

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

City Council Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

January 7, 2026
9:00 AM

CEREMONIAL MATTERS

1. Call to Order

Minutes:

MAYOR BERKLEY called the meeting to order at 9:00 a.m.

PRESENT: MAYOR BERKLEY and COUNCILMEMBERS KNUDSEN, DIAZ (excused until 9:01 a.m.), ALLEN-PALENSKE, BRUNE (excused until 9:04 a.m.), SUMMERS-ARMSTRONG and KELLEY

ALSO PRESENT: CITY MANAGER MIKE JANSSEN, CITY ATTORNEY JEFF DOROCAC and CITY CLERK DR. LUANN D. HOLMES

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. Invocation - Pastor Joel Menchaca, Amistad Cristiana Church

Minutes:

PASTOR JOEL MENCHACA, Amistad Cristiana Church, gave the invocation.

4. Pledge of Allegiance

Minutes:

COUNCILMAN KNUDSEN led the audience in the Pledge of Allegiance at the request of MAYOR BERKLEY.

5. Recognition of the Citizen of the Month

Minutes:

COUNCILWOMAN KELLEY said it was easy for her to select CRAIG GALATI as Citizen of the Month for January 2026, as she has known him for many years. The Councilwoman did not know that he was also one of the applicants for the Ward 2 seat, but as soon as she was appointed, MR. GALATI called to offer his assistance, which speaks to the type of person he is. He has contributed immensely to the community as an architect and by serving on numerous non-profit organizations, including serving on the City of Las Vegas Planning Commission and the Arts Commission. When the Councilwoman spoke with MR. GALATI'S wife,

SALLY, who was in the audience alongside friends and family, she spoke about not only his exemplary character as a husband and family man, but also as a member of the community. COUNCILWOMAN KELLEY presented MR. GALATI with the proclamation, which she read to describe his achievements, declaring January 7, 2026, as Craig Galati Day. A copy of the proclamation was submitted for the record.

MR. GALATI humbly accepted the proclamation and encouraged people to serve their community if given the opportunity, as he felt it was most fulfilling.

6. Recognition of the Nevada School of the Arts

Minutes:

COUNCILWOMAN BRUNE was pleased to recognize the Nevada School of the Arts (NSA), which brings art, music and theater to the community. She became acquainted with NSA eight years ago when her son signed up for their jazz program. To show their fine work, the Councilwoman had a video shown, but a copy of it was not submitted.

At the conclusion of the video, COUNCILWOMAN BRUNE said that while there are several art organizations in Las Vegas, none of them offer the range of high-quality programming that NSA does. Additionally, they believe in access to the school, so they offer various scholarships. The Councilwoman read the proclamation, a copy of which was submitted for the record, declaring January 7, 2026, as Nevada School of the Arts Day.

RAJA RAHMAN, NSA, was sincerely grateful and honored to receive the proclamation and said that NSA had been serving the community for nearly 50 years. Over the years, NSA occupied several locals and was currently located at the Fifth Street School, with the same mission of providing quality programs and rigorous, high-level instruction from qualified teachers who could easily teach at top institutions anywhere in the country but chose to use their talent in Las Vegas. As a teacher, MR. RAHMAN stated he sees the transformative power of education daily, noting that the study of art, music and theater helps students develop resilience, confidence and empathy, and the daily rituals help shape young students in profound ways. They develop discipline, structure, patience and humanity. He emphasized that art has the unique ability to bring people together across race, gender, class and background. When MR. RAHMAN came to Las Vegas in 2000, the City's cultural infrastructure was emerging and over the past 25 years, it has grown into a dynamic, sophisticated city with a flourishing arts community and has become a source of deep pride, which he attributed to the City's leadership. Because access and equity is important to NSA, they provided over \$91,000 last year in financial aid, and their chamber orchestra is a fully funded program for underserved students that include rehearsals with Las Vegas Philharmonic coaches and private lessons, giving students the opportunity to compete for college admissions and professional pathways.

MR. RAHMAN emphasized that NSA was truly grateful for the City's support to advance their capital campaign and plans for a new home in Symphony Park, or the heart of Las Vegas, so that visitors can experience performances and engage in viewing world-class exhibits at the new Las Vegas Museum of Art and enjoy opera, concerts and classes at NSA.

