

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

April 15, 2026

8:30 AM

AGENDA

1. Call to Order

Minutes:

VICE CHAIR KNUDSEN called the meeting to order at 8:31 a.m.

PRESENT: VICE CHAIR KNUDSEN and MEMBERS DIAZ, ALLEN-PALENSKE, BRUNE, SUMMERS-ARMSTRONG (via teleconference and excused until Item 5), and KELLEY

EXCUSED: CHAIR BERKLEY (VICE CHAIR KNUDSEN announced that the Chair was excused to attend the Bloomberg Harvard City Leadership Initiative program at no cost to the City.)

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAK, City Attorney, and JACQUIE MILLER, Acting 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 March 18, 2026

Motion made by Olivia Diaz to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

REDEVELOPMENT AREA 1

5. RA-8-2026 - Discussion for possible action regarding a Resolution finding the Agency Participation Agreement between the City of Las Vegas Redevelopment Agency (RDA) and CB Events, LLC, for the FEED The Block event series to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the agreement by the RDA (Not-to-Exceed \$200,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 39 (R-22-2026)]

Minutes:

DINA BABSKY, Director of Economic and Urban Development, appeared alongside RYAN DOHERTY and utilized a PowerPoint presentation, a copy of which was submitted for the record, to cover the Feed the Block event. She stated the free, large-scale public event began the year prior with four successful events and had greatly expanded in 2026. She reported recent attendance of approximately 20,000 people, significant media coverage, and stated the goal was to promote and activate downtown Las Vegas. She noted the City's \$200,000 partnership funded promotion and media efforts only, while MR. DOHERTY and his team organized and funded the events. She added that events were required to remain free and that performance metrics and updates to the board were included in the agreement. MR. DOHERTY stated the goal was to host events every five weeks, increase attendance to 30,000, and attract out-of-market visitors to increase downtown hotel stays. He noted the events were held on Wednesday and Thursday evenings and described them as a recurring, smaller-scale experience like Life is Beautiful.

ACTING CHAIR KNUDSEN expressed strong support for the initiative and commended MS. BABSKY and MR. DOHERTY for their contributions, while supporting continued development of key districts.

MEMBER ALLEN-PALENSKE stated that the events were part of a broader media effort and expressed support.

MEMBER BRUNE inquired about age restrictions and enforcement. MR. DOHERTY responded that events were advertised as 18 and over, with security present but no formal ID checks due to the open format.

MEMBERS KELLEY, SUMMERS-ARMSTRONG, and DIAZ praised its atmosphere and social media presence, and thanked MR. DOHERTY for his commitment.

Motion made by Olivia Diaz to Approve

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

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

6. RA-9-2026 - 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 Good Hood, LLC (Owner), and Shang Downtown, LLC, (Applicant) located at 211 South Las Vegas Boulevard, Suite 100 (APN 139-34-614-001), 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 \$22,550 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 40 (R-23-2026)]

Minutes:

DINA BABSKY, Director of Economic and Urban Development, utilized a PowerPoint presentation, a copy of which was submitted for the record, and introduced SAM JUAN, Owner of Shang Artisan Noodle. MS. BABSKY reported that the subject site, a recently remodeled former post office building, would be enhanced by a new food and beverage establishment within a high-activity civic and business district. She stated that the project would increase foot traffic and activation in downtown Las Vegas. MS. BABSKY explained that the project would be the fourth Shang Artisan Noodle location in Las Vegas, featuring traditional Shanghai cuisine. She reported a total project cost of approximately \$600,000, with \$45,000 in exterior improvements qualifying for a reimbursement of \$22,550, and noted an anticipated completion in the third quarter of 2026. MR. JUAN described the project, stating that it included exterior upgrades such as signage, lighting, and façade improvements to enhance street presence and pedestrian appeal. He stated that the project would increase business activity, attract visitors, and contribute to the downtown corridor.

