

City of Las Vegas

**CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY
CITY HALL, 400 STEWART AVENUE
CITY CLERK'S FIRST FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

MINUTES January 23, 2012 4:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

DUPLICATE AUDIO CDs MAY BE AVAILABLE AT A COST OF \$5.00 PER CD THROUGH THE CITY CLERK'S OFFICE.

1. CALL TO ORDER

Minutes:

BILL ARENT, Director of Economic and Urban Development, called the meeting to order at 4:03 p.m.

Present: MEMBERS ZURAWSKI, KOVACS, FINCHEM, MACK, CHERRY, MATHIS, BONAVENTURE and CORNTHWAITE

Excused: MEMBER PEREZ-YUNITIS

Also Present: BILL ARENT, Director of Economic and Urban Development, TERI PONTICELL, Deputy City Attorney, GABY PORTILLO-BRENNER, Deputy City Clerk and BRENDA J. HUGHES, Sr. Economic Development Specialist

2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

Minutes:

ANNOUNCEMENT MADE: - This meeting has been properly noticed and posted at the following locations: City Hall Plaza, 400 Stewart Avenue, Vending Area; City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge; Las Vegas Library, 833 Las Vegas Boulevard North; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue

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, 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.

City of Las Vegas

4. Report regarding meeting functionality and role of the members

Minutes:

BRENDA HUGHES, Senior Economic Development Specialist, explained her role as the point of contact for the Committee and discussed various processes and responsibilities of the Committee.

5. Discussion for possible action to elect a chair and vice chair

Motion made by SAM CHERRY to Approve the appointment of Michael Cornthwaite as Chair

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

LINDA A. ZURAWSKI, ALBERT Z. KOVACS, AMY FINCHEM, LOIS MACK, SAM CHERRY, BEVERLY S. MATHIS, JAMES BONAVENTURE; Against-(None); Abstain-(None); Did Not Vote-MICHAEL CORNTHWAITE; Excused-MARGARITA PEREZ-YUNITIS

Motion made by MICHAEL CORNTHWAITE to Approve the appointment of Sam Cherry as Vice-Chair

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

LINDA A. ZURAWSKI, ALBERT Z. KOVACS, AMY FINCHEM, LOIS MACK, BEVERLY S. MATHIS, JAMES BONAVENTURE, MICHAEL CORNTHWAITE; Against-(None); Abstain-(None); Did Not Vote-SAM CHERRY; Excused-MARGARITA PEREZ-YUNITIS

Minutes:

BRENDA HUGHES, Senior Economic Development Specialist, explained the Chair and Vice-Chair elections and terms of service as governed by the Committee bylaws. She then asked for volunteers and nominations for the positions of Chair and Vice-Chair.

MEMBER CHERRY nominated MEMBER CORNTHWAITE as Chair, who then asked for clarification on time requirements and scheduling.

MEMBER CORNTHWAITE nominated MEMBER CHERRY as Vice-Chair.

6. Report regarding the meeting schedule, in compliance with a possible Bylaws amendment by City Council for frequency variances

Minutes:

BRENDA HUGHES, Senior Economic Development Specialist, stated that meetings are currently scheduled to convene on the fourth Monday of each month at 4:00 p.m. All February meetings are cancelled to accommodate the move to the new City Hall. The Director of Economic and Urban Development may cancel or reschedule meetings, and a policy will be created to cover that frequency variance.

MS. HUGHES clarified for CHAIR CORNTHWAITE the procedure for adding agenda items. DEPUTY CITY ATTORNEY TERI PONTICELLO explained that public entities have to comply with the Nevada Open Meeting law. As such, all agenda items must be properly noticed; however, if an item is not on the agenda, comments can be made under the Citizens Participation portion of the agenda, and a Member can request that item be placed on a future agenda.

BILL ARENT, Director of Economic and Urban Development, explained that the intent is to help the Committee members achieve a greater understanding of the meetings and their responsibilities over the course of the next two to three meetings.

City of Las Vegas

7. Report regarding structure and purpose of the Redevelopment Agency, overview of the Redevelopment Area and Redevelopment Agency programs and initiatives

Minutes:

BILL ARENT, Director of Economic and Urban Development, used the submitted PowerPoint Presentation to give an overview of the structure and purpose of the Redevelopment Agency programs and initiatives.

MEMBER CHERRY received additional clarification on the tax base and how the economy crash affected the department's budget. MEMBER KOVACS also received additional clarification on homeowner and commercial taxes.