After a short recess and before proceeding to Item 7, MAYOR BERKLEY requested a moment of silence in memory of ROGER BAILEY and his wife, CHRISTINE, who died tragically. MR. BAILEY worked for the City of Las Vegas Public Works Department for 33 years and was a wonderful civil servant and human being. She expressed her condolences to the family.

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. 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.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Motion made by Brian Knudsen to Strike Item 18

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;

9. For possible action to approve the Final Minutes by reference of the December 3, 2025 Regular City Council Meeting

Motion made by Brian Knudsen 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;

CONSENT AGENDA

Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

COMMUNITY DEVELOPMENT - CONSENT

10. For possible action to approve the ratification of the Commission for the Las Vegas Centennial funding allocation for the production of a documentary film focused on the 1905 Las Vegas land auction and to approve the ratification of the award of \$176,200 to Gold Creek Films (License Plate Revenue) - All Wards

Minutes:

MAYOR BERKLEY announced that a request was made to pull Item 15 for discussion.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 15 and 18

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;

11. For possible action to approve the ratification of the Commission for the Las Vegas Centennial funding allocation for the creation and installation of a permanent educational museum exhibit and to approve the ratification of the award of \$226,000 to the Nevada Test Site Historical Foundation, dba Atomic Museum (License Plate Revenue) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 15 and 18

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;

FINANCE - PURCHASING AND CONTRACTS - CONSENT

12. For possible action to approve award of Modification No. 2 to Contract No. 210044-HM, Overhead Door Maintenance - Various Departments - Award recommended to: CRAWFORD DOOR SALES OF NEVADA LIMITED (Increase Amount Not-to-Exceed \$150,000 - Various Funds) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 15 and 18

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;

13. For possible action to approve award of Contract No. 25.MWA797.D2-JG, Prime Design Services Owens Avenue Interceptor - Phase 1 and 2 - Final Design, located at 21st Street to Las Vegas Wash and from Interstate 15 to 21st Street - Department of Public Works - Award recommended to: JACOBS ENGINEERING GROUP, INC. (Not-to-Exceed \$3,897,522) - Road and Flood Capital Projects Fund/Sanitation Enterprise Fund) - Wards 3 and 5 (Diaz and Summers-Armstrong)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 15 and 18

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;

14. For possible action to approve award of Amendment No. 2 to Contract No. 23.MWA754-JH, Owner CMAR Agreement for Preconstruction Services CMAR Fire Training Center, located at 633 North Mojave Road - Department of Public Works - Award recommended to: CORE WEST, INC. - Fire Services Capital Projects Fund (Increase Not-to-Exceed \$52,071) - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 15 and 18

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;

HUMAN RESOURCES - CONSENT

15. Discussion for possible action to approve the modified employment agreement with Michael Janssen as City Manager (\$360,000 + Benefits - General Fund) - All Wards

Minutes:

VINCENT ZAMORA, Human Resources Director, stated that he was tasked with entering into discussions with CITY MANAGER MIKE JANSSEN about modifying his contract to remain as City Manager to maintain continuity of executive leadership. Fortunately, those conversations were successful and MR. JANSSEN agreed to the agreement as submitted, and MR. ZAMORA requested approval.

COUNCILWOMAN KELLEY said she wanted to bring attention to this matter because of the importance of the position. During her short time with the City, she came to appreciate MR. JANSSEN'S leadership and vision for the city, making him the right person for the job and underscoring the need for highlighting his accomplishments. COUNCILWOMAN BRUNE was grateful to MR. JANSSEN for agreeing to delay his retirement and stay on with the City longer. COUNCILWOMAN DIAZ stated that with the tsunami of seasoned employees leaving the City, including MR. ZAMORA, she was grateful MR. JANSSEN agreed to remain longer and ensure people are appropriately trained. She thanked MR. ZAMORA for his years of service. MAYOR BERKLEY wished MR. ZAMORA well and said that although his replacement would do a fine job, he would be missed.

See Item 10 for related discussion.

