

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

June 17, 2026
8:30 AM

AGENDA

1. Call to Order

Minutes:

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

PRESENT: CHAIR BERKLEY and MEMBERS KNUDSEN, DIAZ (excused until 8:36 a.m.), ALLEN-PALENSKE, BRUNE (excused until 8:56 a.m.), SUMMERS-ARMSTRONG (excused until 8:34 a.m.), and KELLEY

ALSO PRESENT: MIKE JANSSEN, Executive Director, JEFF DOROCAC, City Attorney, and DR. LUANN D. HOLMES, 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 Meetings of May 6 and 20, 2026

Motion made by Brian Knudsen to Approve

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

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

REDEVELOPMENT AREA 1

5. RA-18-2026 - Discussion for possible action regarding a Resolution finding the project proposed by the Tenant Owner Participation Agreement (TOPA) between the City of Las Vegas Redevelopment Agency (RDA) and RMCC Cancer Center, LLC, located at 100 North City Parkway, Suite 160 (APN 139-27-410-024), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the TOPA by the RDA (Not-to-Exceed \$95,000 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 21 (R-44-2026)]

Minutes:

DINA BABSKY, Director of Economic and Urban Development, appeared alongside JOHN TIPPINS and utilized a PowerPoint presentation, a copy of which was submitted for the record, to report that this project aligned with the Redevelopment Agency's (RDA) goals of removing blight and supported the City Council's healthcare strategic priority. She explained that the former fitness space had remained vacant for several years and noted that the grant would assist Comprehensive Cancer Centers of Nevada with remodeling the facility to provide a new infusion center with 43 chairs, MRI (magnetic resonance imaging) equipment, and additional medical technologies. MS. BABSKY indicated that Comprehensive Cancer Centers had invested nearly \$9 million into the project and the RDA's \$95,000 contribution would assist with offsetting project costs. MR. TIPPINS expressed appreciation for the consideration of this project and thanked the RDA for supporting the project.

CHAIR BERKLEY shared that several Members had attended the ribbon cutting ceremony and expressed excitement for the project. She stated that the facility was in an ideal area and would enhance the quality of care for patients.

MEMBER SUMMERS-ARMSTRONG expressed appreciation to MR. TIPPINS for bringing the project to Ward 5, stating that she was excited to see the Las Vegas Medical District continue to expand.

Motion made by Shondra Summers-Armstrong to Approve

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

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

REPORTS AND PRESENTATIONS

6. Report from HR&A Advisors, Sumnu Marketing, Wood Rodgers Inc., Aero. AI, and Melvin Valentine of 22nd Technologies, regarding the activities under the Economic Development Administration's Economic Adjustment Assistance grant for Historic Jackson Avenue - Redevelopment Area 1 - Ward 5 (Summers-Armstrong)

Minutes:

DINA BABSKY, Director of Economic and Urban Development (EUD), appeared alongside MELVIN VALENTINE, Grant Project Manager; TAUREAN GORDON, Chief Executive Officer of Seneca Real Estate Services (Seneca); BRYAN GANT, Principal Engineer with Wood Rodgers; DEREK FLEMING, Senior Advisor with HR&A Advisors; JAYLA HART, Senior Analyst with HR&A Advisors; and GLENN NOWAK and VICTORY IGBINOBARO, Aero AI. The group utilized PowerPoint presentations, copies of which were submitted for the record, to provide background information regarding an EDA (Economic Development Administration) Economic Adjustment Assistant grant for the Historic Westside Jackson Avenue project.

MS. BABSKY explained that Jackson Avenue was historically significant as a center of Black entertainment, commerce, and entrepreneurship in Las Vegas. She noted that redevelopment efforts had faced challenges, including infrastructure uncertainty, limited access to development expertise, and limited access to capital networks. She reported that in 2023, the City applied for an EDA grant to address fragmented property ownership structures, provide technical assistance and capacity building, evaluate development opportunities, analyze infrastructure needs, and utilize digital twin technology to visualize future possibilities for the corridor. MS. BABSKY reported that in 2024, the EDA awarded the project a \$1.3 million grant, which was matched with a \$1.6 million contribution from the Redevelopment Agency (RDA). She introduced MR. VALENTINE, who was hired as the project manager and had extensive involvement with the Historic Westside community.

MR. VALENTINE shared that he began working on the project in March 2024, and expressed appreciation that the community had been involved from the beginning. He explained that community leaders worked with EUD to develop the EDA grant proposal focused on revitalizing the Historic Westside through cultural tourism. He noted

that community engagement remained at the forefront of the project and led to the creation of the Jackson Street Alliance, a nonprofit organization established to advance economic opportunities in the area. MR. VALENTINE shared that the Jackson Street Alliance helped organize community members and stakeholders, received a NAACP (The National Association for the Advancement of Colored People) community award in 2024, participated in three national conferences representing Las Vegas, and was recognized by the City Council with Jackson Street Alliance Day on April 1, 2026.

MR. GORDON explained that Seneca's role was to provide technical assistance, education, and resources to ensure community leaders, landowners, and stakeholders understood the development process and could work together effectively. He highlighted several focus areas, including training cohorts, technical assistance, access to experts, and access to capital. He reported that Seneca provides a program designed to help community members understand development processes, financing, approvals, and project feasibility. He indicated that the program was completed through a 36-hour cohort consisting of in-person and online training, resulting in 19 graduates who developed concepts for seven projects along Jackson Avenue. MR. GORDON indicated that the community expressed a preference for mixed-income, mixed-use development rather than large-scale high-rise projects. He explained that the proposed vision included residential development above commercial ground-floor uses and neighborhood-serving amenities. He stated that the team partnered with Neighborhood Services on a proposed \$20 million development consisting of 50 residential units with ground-floor medical services.

