



Citizens Advisory Committee to the Las Vegas Redevelopment Agency Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR DOHERTY called the meeting to order at 4:01 p.m.

PRESENT: CHAIR DOHERTY and MEMBERS WEST, PALACIOS, CHERRY, SCHLOTTMAN, JOHNSON (excused until 4:02 p.m.), NELDBERG, and REILLY

EXCUSED: MEMBER LOWDEN

ALSO PRESENT: TRACY REICH, Redevelopment Manager; KELLY SWANSON, Administrative Officer; RAVEN COLE, Management Analyst I; DIMITRI DALACAS and SANDI TURNER, Deputy City Attorneys; and BRIAN CARROLL, Senior 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 January 28, 2025

Motion made by Kelcey West to Approve

NOTE: Due to technical difficulties, the video did not display the vote for this item.

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Craig Palacios, Kelcey West, David Neldberg, Sam Cherry, Ryan Doherty, Trinity Haven Schlottman, Adam Johnson, Patrick Reilly; Excused-Chris Lowden;

5. Report by Joseph Norby, City Traffic Engineer/Deputy Public Works Director, and Rosa Cortez, City Engineer/Deputy Public Works Director, regarding the East Las Vegas Special Area Plan - Ward 3

Minutes:

JOSEPH NORBY, City Traffic Engineer/Deputy Public Works Director, utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide a review of the East Las Vegas Special Area Plan. He listed Public Works assets, which included 138 miles of roadway, 67 miles of storm drain systems, and 133 miles of sewage. He explained that the Eastern Avenue Bus Turnouts Project was under construction and will

have eight bus station improvements to enhance traffic flow and provide safe load out locations. The Stewart Avenue Project was underway with the goal of improving Regional Flood Control District storm drain facilities and street infrastructure. The Owens Avenue Improvement Project, in conjunction with Clark County and North Las Vegas, will provide a 72-inch sanitary sewer and a reinforced concrete box flood control facility once complete. The Bruce Street Project received federal funding to design roadway improvements between Bonanza Road and Owens Avenue. The Charleston High-Capacity Transit will be completed by the RTC (Regional Transportation Commission of Southern Nevada) with heavy City involvement, and will affect Bus 206. The City applied for federal funding from the Safe Streets for All (SS4A) Grant for the Safe Connect, to improve school-related transportation and connectivity. The Bonanza Road Improvement Project, in partnership with NDOT (Nevada Department of Transportation), would review the corridor for safety improvements. The Roadway Overlay Project was in the design phase with 11 roadway improvements planned. Lastly, MR. NORBY stated that the Eastside Education and Training Center, in partnership with CSN (College of Southern Nevada) would be a 15,000 square-foot training facility with a healthcare laboratory, conference rooms, and vocational classrooms.

MEMBER REILLY confirmed with MR. NORBY that the lifespan of a roadway was 20 years, though many of the projects were mill overlay, which included the top few inches removed, replaced, and restriped with a safe surface.

MEMBER SCHLOTTMAN understood the Stewart Avenue project was at 30 percent completion and wondered when it would reach 90 percent drawings. MR. NORBY advised that they were at 60 percent drawings and had conducted neighborhood meetings, adding they expected to reach 90 percent completion by early 2026, with construction beginning FY (Fiscal Year) 27. The Member liked how the renderings showed a designated bike lane for Stewart Avenue, as he enjoyed that concept on Alta Drive. MR. NORBY reviewed the PowerPoint presentation to clarify that the Bonanza Road Improvement Project slide showed a high-level design, though he was unsure if they would complete the project due to funding, and the Stewart Avenue project would be heavily pedestrian focused. MEMBER SCHLOTTMAN expressed excitement for projects in the eastside, and he opined that the City should continue to focus on neighborhoods that had been overlooked.

MEMBER PALACIOS questioned details regarding the new training facility taking over parts of the Desert Pines Golf Course. MR. NORBY explained that the City was looking into redeveloping the area to support the nearby community.

6. Report by Tracy Reich, Redevelopment Manager, regarding the establishment of Redevelopment Area 3

Minutes:

TRACY REICH, Redevelopment Manager, advised that they were ready to finalize the maps for Redevelopment Area 3 to then present to the Planning Commission, followed by the RDA (Redevelopment Agency) and City Council. Once the boundaries were approved, a blight study would be completed. She displayed an aerial map on the overhead to point out the proposed boundaries, showing yellow dots added during the last Committee meeting. She confirmed that City staff visited the areas, and she pointed out commercial and developed areas. MS. REICH noted that there were residential properties along the northern boundary line, and she wondered if the Committee wanted those areas included.

MEMBER SCHLOTTMAN advised that he visited the area with MEMBER CHERRY and believed the redevelopment areas should not only focus on entertainment and bars. He had noticed older buildings and wanted the redevelopment area to help the community with incentives towards commercial buildings, such as services and grocery stores. Further, he observed a shopping center being remodeled near Pecos Street, and he opined that further remodeling would help the community. The Member was not aware of any mechanisms available to directly help residential owners, unless those areas were converted to office space.

MEMBER CHERRY opined that the residential properties should be included, since they could be converted into professional offices, adding that he thought the map could become fluid with development over time. He agreed with the yellow circles shown on the display as being the primary redevelopment focus. He expressed worry regarding the downtown area becoming degraded without improvements in the future.

MEMBER REILLY agreed that this area had a different focus than other redevelopment areas, and he added that it should focus on the community.

MEMBER WEST wondered if they could receive feedback from nearby residents. MS REICH clarified that the intent was to set the preliminary boundary, stating that the blight study would require public input and be conducted in two languages. She said that the project needed community buy-in, noting the differences between Symphony Park and the Arts District, and she believed redevelopment needed to be owned by the community.

MEMBER JOHNSON questioned how they accounted for future development compared to the needs addressed today and how it compared to other communities. MS. REICH said many cities had redevelopment plans they could use for comparison, noting this would be a step within the East Las Vegas Plan, with efforts to maintain the area plan. She confirmed there would be targeted outreach toward properties in great need of care to help them shape their vision.

MEMBER SCHLOTTMAN confirmed with MS. REICH that this would be a new redevelopment area. MS. REICH stated that creating a new redevelopment area would provide a longer period of time, since they could be extended after 15 years. The Member wanted to ensure that funds created in the redevelopment area would remain within that specific area. MS. REICH advised that they would bring the final map to the Planning Commission, and she would provide updates to the Committee throughout the process.

7. **Discussion regarding topics for future agenda items.** Comments made during this portion of the agenda by individual members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not such proposed items are within the purview of the Committee and/or whether such proposed items shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken.

Minutes:

MEMBER CHERRY observed that the presentation on the Desert Pines Golf Course included an overlay for the Eastside Education and Training Facility. He questioned whether the driving range could remain alongside the training facility, which he believed would provide an amenity to the area.

8. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Committee. No subject may be acted upon by the Committee 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 4:40 p.m.

Respectfully submitted:



Brian Carroll, Senior Deputy City Clerk



Ryan Doherty, Chair

Minutes Prepared by:

Samantha DiNicola, Deputy City Clerk

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