Motion made by Shelley Berkley 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;

PUBLIC WORKS - CONSENT

16. For possible action to approve Second Supplemental Interlocal Contract LAS33A22 between the City of Las Vegas (CLV) and the Clark County Regional Flood Control District (CCRFCD) to increase funding for design, change scope of the project, and change the name of the project from Owens Avenue East - LV Wash to Eastern to Owens Avenue East - LV Wash to 21st Street (\$369,140 - Road and Flood Capital Project Fund [CPF]) - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 15 and 18

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;

17. For possible action to approve Interlocal Agreement No. 143220-A between the City of Las Vegas (CLV) and the Las Vegas Valley Water District (LVVWD) for installation of water commitment services for the CLV Fire Station 103 Project located on Alta Drive, west of Falcon Lane (\$69,656 - Fire Services Capital Project Fund [CPF]) - Ward 1 (Knudsen)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 15 and 18

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;

BOARDS AND COMMISSIONS - CONSENT

18. For possible action to approve removing Stephen Munford from the Ward 5 seat of the Planning Commission pursuant to LVMC Chapter 2.44 and LVMC Chapter 2.52

Motion made by Brian Knudsen to Strike Item 18

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;

DISCUSSION/ACTION ITEMS

BOARDS AND COMMISSIONS - DISCUSSION

19. Discussion for possible action regarding the reappointment of members to the Community Development Recommending Board from the following list of nominees: Karmen La'Shaun Miller (Mayor's Designee), David Marlon, Mack McKnight and Bob Lathrop (Ward 1), Ignacio Prado, Vanessa Conyers and Patricia Haddad Bennett (Ward 3), Jamie Jackson (Ward 4), Patrina McKinney and Barbara Jones Zangaro (Ward 5) and Linda Burks (Ward 6), and the appointment of nominees Ali Caliendo (Ward 2) and Kathy Freeman (Ward 5)

Motion made by Shelley Berkley to Approve the reappointments and appointments

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;

20. Discussion for possible action regarding the appointment of Councilmembers Brian Knudsen and Francis Allen-Palenske as representatives on the board of Southern Nevada Council of Governments

Motion made by Shelley Berkley 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;

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

21. Bill No. 2025-43 - For possible action - Updates the description of certain City ward boundaries (Wards 2, 3, 4, 5 and 6) to reflect precinct number adjustments by the Clark County Election Department. Proposed by: Dr. LuAnn D. Holmes, City Clerk

Minutes:

Second reading and bill adopted as introduced as Ordinance No. 6933

Motion made by Brian Knudsen 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;

22. Bill No. 2025-44 - For possible action - An ordinance authorizing the issuance by the City of Las Vegas, Nevada, Various Purpose Revenue Bonds, Series 2026A (Tax-Exempt) and the City of Las Vegas, Nevada, Various Purpose Revenue Bonds, Series 2026B (Taxable) for the purpose of financing building projects. Proposed by Susan Heltsley, Chief Financial Officer

Minutes:

Second reading and bill adopted as introduced as Ordinance No. 6934

Motion made by Brian Knudsen 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;

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

23. Bill No. 2025-41 - Amends LVMC 6.04.155 and 6.69.010 to update the definitions of the business licensing categories "Transportation Network Company" and "Reflexology", respectively, to align with State law. Proposed by: Seth T. Floyd, Director of Community Development

Minutes:

Recommendation noted.

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24. Bill No. 2025-42 - Amends LVMC 6.02.150 to clarify the requirement that separate licenses or permits are needed for each assumed or fictitious business name that is associated with a business. Proposed by: Seth T. Floyd, Director of Community Development

Minutes:

Recommendation noted.

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NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

25. Bill No. 2026-1 - Adopts that certain document entitled "Development Agreement for Monument Hills Master Planned Community," including the incorporated "Monument Hills Development Standards and Design Guidelines," "Monument Hills Parks Agreement" and other incorporated elements. Sponsored by: Councilwoman Nancy E. Brune

Minutes:

First Reading – Referred – COUNCILMEMBERS KNUDSEN, DIAZ and ALLEN-PALENSKE

1/20/2026 Recommending Committee

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COMMUNITY DEVELOPMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

COMMUNITY DEVELOPMENT - DISCUSSION

26. 25-0510-DIR1 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - Discussion for possible action on a Required Review of a 24-month development report as required by Section 11.01 of the Summerlin West Development Agreement, generally located west of the I-215 Beltway and north of Charleston Boulevard (APNs multiple), Ward 2 (Kelley). Staff recommends APPROVAL.

