

Shelley Berkley, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Kara Kelley (Ward 2)
Olivia Díaz (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

Special Joint City Council and Redevelopment Agency Budget Meeting Minutes
Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

May 20, 2026
9:30 AM

1. Call to Order

Minutes:

MAYOR BERKLEY called the meeting to order at 12:38 p.m.

PRESENT: MAYOR BERKLEY and COUNCILMEMBERS KNUDSEN, DIAZ, ALLEN-PALENSKE, BRUNE, SUMMERS-ARMSTRONG, and KELLEY

ALSO PRESENT: CITY MANAGER MIKE JANSSEN, CITY ATTORNEY JEFF DOROCAK and ASSISTANT DEPUTY CITY CLERK JACQUIE MILLER

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. Public hearing and discussion for possible action regarding Fiscal Year 2027 City of Las Vegas Redevelopment Agency Tentative Budget and Fiscal Year 2027 City of Las Vegas Redevelopment Agency Final Budget - Redevelopment Area - Wards 1, 3 and 5 (Knudsen, Diaz and Summers-Armstrong)

Minutes:

Items 4 and 5 were heard together.

MAYOR BERKLEY declared the Public Hearing open for Items 4 and 5.

CITY MANAGER MIKE JANSSEN, DEPUTY CITY MANAGER ROSA CORTEZ, and CHIEF FINANCIAL OFFICER SUSAN HELTSLEY shared in narrating a PowerPoint presentation, a copy of which was submitted for the record, to present an overview of the City Council and Redevelopment Agency (RDA) Fiscal Year (FY) 2027 budget. MR. JANSSEN thanked Team Las Vegas, which he defined as the management team within the City (City of Las Vegas), Finance Department representatives, and the CMO (City Manager's Office) that

addresses ward concerns and creates the budget. The FY 27 balanced budget included a surplus, which he felt would allow them to increase the General Fund Reserve. He wanted to ensure the bond rating was protected, which required a 20 percent reserve, while the City Council wanted a 25 percent reserve; therefore, departments were asked for a 2.5 percent decrement. He advised that February 28th started the Iran conflict impacting soaring energy prices with WTI (West Texas Intermediate) Crude Oil and jet fuel; however, he felt optimistic it would be short-term. Similarly, inflation was impacted, indicating the CPI (Consumer Price Index) is up 3.8 percent year over year and PPI (Producer Price Index) is up six percent. Additionally, many parks were beginning to open during the fiscal year requiring staff, services, and resources. Every step of the budget process followed the City's priorities that now included housing and homelessness. Capital Improvement Projects (CIP) included a park bond being paid off, providing the opportunity to issue another park bond to move key public safety projects forward. Since the Tentative Budget, the Northeast Area Fire Station has been added to this year's Capital Program. An opportunity to issue a \$40 million Transportation Project Bond was presented with RTC (Regional Transportation Commission of Southern Nevada) dollars being set for the next 10 years and healthy fuel tax coming in making the CIP increase from \$150 million to \$155 million. The stated economic engine is driven by development, and since January 2025 the Project Permit Valuation estimated over \$1.02 billion with 723 building projects and 194 civil projects. CY (Calendar Year) 2024's Project Permit Valuation ended with \$2.3 billion and CY2025 ended with \$2.1 billion. The average plan review times were five days for commercial development and three days for residential. Since January 1, 2025, entitlements have been approved for over 18,000 housing units averaging nearly \$600,000 and equating to \$11 billion with the building and associated civil permits. Additionally, 1.5 million square feet of commercial space has been approved averaging \$650 per square foot valuing \$1 billion with the building and associated civil permits. These actions were setting up the pipeline for the next five years to permit activity for development in the City and indicated that developers have confidence within the City. Projects that had over 1,000 residential units approved since January 1, 2025, included: Grant Sawyer-Cashman in Ward 5, Badlands Redevelopment in Ward 2, Desert Pines in Ward 3, Skye Summit in Ward 4, and Monument Hills in Ward 6. Fiscal strategies were employed to get the budget in shape, and reviewing personnel vacancy rates was considered an easier strategy. Marshals, Correction Officers, and Firefighters had a higher vacancy rate due to the limitation of how many individuals can go through the academies, higher retirement rates due to retiring at an earlier age, and often times not everyone gets confirmed following the academy. This budget captured the effective vacancy rate and allowed for better cost management. Furthermore, new positions were limited from 45 positions a year to 27 positions. In order to contribute to the 2.5 percent decrement, departments were using vacant positions and services and supplies. The positions on the decrement list are in the staffing plan with no budget associated with them meaning throughout the year the positions can potentially be brought back if the budget is stronger than anticipated. A voluntary separation program was offered several years prior and was in the final year to have savings. He emphasized no uniformed officers or firefighters were impacted by the decrements, and FY26 had five to 10 percent decrements signifying the decrease in decrement usage. Fee schedules were not adjusted for years, and the strategy is to update them with an annual CPI.

