

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

December 17, 2025
8:30 AM

AGENDA

1. Call to Order

Minutes:

CHAIR BERKLEY called the meeting to order at 8:32 a.m.

PRESENT: CHAIR BERKLEY and MEMBERS KNUDSEN, DIAZ, ALLEN-PALENSKE, BRUNE (excused until 8:41 a.m.), SUMMERS-ARMSTRONG, and 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; and the Nevada Public Notice website - 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 November 19, 2025

Motion made by Brian Knudsen to Approve

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

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

REDEVELOPMENT AREA 1

5. RA-30-2025 - 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 Bore Hirsch, LLC, (Owner) and Fundamentum LLC, dba White Whale (Applicant), located at

111 Las Vegas Boulevard South (APN 139-34-601-015), 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 29 (R-86-2025)]

Minutes:

DINA BABSKY, Economic and Urban Development Director, introduced the item and utilized a PowerPoint presentation, a copy of which was submitted for the record, to identify the project site located at 111 South Las Vegas Boulevard. She described the neighborhood as part of the Fremont East Entertainment District and noted that the site was formerly home to the Downtown Cocktail Room. Exterior before and after pictures were shown to highlight the neon sign upgrades and added artistic windows and lights. MS. BABSKY concluded by sharing that the applicant, DANIEL YANG, invested over \$171,000 into the White Whale project, with construction anticipated to be completed in January.

MR. YANG thanked the Members for their time and the opportunity to bring experiences inspired by the Strip back to the local community.

MEMBER DIAZ asked what White Whale would offer. MR. YANG explained that the vision was to open an elevated lounge with a speak-easy style atmosphere, craft cocktails, no menus, and a conversation-driven experience.

Motion made by Olivia Diaz to Approve

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

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

6. RA-31-2025 - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Unit Improvement Program (MFR-UIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and MV Star Group, LLC, located at 1418 South 3rd Street (APN 162-03-210-066), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-UIP Agreement by the RDA (Not-to-Exceed \$50,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 30 (R-87-2025)]

Minutes:

Items 6 and 7 were heard together.

DINA BABSKY, Economic and Urban Development Director, introduced the item and utilized a PowerPoint presentation, a copy of which was submitted for the record, to identify the project site located at 1418 South 3rd Street, adjacent to the Arts District Parking Garage. She described the surrounding neighborhood as a mixture of commercial properties, motels, restaurants, and multi-family apartments. The project site was formerly known as the Star Motel, which was the sixth oldest motel in the City. MS. BABSKY displayed before and after pictures of the interior and exterior of the property, noting that the site requires significant improvements. She added that the applicant has invested nearly \$200,000 and plans to begin work soon to meet the 180-day completion requirement.

GLENN PLANTONE stated that he purchased the motel two years ago when it was operating at a 40 percent occupancy rate. He explained that Buildings B and C have since been renovated into Airbnb units and office space. He expressed enthusiasm about revitalizing the final building and referenced other successful projects they have completed.

MEMBER DIAZ thanked the applicant for investing in an area in need of revitalization.

Motion made by Olivia Diaz to Approve

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

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

- 7. RA-32-2025 - Discussion for possible action regarding a Resolution finding the project proposed by the Multifamily Residential Visual Improvement Program (MFR-VIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and MV Star Group, LLC, (Owner) located at 1418 South 3rd Street (APN 162-03-210-066), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the MFR-VIP 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 31 (R-88-2025)]

Minutes:

See Item 6 for related discussion and backup.

Motion made by Olivia Diaz to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

CITIZENS PARTICIPATION

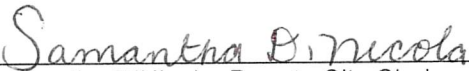
- 8. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, 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 8:48 a.m.

Respectfully submitted:


Samantha DiNicola, Deputy City Clerk


Dr. LuAnn D. Holmes, MMC, Secretary

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