



Citizens Advisory Committee to the Las Vegas Redevelopment Agency Minutes

1. Call to Order and Roll Call

Minutes:

ACTING CHAIR CHERRY called the meeting to order at 4:05 p.m.

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

EXCUSED: MEMBERS DOHERTY, 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 October 28, 2025

Motion made by Trinity Haven Schlottman to Approve

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

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

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

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. At the January 21 City Council meeting, the City Council approved several incentive changes. The Business Security Program expanded eligibility to include buildings without retail storefronts, and tattoo shops were added as an eligible business type. The Visual Improvement Program (VIP) includes eight changes, including increasing the maximum incentive amount to \$50,000, updating the definition of a significant improvement, and allowing tattoo establishments to participate in the program. To keep pace with inflation, the

Multifamily Renovation Program will increase the per-door expenditure limit to \$30,000 for property owners. The minimum number of units will be raised to five; however, four-plexes sharing the same Assessor's Parcel Number (APN) would still qualify. The definition of a unit was clarified to include kitchenette, bathroom, and bedroom areas. The new Tenant Improvement Program includes rebates for tenant improvements, allows for multiple incentives per building, and is intended to help fill vacancies in commercial buildings. MS. REICH concluded by stating that, following approval, staff were working on a revised application that they hoped to make available online within the week.

MEMBER ORTIZ-THOMPSON asked when the new Tenant Improvement Program would begin. MS. REICH stated that eligibility began immediately following approval, although the formal application packet had not yet been updated.

MEMBER SCHLOTTMAN wondered if whether food and beverage businesses without alcohol service were eligible for the Tenant Improvement Program. MS. REICH said that a full tavern license was eligible. The Member questioned whether a tavern would apply for the VIP instead of the Tenant Improvement Program, and MS. REICH explained that the VIP applies only to exterior upgrades, while taverns could apply for the Tenant Improvement Program for interior upgrades. She clarified for MEMBER SCHLOTTMAN that owner participation agreements are used only when projects do not fit within an existing incentive category. She noted that when staff receive multiple agreements of the same type, they evaluate the need to create a specialized incentive program. MEMBER SCHLOTTMAN asked about the City's contribution under the Multifamily Renovation Program. MS. REICH advised that the City contributes up to \$50,000 for interior upgrades and \$25,000 for exterior upgrades.

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

Minutes:

TRACY REICH, Redevelopment Manager, utilized the overhead to display a revised map of the proposed Redevelopment Area 3 and outlined the steps involved in its creation. She advised that staff was conducting the blight study and preparing the required preliminary redevelopment plan, with the goal of beginning neighborhood meetings and outreach in March. She added that, following the neighborhood meetings, the plan would be presented to the Planning Commission and then to the City Council in ordinance form, with adoption anticipated by the end of the fiscal year in July.

MEMBER SCHLOTTMAN asked whether Redevelopment Area 3 had been established and adopted and whether it would set the baseline for tax records. MS. REICH clarified that the area had not yet been adopted; however, the study area had been established. She added that adoption would set the baseline, which is why staff hoped to complete the process before the start of the next fiscal year.

7. Report by Tracy Reich, Redevelopment Manager, regarding an overview of Opportunity Zones 2.0

Minutes:

TRACY REICH, Redevelopment Manager, narrated from a PowerPoint presentation, a copy of which was submitted for the record, to provide an overview of Opportunity Zones 2.0. She explained that opportunity zones are an economic development tool that provides tax benefits to investors by allowing them to defer capital gains taxes from a sale for up to 10 years. She advised that Opportunity Zone 1.0 is scheduled to end in 2026, although investments would remain eligible through 2028.

MS. REICH displayed a map of the current opportunity zones and stated that Opportunity Zone 2.0 was still in the early planning stages. On Slide 4, she reviewed eligible projects for opportunity zones, including real estate developments and the opening of new businesses within an opportunity zone. She stated that potential eligible census tracts and existing redevelopment areas were used to narrow the proposed Opportunity Zone 2.0 boundaries, with the official selection process expected to begin in July 2026. She explained that the selection process involves local agencies nominating eligible areas to the State, the State selecting 25 percent of those nominations for submission to the Federal Government, and the Federal Government then approving or declining the nominations. MS. REICH was not sure which federal department would oversee approvals this year and added that the eligibility requirements had become more narrowed.

ACTING CHAIR CHERRY emphasized the importance of opportunity zones in the Arts District, Symphony Park, and the Medical District. He stated that the program was a vital tool for downtown and created significant development opportunities.

MEMBER SCHLOTTMAN thanked MS. REICH for the explanation of the selection process and agreed with the Acting Chair that Opportunity Zone 1.0 had generated substantial investment. He encouraged expansion into the area north of Charleston Boulevard to promote growth in currently vacant areas. MS. REICH acknowledged the impacts of successful opportunity zones, noted areas at risk of losing eligibility, and expressed hope for inclusion of certain areas in Opportunity Zone 2.0.

8. **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:

ACTING CHAIR CHERRY acknowledged the City's efforts to address parking concerns in the Arts District. He expressed a desire to help bridge the gap between the public and staff and offered to share updated information as it becomes available.

MEMBER REILLY requested that presentations be provided prior to meetings to allow for advance review. TRACY REICH, Redevelopment Manager, stated that she would work to ensure the presentations are made available ahead of time.

9. **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:

TRACY REICH, Redevelopment Manager, stated that staff was preparing an RFP (Request for Proposals) for the vacant parcels located across from the Zappos building on Ogden Avenue. She requested development input from the Members. She added that the site encompasses approximately 11 acres and that staff hoped to move the project forward within the next few weeks.

ACTING CHAIR CHERRY commented that this represented a significant opportunity for the area, noting the potential to attract large-scale businesses to the downtown opportunity zone.

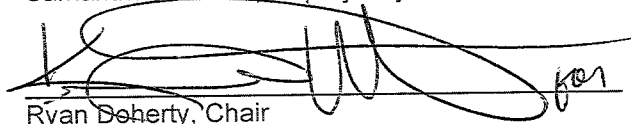
10. **Adjournment**

Minutes:

The meeting was adjourned at 4:36 p.m.

Respectfully submitted:


Samantha DiNicola, Deputy City Clerk


Ryan Deherly, 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