MEMBER ALLEN-PALENSKE expressed support and inquired about expansion in the northwest valley. MR. JUAN confirmed a new location under construction in Centennial Hills near Durango Drive and the 215 Beltway, expected to open in the third quarter of 2026.

MEMBER DIAZ expressed support, noted the restaurant's quality and popularity, and stated that its expansion downtown would benefit the area.

Motion made by Olivia Diaz to Approve

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

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

7. RA-10-2026 - Discussion for possible action regarding a Resolution authorizing the execution of the Land Sale Agreement to purchase certain real property located at 1619 West Charleston Boulevard, 1515 West Charleston Boulevard, 1620 Ellis Avenue, and 1608 Ellis Avenue (APNs 162-04-510-008 to -012) by the City of Las Vegas Redevelopment Agency (Agency) from the State of Nevada Department of Transportation (Seller) and finding that the purchase is in the best interest of the public and for the furtherance of the goals and objectives of the RDA (\$8,360,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 1 (Knudsen) [NOTE: This item is related to Council Item 41 (R-24-2026)]

Minutes:

DINA BABSKY, Director of Economic and Urban Development, utilized a PowerPoint presentation, a copy of which was submitted for the record, and reported that the Medical District had a limited supply of large parcels and that the opportunity to acquire approximately five acres was rare. She explained that the site was owned by the NDOT (Nevada Department of Transportation), which had originally acquired the property for freeway expansion but no longer required it. MS. BABSKY stated that the appraised value of the property was approximately \$8,360,000. She noted that, if approved, the Redevelopment Agency would aim to close on the acquisition by July 15, 2026. She further reported that future plans included partnering with a local higher education institution to support development with medical and educational components within the Medical District.

ACTING CHAIR KNUDSEN stated that the property represented a critical component of the Medical District and that its acquisition would support expanded healthcare access and higher education opportunities. He expressed appreciation for the long-term vision and anticipated community benefit.

Motion made by Brian Knudsen to Approve

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

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

8. RA-11-2026 - Discussion for possible action regarding a Resolution finding the project proposed by the Owner Participation Agreement (OPA) between the City of Las Vegas Redevelopment Agency (RDA) and Alley Cat LLC Partnership (Owner) to pay for a portion of physical and visual improvements generally located at 307-319 South Main Street (APNs 139-34-210-003 and -004) and is in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the OPA by the RDA (\$95,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item 42 (R-25-2026)]

Minutes:

DINA BABSKY, Director of Economic and Urban Development, utilized a PowerPoint presentation, a copy of which was submitted for the record, and introduced MICHELLE DELL, Owner, and MICHELLE SANDLER. MS. BABSKY reported that the project site had previously contained a dilapidated multifamily residential structure that had been demolished. She presented before-and-after images and renderings of the proposed development. She stated that the project would bring Hogs and Heifers Saloon to Downtown Las Vegas as an entertainment-focused venue. She reported a total private investment of approximately \$3.2 million, with Redevelopment Agency participation of \$95,000, and noted an anticipated completion date of October 15, 2026.

MS. DELL expressed appreciation for support from the Redevelopment Agency and stated she was excited to proceed with the project. She reported over 34 years in business and described the development as an opportunity to invest in Downtown Las Vegas. She stated the project included approximately 10,000 square feet of indoor space and a 14,000-square-foot outdoor area intended for community events, corporate functions, and charitable activities. MS. SANDLER added that the outdoor space would support community and corporate events and help activate the area.

MEMBER KELLEY commended the applicants for their commitment to Las Vegas and their focus on community engagement and activation.

MEMBER DIAZ expressed confidence in the applicants' experience and stated the project would contribute positively to the community while supporting neighborhood needs.

