

**Southern Nevada Enterprise Community Board**  
**City of Las Vegas Civic Center Building A, 525 S. Main St.**  
**Public Meeting Room**  
**City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)**

**MINUTES**

**September 15, 2025**  
**3:30 PM**

**1. Call to Order and Roll Call**

Minutes:

ACTING CHAIR McCURDY II called the meeting to order at 3:30 p.m.

PRESENT: ACTING CHAIR McCURDY II and MEMBERS SCOTT (via teleconference), NEAL (via teleconference), McNEAL, STEELE (via teleconference), and SUMMERS-ARMSTRONG

EXCUSED: MEMBERS HORSFORD, MONROE-MORENO, and GARCIA ANDERSON

ALSO PRESENT: BRIAN NEELEY-CRUZ, Management Analyst II for the City of Las Vegas; CRISLOVE IGELEKE, Deputy City Attorney IV for the City of Las Vegas; and NICK CRAWFORD, Deputy City Clerk for the City of Las Vegas

**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: Civic Center Building A, 525 South Main Street, 1st Floor; 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:** 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 May 19, 2025**

Motion made by Shondra Summers-Armstrong to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4

For-Dontae Scott, Dina Neal, William McCurdy II, Janice McNeal, Shondra Summers-Armstrong; Excused- Steven Horsford, Daniele Monroe-Moreno, Nic Steele, Ruth Garcia Anderson;

**5. Presentation by Sam Cherry, Chief Executive Officer, and Grant Garcia, Chief Operating Officer, Cherry Development, regarding an update to the ShareDOWNTOWN Westside project, a 104-unit mixed-use project with 17,000 square feet of retail, including a nearly 9,000 square-foot market food hall, in the Historic Westside, located at 1100 D. Street - Ward 5 (Summers-Armstrong)**

Minutes:

GRANT GARCIA and SAM CHERRY presented an overview of the shareDOWNTOWN Westside project using a PowerPoint presentation, a copy of which was submitted for the record. MR. GARCIA noted that they had been working on the project for approximately four years. The development includes 104 one-bedroom, one-bath units. He explained that HUD (U.S. Department of Housing and Urban Development) rent covenants require the units to be priced at or below 120 percent of area median income (AMI). For 2025, the HUD rent

limit for a one-bedroom, one-bath unit is \$1,476 per month. Additionally, the project features 17,000 square feet of ground floor retail space and an 8,950 square-foot market food hall.

MR. CHERRY clarified that the project's rental rates fall below the 120 percent AMI cap, and he noted that the 2025 HUD rent limit of \$1,476 was not expected to increase significantly. He explained that the RDA (Redevelopment Agency) requires an employment plan, which outlines engagement with vendors and contractors, the construction process, and post-construction operations. The City mandates that at least 15 percent of employees must be residents of a redevelopment area, a Community Development Block Grant eligible area, or the Southern Nevada Enterprise Community, while aiming to hire veterans, women, and individuals from diverse ethnic backgrounds. He reported that they reached 17 percent of the employment requirement, despite being only 20 percent through the development process, emphasizing their intention to exceed City requirements. Regarding the 15 percent subcontractor participation goal, MR. CHERRY shared that they achieved 23 percent, and were continuing efforts to find more qualified vendors. He highlighted that both the project's interior designer and artist were based in the westside and provided input on ensuring the facility reflects the character and culture of the community. He recognized MEMBER SUMMERS-ARMSTRONG for her attendance and support at every event promoting the westside. MR. CHERRY emphasized the significance of securing a lender willing to take the risk in financing this project, which he believed was a major milestone for the area.

ACTING CHAIR McCURDY II appreciated MR. GARCIA and MR. CHERRY for their presentation and acknowledged the significant progress being made in the westside.

MEMBER SUMMERS-ARMSTRONG inquired whether the presenters had specific details on the employment and subcontracting percentages. MR. GARCIA responded that they would provide that information separately, which was not included in the PowerPoint presentation due to the inclusion of personal data. The Member shared that she had worked on 2021 legislation aimed at ensuring employment and subcontracting opportunities in all city-involved projects. She offered support from the City of Las Vegas, its partners, and the SNEC (Southern Nevada Enterprise Community) Board, suggesting they could leverage relationships with employment organizations to assist in meeting project goals. She highlighted efforts by the Southern Nevada Regional Housing Authority to prepare individuals for employment and offered to put them in contact with each other. MR. GARCIA expressed appreciation and interest in making future community connections. MR. CHERRY added that they welcome any support or guidance, reiterating their commitment to exceeding the City's standards.

See Item 8 for related discussion.

6. Discussion regarding the proposed Harlem Nights Casino project, located at 600 Jackson Avenue in the Historic Westside - Ward 5 (Summers-Armstrong)

Motion made by Shondra Summers-Armstrong to Strike

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

For-Dontae Scott, Dina Neal, William McCurdy II, Nic Steele, Janice McNeal, Shondra Summers-Armstrong; Excused-Steven Horsford, Daniele Monroe-Moreno, Ruth Garcia Anderson;

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 Board 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 SUMMERS-ARMSTRONG expressed interest in holding a workshop for the SNEC (Southern Nevada Enterprise Community) Board to discuss the future of areas under its governance. She emphasized that the workshop would serve as an opportunity for Members to get to know one another and solidify SNEC's role.

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

MYIESHA BOYCE, President of MYS Firm, stated that the shareDOWNTOWN project was a strong example of how businesses and the City can successfully collaborate. She commended GRANT GARCIA and SAM CHERRY for their consistent efforts in working closely with her firm and highlighted several practices she would like to see replicated in future westside developments. She noted that long before the shareDOWNTOWN project was approved by the City Council, MR. GARCIA and MR. CHERRY proactively engaged with many of her firm's contractors to explore ways to create bid package opportunities within the project. She shared that they provided ongoing and transparent communication throughout the development process, and she expressed enthusiasm for the progress of the shareDOWNTOWN westside project. As the shareDOWNTOWN westside project enters its final phases, she encouraged broader visibility of the types of businesses needed to fulfill project requirements in the area. MS. BOYCE described MR. GARCIA and MR. CHERRY as one of her firm's strongest partners and commended their commitment to the westside. Additionally, she addressed the importance of employment plans, which encompass subcontracting goals and workforce requirements. She highlighted a growing challenge in collecting workforce demographic data, particularly within communities of color, as individuals are increasingly hesitant to share personal information in the current political climate. She emphasized the need to find alternative approaches to meet workforce reporting requirements, recognizing that developers are often limited by the willingness of individuals to report such data.

9. **Adjournment**

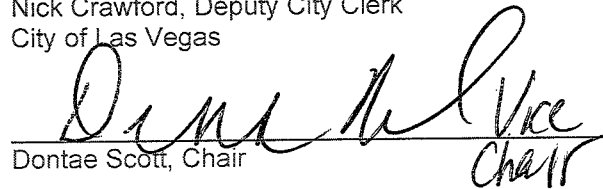
Minutes:

The meeting was recessed from adjourned at 3:52 p.m.

Respectfully submitted:



Nick Crawford, Deputy City Clerk  
City of Las Vegas



For

Dontae Scott, Chair

Vice  
Chair

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

Civic Center Building A, 525 South Main Street, 1st Floor

City Hall, 495 South Main Street, 1st Floor