MEMBER MATHIS requested a copy of the PowerPoint presentation.

CHAIR CORNTHWAITE requested further explanations on how monies are controlled and regulated.

DEPUTY CITY ATTORNEY TERI PONTICELLO stated that in addition to legislation governing corporate documents, there is the Redevelopment plan adopted by ordinance of the Las Vegas City Council. The Nevada Revised Statute 279, which states what the funds can be used for, will also be followed.

CHAIR CORNTHWAITE questioned how referendums can preserve revenues without diluting them. MR. ARENT explained that it really comes down to a policy decision. The legislature meets every two years and mandates how the revenues can be spent, regardless of whether staff feels the policy is good or not. DEPUTY CITY ATTORNEY PONTICELLO agreed.

MEMBER BONAVENTURE had MR. ARENT explain the tax base being created for Fiscal Year 2012.

8. Report for possible action regarding development projects currently under contract or negotiation and other projects

Minutes:

BILL ARENT, Director of Economic and Urban Development, used the submitted PowerPoint Presentation to give an overview of the projects currently under contract or negotiation within the Redevelopment area.

RICHARD ATKINS, Redevelopment Officer, explained the VIP Program and reviewed the list of projects already approved. CHAIR CORNTHWAITE asked what areas are eligible for VIP funding and MR. ARENT replied that the Agency decided to open it up to commercial property owners within the Redevelopment Area.

MEMBER FINCHEM asked if the VIP program specific for commercial buildings and whether these projects incorporate green spaces in their planning.

MEMBER CHERRY received additional information from MR. ARENT on current plans to expand the redevelopment area.

MR. ARENT responded to the Chair that Nevada State Law only requires that money be spent within the designated redevelopment areas and not on specific neighborhoods within that area. CHAIR CORNTHWAITE stated this can be problematic because a private property owner that might want to invest does not have a guarantee that the area of interest will be improved.

MEMBER MATHIS questioned how aware property owners within the redevelopment area are of their options. MR. ARENT explained that property owners in this area will see the deduction on their tax bill and that the Redevelopment Agency seeks to engage the community to inform them of their options. Staff is currently looking at ways to conduct more informative outreach initiatives, but the Committee will also be helping with this.

City of Las Vegas

9. **CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, 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.

10. ADJOURNMENT

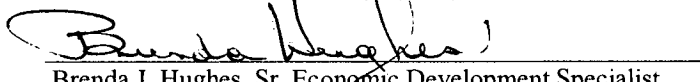
Minutes:

The meeting adjourned at 5:39 p.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk



Brenda J. Hughes, Sr. Economic Development Specialist

Facilities are provided throughout City Hall for the convenience of disabled persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall Plaza, 400 Stewart Avenue, Vending Area
City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

**SECOND AMENDMENT TO BY-LAWS
CITY OF LAS VEGAS
CITIZENS ADVISORY COMMITTEE
TO THE LAS VEGAS REDEVELOPMENT AGENCY
(REVISED JUNE 15, 2011)**

I. **NAME**

The name of the organization shall be the Citizens Advisory Committee to the Las Vegas Redevelopment Agency (“Redevelopment Agency”) and City of Las Vegas (“City”) (hereinafter referred to as the “Committee”).

II. **PURPOSE**

The purpose of the Committee is to act in an advisory capacity and to provide input to the Redevelopment Agency and the City on matters relating to the Redevelopment Agency’s proposed projects and programs.

The Committee is to represent the interests of the residents of each City Ward with Redevelopment Plan areas, renters, home owners, business owners, real estate professionals, educators and other stakeholders in key decisions relating to the Redevelopment Agency’s Area and the Redevelopment Plan. The Committee gives the Redevelopment Agency staff input on its proposed projects and programs. The Committee may also propose new programs and projects for the consideration of the staff of the Redevelopment Agency. The Committee may be briefed each year on how the Redevelopment Agency annual and five year budget is derived from the Redevelopment Area and applied to the Plan as regards projects and programs, and the Committee may be updated occasionally throughout the year on the status of tax increment revenues. The Committee may provide input and may make recommendations to City staff and the Redevelopment Agency concerning the Redevelopment Area, and areas now outside the Plan area suitable for possible consideration for redevelopment in the future.

III. **MEMBERSHIP**

A. **Number of Members**

The Committee shall consist of nine (9) members who shall be appointed by the Las Vegas City Council. Members shall serve without compensation.

