

Shelley Berkley, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Kara Kelley (Ward 2 - Interim)  
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)

**October 15, 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 (excused until 8:33 a.m.), BRUNE, and SUMMERS-ARMSTRONG

EXCUSED: MEMBER KELLEY

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 September 17, 2025

Motion made by Brian Knudsen to Approve

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

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

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

## REDEVELOPMENT AREA 1

5. RA-26-2025 - ABEYANCE ITEM - 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)

Motion made by Olivia Diaz to Hold in Abeyance to 11/19/2025

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

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

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

6. RA-27-2025 - 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 IX, LLC, (Owner) and Johnny Coco's, LLC, (Tenant) located at 32 West Imperial Avenue (APN 162-03-105-015), 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 40 (R-72-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, appeared alongside STEVE PEREIRA 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 34 West Imperial Avenue. She displayed photos of the site and proposed renderings of improvements made to the property, including paint, signage, doors, windows, and security upgrades. She stated that MR. PEREIRA and his team would invest \$310,000, making them eligible for \$25,000 for exterior improvements.

MR. PEREIRA stated that they had kept an eye on growth in the Arts District since 2010, and he and his wife were excited to invest in the project.

MEMBER DIAZ appreciated the investment and wished them success in the project.

Motion made by Olivia Diaz to Approve

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

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

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

7. RA-28-2025 - Discussion for possible action regarding a Resolution finding the project proposed by the Tenant Owner Participation Agreement (TOPA) between the City of Las Vegas Redevelopment Agency (RDA) and Nevada GrantLab, Inc., located at 701 East Bridger Avenue, Suite 600 (APNs 139-34-710-059), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the TOPA 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 41 (R-73-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, appeared alongside MILES DICKSON, CEO (Chief Executive Officer) and Owner of Nevada GrantLab, and utilized a PowerPoint presentation, a copy of which was submitted for the record, to present a Tenant Improvement (TI) Grant to support the project located at 701 East Bridger Avenue, Suite 600. She reported that most office spaces located in Downtown Las Vegas required Tenant Improvements such as ADA (Americans with Disabilities Act of 1990) compliant installations to attract new tenants. She shared that Nevada GrantLab had moved into the 5,300 square-foot space and that

their total renovation costs were \$360,000, which made them eligible for the \$25,000 grant. MS. BABSKY indicated that the site was located across the street from the Las Vegas Academy of the Arts Performing Arts Center, and she displayed photos of the site's interior improvements. She expressed excitement that Nevada GrantLab would be in Downtown Las Vegas for the next eight years.

MR. DICKSON stated that Nevada GrantLab was a non-profit organization that provided resources to other non-profits to help them do their best work for Nevadans. He was excited about being in Downtown Las Vegas in a larger office space that could accommodate up to 14 full-time employees, a public-purpose training room, and conference and meeting spaces. He shared that his team wished to remain in Downtown Las Vegas, noting that they were centrally located to support community partners and local businesses. He welcomed more people to their larger office and training space, and he acknowledged City staff who helped navigate the process.

MEMBER BRUNE wondered if the conference room displayed in the presentation was available for use by non-profit organizations. MR. DICKSON answered in the affirmative, stating that they had designed both the conference room and training space to be comfortable with the ability to host virtual meetings.

MEMBER DIAZ appreciated MR. DICKSON for housing their services in Downtown Las Vegas, stating that the expansion was timely to provide guidance to non-profit organizations so they could find funding to maintain their organizations.

Motion made by Olivia Diaz to Approve

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

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

8. RA-29-2025 - Discussion for possible action regarding a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (Agency) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the Second Amendment to Master Lease Agreement (Lease) between the Agency and Arthaus IV, LLC, (Developer) for the tenant improvements of a Market Hall generally located at the northwest corner of D Street and Jefferson Avenue (APN 139-27-201-007) (Not-to-Exceed \$8,700,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 42 (R-74-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, appeared alongside GRANT GARCIA, Co-Founder of Cherry Development, and utilized a PowerPoint presentation, a copy of which was submitted for the record, to cover the largest residential investment in the Historic Westside, located on the corner of D Street and Jefferson Avenue. The proposed project is a mixed-use development that features 104 workforce housing units and 16,500 square feet of total retail space, nearly 9,000 square feet of which was designated for a market and food hall. She reported the Redevelopment Agency had entered a 15-year lease the year prior for the food hall and retail space and shared that startup businesses would be placed in the incubator spaces to gain an opportunity to expand. The total amount in the Master Hall Lease Second Amendment was \$8.7 million, \$6.5 million of which represented the Tenant Improvement (TI) costs the Redevelopment Agency was responsible for. However, she stated that \$4.3 million would be reimbursed to the Redevelopment Agency by the Housing Authority (Southern Nevada Regional Housing Authority) and the federal government through the \$50 million CNI (Choice Neighborhoods Initiative) grant awarded to the redevelopment of Marble Manor. They planned to work closely with the Department of Neighborhood Services to comply with the job creation component and would bring forward the operating plan for the food hall. MS. BABSKY reported that the land had been sold to the developer in 2024 and construction would be completed by the end of summer 2026. She displayed the site plan and Market Hall floor plans, noting that three incubator space bays and a full bar would be included in the Market Hall. She showed renderings of the proposed project, and a video was displayed showing overhead drone footage of the construction site.

MR. GARCIA stated that 16 new apartment units would be installed along D Street, and he offered tours of the site to the City Council.

MEMBER SUMMERS-ARMSTRONG attended the Pearson Park cleanup event and shared that she was able to see the project site. She expressed excitement for the opportunity to create a space for growth within the community.

Motion made by Shondra Summers-Armstrong to Approve

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

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


**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 8:56 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