MR. GANT explained that the purpose of the infrastructure analysis was to evaluate capacity, identify potential improvement needs, analyze sustainability opportunities, and determine possible funding sources to support redevelopment. He shared that the team evaluated four potential development scenarios, including residential-focused development, office-focused development, an entertainment hub, and a hotel and entertainment scenario. He explained that the scenarios were used to estimate future utility demands and compare them against existing infrastructure capacity. He noted that transportation infrastructure was in good condition following the 2022 Jackson Avenue roadway project, which added sidewalks, bike markings, landscaping, and lighting. MR. GANT indicated that the existing roadway could support future development but recommended increasing transit frequency and exploring additional shuttle opportunities as redevelopment progressed. He reported that the existing eight-inch sewer line had sufficient capacity but said it was aging and may require replacement in the future. He noted that the existing eight-inch water line had sufficient capacity and pressure to meet fire flow requirements. He indicated that the area's electrical infrastructure appeared capable of supporting redevelopment, with approximately 30 percent capacity remaining among substations serving the downtown area. MR. GANT explained that existing natural gas infrastructure included two-inch and four-inch lines capable of providing approximately 80,000 cubic feet per hour, which would support most anticipated uses. He added that broadband infrastructure was stronger than initially anticipated due to existing fiber optic lines, Cox infrastructure, and additional providers entering the area. He shared that the report included sustainability recommendations related to local hiring, energy efficiency, water conservation, air quality, thermal comfort, and potential funding opportunities, including the C-PACE (Commercial Property Assessed Clean Energy) program.

MR. FLEMING provided background regarding the cultural and economic significance of Jackson Avenue. He explained that the area consisted of approximately 10 acres containing vacant parcels and historically significant sites. He noted that the project focused on preserving the history of the Historic Westside while creating future economic opportunities through community engagement, residential development, retail opportunities, neighborhood services, and entertainment uses. He said that HR&A conducted community engagement sessions, including virtual and in-person meetings, to understand community priorities and incorporate feedback into development recommendations.

MS. HART reported that the team engaged with more than 200 community members through meetings and surveys and conducted market analysis to identify appropriate development opportunities. She explained that the recommended approach included mixed-use development on the 400 block of Jackson Street, incorporating residential units, ground-floor commercial space, and an entertainment venue. She indicated that the proposed development could include approximately 149,000 square feet of residential space, 37,000 square feet of commercial space, and either a mid-sized entertainment venue of up to 60,000 square feet or a smaller venue of approximately 5,000 square feet. MS. HART shared that the first phase development scenario could generate approximately 300 to 540 new construction jobs, \$30 million to \$53 million in labor income, \$19 million to \$34 million in annual spending activity, \$960,000 to \$1.7 million in local sales tax revenue, and \$43 million to \$76 million in additional regional gross product. She added that implementation would occur over approximately 30 months and would include coordinating property owners, developing a master plan, providing technical assistance, completing financial planning, and preparing for permitting and construction. She noted that the

long-term strategy would expand development westward and incorporate additional infill opportunities near James Gay Park.

MR. IGBINOBARO explained that Aero AI utilized three-dimensional graphics and digital twin technology to consolidate project information, including economic analysis, infrastructure studies, development scenarios, and existing conditions along Jackson Avenue. He stated that the digital twin created a single platform where stakeholders, including the City, consultants, and property owners, could visualize potential redevelopment scenarios. He noted that the team worked with consultants and property owners to gather information and develop an interactive model showing current conditions and potential future outcomes. MR. NOWAK added that the digital twin incorporated contributions from all project teams into an accessible and interactive platform that could evolve as development progressed. MR. IGBINOBARO shared that the platform could display infrastructure information, development metrics, property ownership, zoning information, and potential project outcomes. He noted that the platform included an artificial intelligence component capable of answering questions about Jackson Street's history, findings from the project, and proposed future actions. He concluded that the digital twin would be available publicly to help community members and stakeholders better understand redevelopment opportunities.

See Item 7 for related discussion.

CITIZENS PARTICIPATION

7. 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:

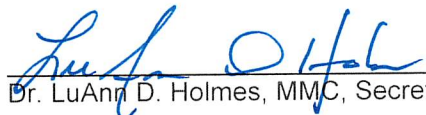
DEDRA EDMOND-DREW, Chief Executive Officer of the Jackson Street Alliance, thanked the Redevelopment Agency Members and project partners for their work on the Jackson Avenue initiative. She shared that additional work remained, but she expressed her commitment to ensuring that Jackson Avenue was brought back to life as a cultural corridor that honored its history while creating opportunities for future generations. She stated that the project was a personal passion because her mother grew up on Jackson Street. MS. EDMOND-DREW emphasized the importance of preserving the Historic Westside, noting that Las Vegas was a global destination. She expressed that the Historic Westside should become a destination that celebrated its history, culture, and community.

The meeting was adjourned at 9:21 a.m.

Respectfully submitted:



Nick Crawford, Deputy City Clerk



Dr. LuAnn D. Holmes, MMC, 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