



Citizens Advisory Committee to the Las Vegas Redevelopment Agency Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR DOHERTY called the meeting to order at 4:00 p.m.

PRESENT: CHAIR DOHERTY and MEMBERS CHERRY, SCHLOTTMAN, NELDBERG, REILLY, and ORTIZ-THOMPSON

EXCUSED: MEMBERS WEST, JOHNSON, and LOWDEN

ALSO PRESENT: TRACY REICH, Redevelopment Manager; KELLY SWANSON, Administrative Officer; RAVEN COLE, Management Analyst I; DIMITRI DALACAS and SANDI TURNER, Deputy City Attorneys; and SAMANTHA DINICOLA, Deputy City Clerk

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; the City of Las Vegas website - www.lasvegasnevada.gov; and the Nevada Public Notice website - notice.nv.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 April 29, 2025

Motion made by Patrick Reilly to Approve

NOTE: Subsequent to the meeting, it was confirmed with Member Ortiz-Thompson that she abstained from voting as she was not present at that meeting.

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 3

For-David Neldberg, Sam Cherry, Ryan Doherty, Trinity Haven Schlottman, Patrick Reilly; Abstain-Kellie Ortiz-Thompson; Excused-Kelcey West, Adam Johnson, Chris Lowden;

5. Report by Tracy Reich, Redevelopment Manager, regarding redevelopment area incentives

Minutes:

TRACY REICH, Redevelopment Manager, narrated from a PowerPoint presentation, a copy of which was submitted for the record, to provide an overview of current incentives within the Las Vegas Redevelopment Agency. The Visual Improvement Program (VIP) is the longest-running incentive offered, which helps eliminate blight through exterior renovations. The Multifamily Residential Improvement Program and Multifamily

Residential Visual Improvement Program assist with the renovation of existing multifamily properties or conversion of commercial properties into market-rate housing. In order to take advantage of the new Electrical Utility Incentive Program, property owners are required to work with Nevada Energy and provide approved plans to receive the incentive. MS. REICH highlighted how Tax Increment Financing, Tourism Improvement Districts, and New Market Tax Credits financially impact projects. A new version of the Opportunity Zone incentive program will launch in 2027, featuring enhanced benefits for rural development. The City will nominate census tracts for approval by both the state and federal governments. The VIP has eight proposed changes, including increasing the incentive amount to \$50,000, updating the definition of a significant improvement, and making tattoo establishments eligible to participate in the program. To keep pace with inflation, the Multifamily Renovation Program will increase the per-door expenditure cost to \$30,000 for property owners. The minimum number of units would be raised to five and units must be leased to an individual or family for 12 months. The Tenant Improvement Program began to be utilized more often by commercial businesses, and MS. REICH highlighted the requirements and listed updated ineligible properties. She concluded by stating that they were working on two additional incentive programs, including a demolition program and infrastructure upgrades beyond electrical wiring.

MEMBER REILLY confirmed with MS. REICH that the 10 verifiable jobs created for the Tenant Improvement Program were the tenant's responsibility. The Member asked where the additional money awarded for these programs came from, and MS. REICH explained that the additional incentive funds were generated through the Redevelopment Area.

CHAIR DOHERTY wondered how they were updating the definition of a significant improvement. MS. REICH stated that the current definition does not list specific improvements required to be updated. She added that they wanted to eliminate spot fixing to encourage full property upgrades.

MEMBER CHERRY commended the incentive programs and noted that they had been around for a while and have helped bridge gaps to get projects over the finish line.

MEMBER SCHLOTTMAN questioned if only one APN (Assessor's Parcel Number) can participate in an incentive program per year. MS. REICH advised that was the current rule and, although they have been allowing more than one, they planned to enforce it moving forward. The Member opined that buildings with multiple tenants were at a disadvantage under this rule and felt that lessening the awarded amount for the tenants could be a way to allow for multiple participants to qualify. MS. REICH offered to share this idea with staff.

6. Report by Tracy Reich, Redevelopment Manager, regarding an update on the establishment of Redevelopment Area 3

Minutes:

TRACY REICH, Redevelopment Manager, stated that they presented their ideas regarding Redevelopment Area 3 to the Planning Commission, which were well received. She advised that the next steps included creating a checklist, distributing a flyer, and conducting the required blight study. The flyer, which was displayed on the overhead, will be in English and Spanish and contain a QR (quick-response) code for people to scan and receive project updates. She concluded by stating that they planned to partner with the Neighborhood Services Department and Ward 3 for additional outreach throughout the process.

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 Committee 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 CHERRY wondered if there was a designated place where people could find updates on Capital Improvement Projects in the Arts District. TRACY REICH, Redevelopment Manager, stated there was not currently a website for that purpose, opining that it was a great idea that could be added to the EUD (Economic and Urban Development) site.

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

RAVEL COLE, Management Analyst I, shared proposed Committee meeting dates for 2026 as follows: January 27th, April 28th, July 28th, and October 27th.

9. **Adjournment**


Minutes:

The meeting was adjourned at 4:23 p.m.

Respectfully submitted:



Samantha DiNicola, Deputy City Clerk



Ryan Doherty, 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

The Nevada Public Notice website – notice.nv.gov

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

City Hall, 495 South Main Street, 1st Floor