Minutes:

STEPHANIE GRONAUER, and MATT WALKER appeared representing the Howard Hughes Company (HHC), LLC. MS. GRONAUER indicated they were present as part of the required two-year review of the Summerlin Development Agreement for the portion located within the City of Las Vegas. She believed they were complying with the development agreement and displayed a colored aerial map showing the areas intended for development, noting they had already constructed approximately 13,600 homes. She requested approval.

PETER LOWENSTEIN, Deputy Community Development Director, reported that City staff continued to work with the master developer regarding timing on several outstanding responsibilities, although they had complied with most of the development agreement. Staff recommended approval.

COUNCILWOMAN ALLEN-PALENSKE asked if there were any LOIs (Letters of Intent) to disclose. MR. WALKER replied that they were working to get everything done and offered to make time to meet with her.

Motion made by Kara Kelley 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;

REPORTS AND PRESENTATIONS

27. Report by Maurice Page, Executive Director of Nevada Housing Coalition, regarding Housing Progress and Priorities: Nevada's Strategy for 2026 - All Wards

Minutes:

ARCELIA BARAJAS, Neighborhood Services Director, introduced the item and MAURICE PAGE, Executive Director of Nevada Housing Coalition (NHC).

Using a PowerPoint presentation, a copy of which was submitted for the record, MR. PAGE reported that NHC was established in 2019 and is a statewide 501(c)(3), member-based, organization with a focus on collaboration, education and advocacy. In 2025, NHC strengthened Nevada's housing voice and held an Affordable Housing Day at the 2025 Legislature and developed a Supportive Housing Toolkit to be launched in the first quarter of 2026 for jurisdictions to utilize and learn how to support struggling individuals. He noted that Assembly Bill 310 of 2023 included the Supportive Housing Initiative and allocated \$32.2 million to provide supportive services to help people keep their homes, and that became permanent in the 2025 legislative session and allocated \$20 million. In collaboration with COUNCILWOMAN SUMMERS-ARMSTRONG, they created the Land Activation Incubator Summit, which was attended by over 70 individuals and had great success. They hope to expand the program to reach more communities throughout the valley.

As part of expanding capacity and partnerships, they launched multiple training sessions with tribal, faith-based and local partners, connected using affordable housing, clean energy, land use and improved financing and improved readiness from vision to implementation. This was all done due to their successful growth, as they have learned that by being a convener, they can get to the root of issues and concerns related to development and promotion of affordable housing.

With respect to housing initiatives, during the 2025 legislative session, 63 of the 1,210 bills introduced involved housing, which is a substantial increase from 2019's seven bills, signifying that housing is a bi-partisan priority, because the fact is that more affordable and attainable housing is necessary. The NHC played a major role in this by being a part of the conversations with the governor and legislators, thus being instrumental in getting 27 of 63 housing bills signed into law. Slide 7 showed a pie chart depicting housing bills and their outcomes for affordable housing and financing, tenant rights and laws, supportive housing and homelessness, rental assistance and eviction diversion, manufactured and mobile home parks, tenant anti-discrimination and fair housing, local government, zoning and land use, property tax and abatement and vetoed bills.

With data turned into policy, the NHC saw Assembly Bill 366 for the Nevada Supportive Housing Development Fund and with Assembly Bill 540 for the Nevada Attainable Housing Account passed, which helped introduce \$133 million and helped produce the first rounds of funding awards to developers, which should yield results within the first few months of 2026. Thanks to ARPA (American Rescue Plan Act) funding approved a few years ago, about 3,000 new affordable housing units will be constructed by the end of 2026. This is a huge win for Nevadans, despite being approximately 7,000 homes short of the NHC's goal. Nevertheless, they have shown that it can be done if they create the system and the avenue of funding to develop housing.

