

**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**

AGENDA

September 15, 2025

3:30 PM

1. **Call to Order and Roll Call**
2. **Announcement Regarding: Compliance with Open Meeting Law**
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.
4. For possible action to approve the Final Minutes by reference of the Regular Meeting of May 19, 2025
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)
6. Discussion regarding the proposed Harlem Nights Casino project, located at 600 Jackson Avenue in the Historic Westside - Ward 5 (Summers-Armstrong)
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.
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.
9. **Adjournment**

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN 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 – Website not accessible for posting
Civic Center Building A, 525 South Main Street, 1st Floor
City Hall, 495 South Main Street, 1st Floor

sD share
DOWNTOWN



Submitted At Meeting
Date: 9/15/2025 Item: 5
By: Sam Cherry and Grant Garcia

share**WESTSIDE**

sD share DOWNTOWN



- 104 One-Bedroom + One Bath
 - Rent Covenants:
 - HUD Publishes Yearly
 - 120% AMI
 - \$1,476 (2025 HUD Limit)
- 17,000 SF Ground Floor Retail
- 8,950 SF Market Food Hall

shareWESTSIDE

RDA EMPLOYMENT PLAN REQUIREMENT

PRECONSTRUCTION

PUBLIC RECORD (NRS 279.6093, 279.6097)

Requirement for an employment plan when a redevelopment project receives any funding from the RDA. (NRS 279.6093)

EMPLOYMENT PLAN PARTICIPATION THRESHOLD

Must satisfy all requirements when at least \$100,000 of funding is received by the RDA which includes a 10% performance incentive or deposit which can be held back or charged to the developer for non-performance. (NRS 279.6096)

Best effort when less than \$100,000 of funding is received by the RDA. (NRS 279.6098)

REPORTING

The Employment Plan must be included as part of the project proposal. (NRS 279.482)

CONSTRUCTION

17% EMPLOYMENT

15% of Employees must be residents from: a Redevelopment Area; an area eligible for a community development block grant; the Southern Nevada Enterprise Community with best efforts to employ veterans, women, and diverse ethnicities. (NRS 279.6093, 279.6096)

23% SUB-CONTRACTING

15% aspirational goal for M/W/D/VBE subcontractors, vendors and suppliers licensed in Nevada. (CITY RESOLUTION)

OUTREACH/TRAINING

Offer and conduct training for residents OR partner with a government agency to provide such training. (NRS 279.6093)

REPORTING

Reporting and demonstration of workforce and subcontractor efforts are required on a quarterly basis due within 30 days after the end of each calendar quarter. (RDA PLAN)

A progress report at 50% completion to be submitted to the Nevada Commission of Minority Affairs and Southern Nevada Enterprise Community Board not more than 120 days after completion that includes:

- (a) The number of persons who have worked on the redevelopment project who:
- (1) Are economically disadvantaged;
 - (2) Have any disability;
 - (3) Are members of racial minorities;
 - (4) Are veterans; or
 - (5) Are women;
- (b) The number of persons who have worked on the redevelopment project who are residents of a Redevelopment Area; a neighborhood revitalization area; an area eligible for a community development block grant; and/or the Southern Nevada Enterprise Community;
- (c) The number of local small business contractors and subcontractors who are licensed in this State and whose place of business is located within 100 miles of the redevelopment project who have worked on the redevelopment project; and

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RDA EMPLOYMENT PLAN REQUIREMENT

CONSTRUCTION cont.

(d) A comparison between the information presented in the progress report and the information contained in the original employment plan.

(NRS 279.6097)

Final report on the employment plan at completion with:

(a) Outreach efforts that the developer has utilized, including, without limitation, information relating to job fairs, advertisements in publications that reach residents of a Redevelopment Area; a neighborhood revitalization area; an area eligible for a community development block grant; and/or the Southern Nevada Enterprise Community; and utilization of employment referral agencies;

(b) Training conducted for persons hired by the developer and contractors, subcontractors, vendors and suppliers of the developer and the employers within the redevelopment project; and

(c) The execution of the redevelopment project, including, without limitation, plans and the scope of services.

which will be sent to the Nevada Commission of Minority Affairs and Southern Nevada Enterprise Community Board not more than 120 days after project completion.

(NRS 279.6097, 279.6098)

REPORTING cont.

OPERATIONS

EMPLOYMENT

15% of total positions created must be filled by bona fide residents from: a Redevelopment Area; a neighborhood revitalization area; an area eligible for a community development block grant; and/or the Southern Nevada Enterprise Community with best efforts to employ veterans, women, economically disadvantaged persons, those with physical disabilities, and members of racial minority groups. (NRS 279.6096)

SUB-CONTRACTING

None.

OUTREACH/TRAINING

Employers relocating to a redevelopment area must offer and conduct training for residents OR partner with a government agency to provide such training. (NRS 279.6093)

REPORTING

Reporting is required on a quarterly basis (due within 30 days after the end of each calendar quarter) for 12 months post-construction. 10% deposit/incentive released upon proof of plan execution. (NRS 279.6093)

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sD share DOWNTOWN



shareWESTSIDE

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