Motion made by Olivia Diaz to Approve

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

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

9. RA-12-2026 - Discussion for possible action regarding a Resolution finding the proposed Owner Participation Agreement (OPA) between the City of Las Vegas Redevelopment Agency (Agency) and Greystone Nevada, LLC, (Participant) for the project concerning the development of public improvements in the right-of-way adjacent to and on the real property near the intersection of Washington Avenue and Las Vegas Boulevard North described as APNs 139-26-301-004, 139-27-709-001 and 139-26-201-012 to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the OPA by the Agency (Principal amount not to exceed \$26,920,417, plus any applicable interest thereon - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 44 (R-27-2026)]

Minutes:

Items 9-11 were heard together.

DINA BABSKEY, Director of Economic and Urban Development, utilized a PowerPoint presentation, a copy of which was submitted for the record, and introduced ROBERT JOHNSON and DAVE CORNOYER of Lennar. MS. BABSKEY reported that Lennar had entered into a purchase and sale agreement with the City and State to acquire the Cashman Center and Grant Sawyer sites for redevelopment, with an anticipated investment exceeding \$300 million. She stated the project would provide workforce housing in downtown Las Vegas and require significant public infrastructure improvements. MS. BABSKEY explained that Lennar had requested TIF (Tax Increment Financing) assistance for eligible public improvements, including site preparation, utilities, and sidewalks. She reported an initial payment of approximately \$10,207,272 upon completion of grading, demolition, and issuance of the first building permit, with an additional approximately \$16.7 million reimbursed through future tax increments. She noted a six percent interest rate on any carried balance, an agreement term through 2046, and stated any remaining balance would be forgiven at sunset with no balloon payment required. MS. BABSKEY stated the City would repurchase approximately 2.46 acres for a future commercial component for approximately \$1.9 million, with closing occurring within 10 days of final map recordation and no later than December 1, 2026. MS. BABSKEY explained that the Las Vegas Lights would continue operating at Cashman Field through October 2026, with the City and Lennar partnering to maintain operations during that period and Lennar contributing to operational costs. She noted site control would transition after the final game and that insurance requirements were included in the agreement.

MR. JOHNSON expressed appreciation for the partnership and stated the project would provide attainable homeownership opportunities and address housing affordability in Downtown Las Vegas. MR. CORNOYER, thanked the City Council and staff, stating that the project represented Lennar's first major homebuilder presence in Downtown Las Vegas and a long-term community partnership.

MEMBER SUMMERS-ARMSTRONG expressed strong support for the project, praised ongoing communication with Lennar, and emphasized the importance of expanding homeownership opportunities downtown, including potential support programs for down payments and housing access.

Motion made by Shondra Summers-Armstrong to Approve

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

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

10. RA-13-2026 - Discussion for possible action regarding a Resolution consenting to the purchase of 2.64 acres at 850 Las Vegas Boulevard North (a portion of APNs 139-26-301-004 and 139-27-709-001) from Greystone Nevada, LLC, and/or its permitted transferee (Seller) to the City of Las Vegas Redevelopment Agency (Agency) and authorizing the execution of the Purchase and Sale (PSA) (\$1,899,244 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 45 (R-28-2026)]

Minutes:

See Item 9 for related discussion.

Motion made by Shondra Summers-Armstrong to Approve

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

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

11. RA-14-2026 - Discussion for possible action regarding a Resolution finding the proposed Real Property Operating Agreement (Agreement) between the City of Las Vegas Redevelopment Agency (Agency) and Greystone Nevada, LLC, and/or its Landbanker (Lennar) for the operation of the Las Vegas Lights Soccer Stadium property, commonly known as Cashman Field (Stadium) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the Agreement by the Agency - Redevelopment Area 1 - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 46 (R-29-2026)]

Minutes:

See Item 9 for related discussion.

Motion made by Shondra Summers-Armstrong to Approve

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

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

CITIZENS PARTICIPATION

12. 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 9:16 a.m.

Respectfully submitted:



Nick Crawford, Deputy City Clerk



Jacquie Miller, Acting 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