Slide 10 depicted the 2027 legislative priorities of the NHC, including to establish a state low-income housing tax credit (LIHTC), a state housing trust fund and preservation of existing affordable housing, as well as to update construction defect laws/insurance liability and cost challenges for condos and work on transit-oriented development (TOD) infrastructure to unlock mixed-income housing near transit corridors and create mixed-use development to provide housing above retail or transportation facilities for people to access services needed. As such, the NHC is looking at blueprints from other states to see what could be included in bill drafts and develop programs to improve in the aforementioned areas. The NHC is aware that housing touches every city's priority and when housing works, the city works, thus the need for sustainable housing to foster economic development and growth.

In moving toward 2027, MR. PAGE indicated that he would like to work with the City and meet with the individual Councilmembers to work on building more programming to help more people with housing.

COUNCILWOMAN SUMMERS-ARMSTRONG said she became involved with the NHC since its inception in 2019 and agreed that housing is important for growth and a stable community. She thanked MR. PAGE for his involvement and holding two sessions in the Ward 5 community, which helped people understand the importance of supporting legislation and voicing concerns.

COUNCILWOMAN KELLEY appreciated the presentation and said she would love to learn more about the NHC's work.

Given the circumstances at the federal level and grants, COUNCILWOMAN BRUNE wondered about NHC's partnerships with the national delegation. MR. PAGE replied that despite being a small organization, they have engaged with federal delegates, CONGRESSWOMAN SUSIE LEE and SCOTT TURNER, HUD (U.S. Department of Housing and Urban Development, about some of the issues surrounding the cuts, which could cause about 1,000 people in Southern Nevada to return to homelessness. Consequently, they were working on programs to help with rental assistance, which MR. PAGE hoped would be finalized within a few months, noting the NHC had a good relationship with the federal delegation.

MAYOR BERKLEY appreciated the thorough presentation.

28. Report by Sam Cherry and Grant Garcia of Cherry Development regarding the status of The Good Word Market Hall located at D Street and Madison Avenue and the ShareDowntown Westside project located at D Street and Jefferson Avenue within the Historic Westside - Ward 5 (Summers-Armstrong)

Minutes:

DINA BABSKY, Director of Economic and Urban Development (EUD), introduced GRANT GARCIA and JASON LIDDELL, representing Cherry Development. Using a PowerPoint presentation, a copy of which was submitted for the record, MS. BABSKY emphasized that this was truly a City and developer project under a public-private partnership. She noted that the project started as a 102-unit, workforce housing development that the City partnered on with Cherry Development a few years back and it was already out of the ground and ready to lease in May. While it was under development, The HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan was being finalized and one of the components of that plan was a community food hall or market-type concept. Consequently, Cherry Development was approached with a request for a partnership with the City on a food hall on a parcel adjacent to a City-owned parcel where workforce housing was being designed. Accordingly, the groundbreaking for the food hall would occur in February and the chosen name was The Good Word, being that its location is D Street and Madison Avenue, adjacent to shareDowntown Westside. The development includes mixed-use, offering a unique gathering space in the Historic Westside with a mix of local vendors, dining and entertainment. Students at the College of Southern Nevada Training Education Center will be able to cross the street to the food hall, as well as residents and visitors. The Redevelopment Agency (RDA) was handling master leasing the food hall, retail space and the workforce development, specifically to provide assistance to the emerging businesses in the community and help them grow and become successful. The food hall encompasses an area of approximately 9,000 square feet. The mezzanine floor will overlook the bar area. The City's total investment in the food hall was \$8.7 million through a mix of RDA and the Neighborhood Service Choice Communities Grant funding that the Department of Neighborhood Services received. Such a large investment will serve as a catalyst in the community and provide a gathering space and support for small businesses. Construction of the food hall should start in the summer and be completed in the fall. A site map was shown depicting the parcel for the food hall and other surrounding uses.

MR. GARCIA was excited about the project, and he showed a video, which was not submitted but could be seen by watching this item, noting that they took videos weekly using drones. He said the residential building would top out at five stories and the grease trap for the commercial units was installed, and installation of plumbing, electrical and drywall was in progress for all the apartments. Delivery of the cabinets was expected in February or March. He felt they were keeping an aggressive timeline and expected to open the interest list on February 21st, which coincides with the Love on Jackson event, which will include their mini showroom with renderings of the common areas and floor plans. City and Cherry Development staff members will be available to answer all the questions from the community and talk about the commercial spaces and entrepreneurial opportunities as part of the incubator program. Toward the end of May, they should have full-time residents living in the building, followed by the commercial spaces and, lastly, completion of The Good Word Market Hall. MR. GARCIA said they worked closely with EUD staff on design and development and with a local consultant that helped put together a full operations plan. He was very excited about the synergy and mentioned that they worked closely with COUNCILWOMAN SUMMERS-ARMSTRONG to make sure they were specifically doing outreach to diverse businesses and diverse subcontractors.