MS. HELTSLEY recognized Team Las Vegas and the Finance Department who have been working on the budget since September. She explained that the General Fund Expenditures went down by \$800,000, which she considered budget dust as it was not as impactful to the \$850 million General Fund Budget. The eight items that contributed towards the \$800,000 included a debt service transfer reduced by \$1.2 million due to refinancing the City Hall bonds, an increase in Metro's (Las Vegas Metropolitan Police Department) budget by \$0.5 million, payroll revaluation decreased by \$0.5 million, the Mayor's Fund reduced by \$100,000 per their contract, The Animal Foundation budget reduced by \$100,000, the Crossing Guard costs increased by \$100,000 with added high schools and went up by contract CPI, \$150,000 added to Workforce Development for increased funding for Strong Start interns, and Internal Service Fund charges to facilities increased by \$350,000. MS. HELTSLEY noted they review payroll three times during budget and zero-base staffing to identify the payroll for the 3,800 employees. In addition, bonding authority will be added next year to request the \$40 million Transportation Bond, which is a revenue bond supported by the Motor Vehicle Fuel Tax and FRI (Fuel Revenue Indexing) Tax to move transportation projects forward. Furthermore, a \$50 million bond will be requested in the RDA (Redevelopment Agency). Another change included a reduced \$2.6 million for the Special Revenue Funds for the Fire Transport vehicles being delivered this Fiscal Year instead of FY27. The Debt Service Fund was updated to include a refunding and refinancing transaction for City Hall Bonds. The Sanitation Capital Outlay increased by \$6 million making its five-year CPI \$461.4 million. Within the Internal Service Funds, the Liability Internal Service Fund increased by \$10 million for potential and pending litigation and the Workers Comp Internal Service Fund increased by \$1.7 million due to rising claims and new legislation for the 2023 AB (Assembly Bill) 410 and 2025 AB142 unfunded mandates. Further, the Computer Service Internal Service Fund increased by \$3.5 million for software liability amortization. She noted per the GASB (Governmental Accounting

Standards Board) 96 requirement, the \$3.5 million will not be cash but required recognition on expenses. A General Fund Revenues pie chart showed an estimate of \$838 million indicating Consolidated Tax (C-Tax) at 53 percent, Property Tax at 20.5 percent, License and Franchise and Other were close with nearly \$82 million for Franchise, and Other included some Property Tax and more. Bar graphs indicated the C-Tax History leveling off in the last several years. The five-year average growth is 5.9 percent equaling nearly \$490 million, and there was a projected growth of 4.6 from FY21. There was uncertainty in the marketplace between inflation, cost of oil and jet fuel, and tourism numbers were not doing well. FY28 and FY29 included positive impacts to the C-Tax from the Las Vegas A's, NCAA (National Collegiate Athletic Association) Final Four, and the Super Bowl. A Property Tax History bar graph indicated stable growth collecting 99.5 percent of Property Tax. Full-Time Equivalent (FTE) History grew up until 2025, slowed down in 2026, and added 27 with the majority being Public Safety positions. A General Fund Expenditures pie chart showed nearly \$826 million with salary and benefits making up 50 percent, 22 percent for non-labor costs, 25 percent for Metro, three percent for Debt Service, and \$6.2 million for Other. The General Fund Expenditures included 67.5 percent for Public Safety as a main priority. The General Fund Final Budget is estimated at 20.9 percent fund balance for FY26. Transfers out of \$104.5 million in FY26 went into the Internal Service Fund to pay off liability and the Sanitation Fund was also reimbursed. In FY27 the C-Tax is estimated to be flat at a 25 percent surplus, nearly \$12 million. The General Revenue Fund and Expense Trending indicated a surplus.

MS. CORTEZ echoed MR. JANSSEN and MS. HELTSLEY'S gratitude for Team Las Vegas' work and completing the budget. Slide 40 from the presentation listed the funding sources used for Capital Improvement projects. Most of the funding sources have restricted uses such as the one percent room tax is used for transportation projects and the 5 Cent Ad Valorem is for facilities. She acknowledged the Park Bond issued for \$21 million and the Transportation Improvement Bond to advance delayed transportation projects. Projects were reviewed during the Tentative Budget and supported Public Safety being the number one priority in the City. Each project was listed by ward including the FS (Fire Station) 103 located in Ward 1, a new Summerlin West Fire Station in Ward 2, the Fire Station Training Center in Ward 3, the Multi-Agency Joint 911 Center in Ward 4, an advanced design for the new NW (Northwest) Fire Station in Ward 4, the FS1 Rehab Project in Ward 5, the Metro Substation in Ward 6, and the advanced design for the new FS NE (Northeast) in Ward 6. Additionally, some projects included in the FY27 bond were highlighted including the construction funding for the Firefighters Memorial Dog Park in Ward 1 to include three dog cells and agility equipment; design funding to complete the Kellogg-Zaher Soccer Complex in Ward 2 to include a soccer field, multi-plaza pavilion area, fitness equipment and additional parking; design funding for the Jaycee Leavitt Park renovation in Ward 3; design funding for the Mountain Ridge Park Improvements in Ward 4 to improve pedestrian access at various entryways, install new netting and shade structures over the seating area, transitions for the bullpen batting cages, and upgrading the entire walking path; construction upgrades funding for Heers Park in Ward 5 to upgrade the walking path with lighting, add fitness equipment, a new basketball court, landscaping, re-doing the grass and irrigation, and new playground equipment; and final design documents funding for the for Teton Trails Park in Ward 6 for pickleball courts, sports field, a new restroom, and additional parking.

