

Shelley Berkley, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Vacant (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)

**September 17, 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, ALLEN-PALENSKE, BRUNE, and SUMMERS-ARMSTRONG

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; and the City of Las Vegas website - [www.lasvegasnevada.gov](http://www.lasvegasnevada.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 August 20, 2025

Motion made by Brian Knudsen to Approve

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

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

5. Discussion for possible action regarding funding the amended Security Grant Incentive Program, designed to proactively support small businesses by providing financial assistance before negative impacts occur, with the goal of promoting economic stability in the Redevelopment Areas (\$250,000 - RDA Special Revenue Fund) - Redevelopment Areas 1 and 2 - Wards 1, 3 and 5 (Knudsen, Diaz, and Summers-Armstrong) [NOTE: This item is related to Council Item 18]

Minutes:

DINA BABSKY, Economic and Urban Development Director, utilized a PowerPoint presentation, a copy of which was submitted for the record, and stated the Members previously approved the Security Grant Incentive Program to allow businesses to apply for up to \$5,000 grants after documenting security incidents with the Las Vegas Metropolitan Police Department (Metro). MS. BABSKY noted the need for a proactive approach, which included making the program available to all eligible businesses in redevelopment areas to make them feel safe and secure. Eligible expenses would consist of permanent fencing, lighting, locks, doors, security films and cameras. She explained that the program is reimbursement based; therefore, businesses would need to go through the approval process before moving forward with the project. Previously processed grant examples were shown in the presentation, such as security film replacement on the windows at Best in the West Safety, a security camera system installment at 7th & Carson, and window replacements at SMZ Appraisers.

MEMBER KNUDSEN had taken a crime support specialist from Bolden Area Command to review a business that had been broken into, and he suggested connecting businesses with the three commands within the RDA (Redevelopment Areas) to receive recommendations from Metro on how to spend the grant money.

MEMBER DIAZ believed an ounce of prevention was worth a pound in cure and that being flexible in providing funds made a difference for small businesses in the RDA, especially with the increased cost of goods. She felt this facilitated an upgrade for everyone's wellbeing. The Member had explained the program to her downtown area captain and requested that impacted businesses be made aware of available grant funds, since they are the first responders. Lastly, she thought the P.O.P (problem-oriented policing) teams should also be apprised of the program to be a conduit to the EUD (Economic and Urban Development) Department.

MEMBER KNUDSEN stated that Metro often wanted businesses to install No Trespassing signs with the associated Nevada Revised Statute, and he wondered if signs could be included with the grant money. MS. BABSKY offered to look into that.

Motion made by Brian Knudsen to Approve

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

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

6. RA-24-2025 - Discussion for possible action regarding a Resolution of the City of Las Vegas Redevelopment Agency designating additional areas for redevelopment evaluation on approximately 1,200 acres generally bounded by East Owens Avenue to the north, North Nellis Boulevard to the east, and East Charleston Boulevard to the south - Ward 3 (Diaz) [NOTE: This item is related to Council Item 38 (R-65-2025) and Item 69 (25-0285-DIR1)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, utilized a PowerPoint presentation, a copy of which was submitted for the record, to report the City of Las Vegas 2050 Master Plan identified 16 subareas across the city, and each subarea had a special area plan to ensure that neighborhood strategies aligned with the City's vision. East Las Vegas was among the 16 areas, and the East Las Vegas Special Area Plan, known as Nuestro Futuro, was approved by the City Council in 2023. One of the core ideas in the plan called for transforming aging commercial areas in Ward 3 into mixed-use, walkable, and vibrant communities. The plan stated that redevelopment in the area would help support existing businesses, increase economic opportunities, improve access to public transit, and reinforce neighborhood identity. The East Las Vegas Special Area Plan recommended that the Redevelopment Agency support the creation of a new redevelopment area.

MS. BABSKY noted a new redevelopment area will provide tools to help assemble the land. In aging neighborhoods, the land parcels are oddly shaped and small, while larger parcels are required to facilitate a larger meaningful development. She said the Security Grant Incentive Program would be an available incentive to businesses in the area along with the VIP (Visual Improvement Program) and Tenant Improvements Program. She advised that the dollars generated within the redevelopment area will remain there to avoid cross-pollination of funds between redevelopment areas. In addition, she stated NRS (Nevada Revised Statutes) 279 established the goal of the Redevelopment Agency to eliminate blight; therefore, a blight study would be conducted, and staff would assess individual properties against criteria listed in the statute. Neighborhood outreach would also be conducted with the community to explain the process and

benefits of establishing the redevelopment area. At the end of the process, staff would provide a plan for the Members and the City Council to establish the area.

The proposed designated study area was determined after staff drove the area and identified potential sites, which were not fully vetted against the criteria. The study area was presented to the Citizens Advisory Committee to the Redevelopment Agency, which consists of nine members from three wards within the redevelopment areas and community members representing different businesses, and they drove the area to fine tune the proposal. A City Limit map was shown of Redevelopment Areas 1 and 2 as MS. BABSKY noted Area 1 was over 3,200 acres, established in 1986, and would sunset in 2046, and Area 2 was depicted in red with 1,000 acres, established in 2012, and would sunset in 2042. Another City Limit map was shown as she advised the proposed study area for Redevelopment Area 3 is nearly 1,200 acres within Ward 3. A third map was displayed on the overhead to compare the redevelopment area sizes, noting the grey spaces in Redevelopment Area 3 were primarily single-family detached residential communities, which would not be studied to be in the boundaries. The areas included were primarily commercial corridors, retail, and street-facing areas that were prime for redevelopment.