COUNCILWOMAN DIAZ was excited to have Cherry Development as a partner and hoped this project will be the spark for positive change in the area. She was also excited for Ward 5.

As a long-time resident of Las Vegas, COUNCILWOMAN KELLEY welcomed this project and looked forward to a hardhat tour.

COUNCILWOMAN SUMMERS-ARMSTRONG said that it was good to get a preview of the project as there was more work to be done that required Planning Commission reviews. She was sincerely grateful for the partnership with Cherry Development.

MR. GARCIA stated that it was a pleasure to work with the City.

SET DATE

29. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

Minutes:

MAYOR BERKLEY advised the City Clerk, Dr. LUANN D. HOLMES, to set the date for all applicable items.

Appeal 25-0483-VAR1 - 1/21/2026 Council Agenda

CITIZENS PARTICIPATION

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

BECKY MILLER, Las Vegas Arts District; TONY CHAVEZ, ELISE ST. PIERRE (phonetically) employee in the Arts District; BREON JENAY, A Public Fit Theatre Company; SCOTT GIBSON, salon owner in Art Square, TROY HEARD, director of Majestic Repertory Theatre; ALEX FERRARI (phonetically), business owner on 4th Street; JENNIFER HUNTER, small business owner in the Arts District; MARGOT BIDI (phonetically), Senior at Las Vegas Academy of the Arts; and LILIANA BECKSTROM, employee in the Arts District, were opposed to increasing parking fees in the Arts District and urged the Council to hold a meeting about it in the community for people to voice their concerns and not in the Council Chambers. Some of them felt that raising parking fees for the Arts District would hinder struggling businesses and employees, who would also have to pay for parking. MR. GIBSON indicated that even with free parking, the businesses in the area were struggling. MR. HEARD commented that it was unfair to compare rates to cities such as Phoenix, where they have sports venues and government facilities in a central core with large businesses and corporations, adding that the artists are creating the spirit of the arts in the Las Vegas Arts District. MS. HUNTER stated that studies of Las Vegas have already shown a decrease in tourism, which does not bode well for struggling artists and their businesses.

MAYOR BERKLEY acknowledged that parking was a sensitive issue.

COUNCILWOMAN DIAZ thanked everyone for voicing their issues. She understood what it is like to come from a family with limited needs and respected the concerns by locals, which is why she decided to pause raising the parking fees while the City looks for solutions such as adding employee/resident lots for a \$10 fee. She noted that from Monday through Friday from 11:00 a.m. to 2:00 p.m., the City did not charge for on-street parking. While all residents want a thriving, forward thinking city, achieving this will require discussions about growth and how to pay for it, given the cost of infrastructure and safety. She assured everyone that she would have a website for people to post their concerns and find a meeting place capacious enough for everyone.

COUNCIL EMERGING ISSUES

Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

31. Discussion regarding potential items for future City Council agendas - All Wards

Minutes:
None.

COUNCIL MEMBER RECOGNITION

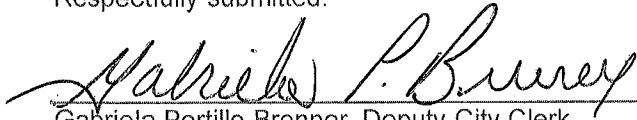
32. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

Minutes:

COUNCILMEMBERS KELLEY, BRUNE, DIAZ, KNUDSEN, ALLEN-PALENSKE and SUMMERS-ARMSTRONG announced various events for December and January. The Councilmembers submitted flyers, which were attached as backup, regarding their events and points of interest.

The meeting was recessed from 9:28 a.m. to 9:31 a.m. and was adjourned at 11:03 a.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk



Dr. LuAnn D. Holmes, MMC, 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