MR. JANSSEN said DINA BABSKY, Economic and Urban Development Director, presents the different projects happening throughout the RDA, noting the RDA area covers Wards 1, 3, and 5. Slide 43 listed new unique projects, in progress projects, and covers major districts in Wards 1, 3, and 5 including the Medical District, Symphony Park, the Arts District, Cashman and Grant Sawyer. He noted projects were not added to the tax rolls until the certificate of occupancy is received. FY28 is anticipated to be a better year with the major projects being added to the tax rolls. Security Grant requests were frequently submitted and began during ARPA (American Rescue Plan Act) and were sustained through the RDA. The Downtown Special Event Public Safety Support Program was added two years prior to make large events safe and provide vendors relief for the cost of law enforcement and fire support. The RDA was considered in good shape and healthy, with Other Contributions for FY27 at \$53 million, and \$50 million is bond authority with flexibility to do other projects. Program Expenses is \$85.6 million so if a bond is issued, it will be put to use to avoid paying interest. Additionally, in the Program Expense are funds for TIs (Tenant Improvements) as a number of tenants will be entering the third floor of Civic Plaza. Slide 45 showed the various funds that make up the City's Annual Operation equaling \$2.2 billion with an approaching city population of 700,000. FTEs steadily grew to meet the needs of the community. He recognized and thanked the 3,086 regular employees, noting the temporary and hourly employees included lifeguards, instructors, and all of the staff made the City great. Key budget takeaways showed a positive conservative budget ending with a surplus after the deficits in FY25 and FY26 due to Badlands. The budget focuses on the aforementioned fiscal challenges, building the reserves to have a flat C-Tax with Public Safety remaining the number one priority. He reiterated the fire station projects previously listed, noting this year's budget had the largest Fire and Rescue allocations investment in the history of the City.

The Final Budget needs to be filed to the state by June 1st, and the five-year CIP needs to be filed by August 1st. Lastly, MR. JANSSEN appreciated the feedback received during the process.

COUNCILWOMAN ALLEN-PALENSKE opined they were amazing stewards and leaders for the City. In addition, she appreciated the commitment to the Fire Department, stating the future of the Las Vegas Fire and Rescue Department was bright. COUNCILMAN KNUDSEN echoed the Councilwoman's sentiments and thanked them for their work, acknowledging the work it took to put the budget together. Additionally, he felt they did an exceptional job and were responsive to the City Council (Council) and constituents.

COUNCILWOMAN KELLEY did not want the lack of comments misinterpreted as disengagement or apathy on the Council's behalf. The Councilwoman met on numerous occasions with MS. HELTSLEY and multiple directors to better understand the budget process. Further, CHRISTINA DUGAN, Special Assistant to Council, and herself spent hours understanding and interpreting the budget. She referred to MS. HELTSLEY'S comment about the \$800,000 budget dust, opining it is a lot of money, and the majority of the money is from taxpayers. Additionally, she said the Councilmembers took fiduciary responsibility for the dollars very seriously and she felt confident in approving the budget knowing that she did the due diligence to have the ability to respond to constituent questions and that the dollars being spent were in the best interest of the taxpayers and constituents. The Councilwoman felt humbled by the extent of services provided given the limited dollars and number of responsibilities. Lastly, she thanked them for their work and welcomed constituents to ask questions at any time during the process.

MAYOR BERKLEY declared the Public Hearing closed for Items 4 and 5.

Motion made by Brian Knudsen 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;

5. Public hearing and discussion for possible action regarding Fiscal Year 2027 City of Las Vegas Tentative Budget and Fiscal Year 2027 City of Las Vegas Final Budget, including the Five-Year Capital Improvement Plan - All Wards

Minutes:

See Item 4 for related discussion and backup.

Motion made by Brian Knudsen 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;

6. 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:

None.

7. Adjournment

Minutes:

The meeting was adjourned at 1:28 p.m.

Respectfully submitted:



Yvett Lozoya, Deputy City Clerk



Jacquie Miller, CMC, Assistant Deputy 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