MS. BABSKY noted the next steps included staff conducting the blight study and public outreach and drafting a preliminary redevelopment plan for the area for consideration. She said staff will work closely with the Communications Department for bilingual public outreach to fit community needs. The outreach would focus on property owners, residents, and businesses and would be completed through multiple meetings and community engagements. Additionally, staff would be available for questions during the blight study as they assess the properties. The draft plan included NRS 279.578 requirements such as the reasoning, a description of property conditions, and proposed financing methods, which would be through property tax increment. MS. BABSKY thanked the Agency for supporting Redevelopment Areas 1 and 2, listing many projects that had been completed, such as the Medical District, Gateway District, and the Arts District with further activity happening in the Historic Westside and the Cashman Redevelopment. She was excited to work in Ward 3 and thanked MIKE JANSSEN, Executive Director, for his leadership, TRACY REICH, Redevelopment Manager, MS. REICH's staff, and the City Attorney's Office.

MEMBER BRUNE wondered if the blight study and public outreach would be completed internally or through a contracted third party. MS. BABSKY confirmed both would be completed internally, noting staff would work with each property and the outreach will be developed alongside DAVID RIGGLEMAN'S, Communications Director, team.

MEMBER SUMMERS-ARMSTRONG thanked MS. BABSKY for providing further insight. She believed these types of innovations helped increase the values in communities and brought cohesiveness and life.

MEMBER DIAZ said they started the campaign to receive information from constituents. She opined East Las Vegas felt forgotten and there was lack of investment to ensure the community was lifted and not going to blight. Therefore, they set forth engagement and surveying, and the Nuestro Futuro plan was developed. She thought this route would execute the vision of the community.

Motion made by Olivia Diaz to Approve

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

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

## **REDEVELOPMENT AREA 1**

7. RA-25-2025 - 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 Nuwu Art, LLC, located at 218 East Charleston Boulevard (APN 162-03-110-037), 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-64-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, expressed excitement to present a VIP (Visual Improvement Program) grant-funded project. She introduced FAWN DOUGLAS, applicant and property owner,

who thanked the Members for the opportunity to speak. MS. DOUGLAS stated she was the half owner with her partner, A.B. WILKINSON, for the 218 East Charleston Boulevard building in the Arts District. She noted they had an arts compound for five years on Maryland Parkway, the Nuwu Art Gallery + Community Center; however, they did not have enough foot traffic for artists to sell their goods. Therefore, they purchased and hoped to revitalize the subject building and bring more arts to the Arts District pertaining to Native American, Indigenous, and local arts. She advised they would divide the 3,800 square-foot warehouse into three parts with a retail store run by their nonprofit IndigenousAF, a fine arts gallery, and a distribution and packaging center to sell merchandise online.

MS. BABSKY utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide further details on the site. She informed the Members the area was seeing growth between new residential projects, retail, art galleries, and food and beverage businesses. The presentation showed the exterior of the building was covered with graffiti and posters on the windows. MS. DOUGLAS and her partner would perform exterior renovations with the grant, which included replacement of the windows, signage, new facade parking lot upgrades, and installation of new gates and security access. The property owner and applicant would be investing \$163,943 towards exterior costs, which made them eligible for the \$25,000 investment from the Redevelopment Agency. The exterior work would begin in October or November, and completion would be weeks following.

MEMBER DIAZ referred to the renditions shown and wondered if there were aspirations for murals and art on the walls. MS. DOUGLAS confirmed, noting they wanted to beautify the space. The Member acknowledged MS. DOUGLAS had many connections in the community to elevate the space and add artistic contributions to the adjacency. Lastly, MS. DOUGLAS invited the Members to the BRIAN MARTINEZ exhibition at the Nuwu Art Gallery + Community Center, noting gallery hours were Thursday through Saturday and they could be found at Nuwart.com.

Motion made by Olivia Diaz to Approve

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

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

8. RA-26-2025 - Discussion for possible action regarding a Resolution finding the Agency Reimbursement Agreement (Agreement) between the City of Las Vegas Redevelopment Agency (RDA) and Gonzosmadness, LLC, (Tenant) concerning the retail lease of 525 South Main Street, Suite 150 (APN 139-34-201-027), is in the best interest of the public and to be in compliance with and in furtherance of the goals and objectives of the City of Las Vegas Redevelopment Agency (\$600,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz)

Minutes:

DINA BABSKY, Economic and Urban Development Director, requested to hold this item in abeyance until October 15th.

Motion made by Olivia Diaz to Hold in Abeyance to 10/15/2025

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

For-Nancy Brune, 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:


GAYLE CERINA TOLBERT appeared on behalf of the Doolittle Community Center and thanked the Members for their hard work, dedication, and for providing valuable resources to seniors in Las Vegas. She

acknowledged and enjoyed the new renovations and was seeking continued support. She submitted a petition from the members and seniors of the Doolittle community and letters of recommendation expressing concerns and ideas for additional improvements. She sought the City Council's approval to form an action committee consisting of Doolittle Community Center members with the goal of working alongside City Councilmembers to address issues as they arise and to promote, create, and maintain a welcoming space for active seniors.

The meeting was adjourned at 9:04 a.m.

Respectfully submitted:

  
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Yvett Lozoya, 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) – Website not accessible for posting

City Hall, 495 South Main Street, 1st Floor