for it to be placed in the Sammy Davis Jr. Festival Plaza. CHAIR BERKLEY suggested speaking to the appropriate councilmember to work on this endeavor.

The meeting was adjourned at 8:57 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