B. **Composition of Committee**

The Committee shall consist of the following:

- a. One (1) small business owner or storefront business owner, who is active and whose business address is located in the Redevelopment Area.

- b. One (1) licensed real estate professional which may include a real estate attorney or realtor who is active in real estate transactions, financing, or analysis and whose business address is located within the Redevelopment Area.
- c. One (1) member from the development business community which may include an architect, developer or contractor active in building or developing projects in the Redevelopment Area and whose business address is located within the Redevelopment Area.
- d. One (1) member who is a resident homeowner or primary dweller of a single family home located within 1,000 feet of the Redevelopment Area
- e. One (1) member who is an apartment renter or condominium owner and resides within the Redevelopment Area.
- f. One (1) member who is an educator or community leader working to benefit children who resides in or primarily works in the Redevelopment Area.
- g. One (1) Ward 1 Community member, who resides in or whose business address is located in the Redevelopment Area and is selected by the Ward 1 Councilperson at the time of appointment.
- h. One (1) Ward 3 Community member, who resides in or whose business address is located in the Redevelopment Area and is selected by the Ward 3 Councilperson at the time of appointment.
- i. One (1) Ward 5 Community member, who resides in or whose business address is located in the Redevelopment Area and is selected by the Ward 5 Councilperson at the time of appointment.

C. Training of Committee Members

All new committee members must successfully complete an initial several hour training course. All members will take an annual refresher training course to review the same material, and get updates on any new redevelopment and city materials, policies, procedures and information relevant to the Committee.

The training will be led by senior members of the redevelopment agency and city staff. The subjects covered will include the concepts of American redevelopment, basis for American state's redevelopment law, the specifics of Nevada redevelopment laws, the creation and development of this redevelopment agency, the redevelopment plan and its components, how redevelopment works,

downtown and urban planning, commercial corridor planning and retail development, and concepts of community planning.

D. Vacancy on Committee

Whenever there is a vacancy on the Committee or the term of a member expires, or is terminated, his or her successor shall have the necessary qualifications so that the composition of the Committee as required by Section III B is maintained. Any person appointed by the City Council to fill a vacancy shall serve until the end of the unexpired term of his predecessor.

E. Terms of Appointment

- a. Each of the members of the commission shall serve a term of three (3) years, except the three (3) members of Section III B d., e., and f. of the initial Committee shall serve a term of two (2) years, and the three (3) members of Section III B. g., h., and i. of the initial Committee shall serve a term of one (1) year, so that the terms of the membership shall be staggered.
- b. No member may serve more than two (2) full consecutive three (3) terms. If applicable, a partial initial term of less than three (3) years of an unexpired portion of a term to which a member is appointed to fill shall not count towards the two (2) full consecutive three (3) year terms.

F. Resignation of Members

Any member may resign at any time by delivering a written resignation to the Chairman or Secretary of the Committee. The acceptance of any such resignation shall not be necessary to make the same effective.

G. Termination of Membership

If any member attends fewer than fifty percent of the meetings held within the twelve month period following the member's appointment or an anniversary date thereof or, without excuse, attends fewer than seventy-five percent of the meetings held within the twelve month period following the member's appointment or anniversary date thereof without authorization of the Chairman or Secretary, the Committee shall send a letter to the member suggesting his resignation. If said resignation is not forthcoming, the Committee may recommend to the City Council that the member be removed from the Committee. Pursuant to LVMC Section 2.52.030, the City Council shall notify the member to appear at the next regularly scheduled meeting of the City Council to show cause why the member should not be removed from office. have authority to remove a member by providing written notice of termination of membership to the member.

IV. **OFFICERS**

The officers of the Committee shall consist of a Chairman, Vice Chairman and Secretary. The above officers shall constitute the Executive Board.

V. **ELECTION OF OFFICERS**

The Chairman, Vice Chairman and Secretary shall be elected annually at the first regular meeting of the calendar year, except that in the case of the election of the first officers of the Committee, said election may occur at any meeting of the Committee following the first meeting. The officers shall be elected by a majority of the Committee members present at said meeting, the notice of which shall have specified such election. Unless an officer resigns, dies or is removed prior thereto, he shall hold office until his successor has been chosen.

The Director of the Economic and Urban Development Department of the City of Las Vegas or his/her designee shall serve as the recording secretary of the Committee at meetings. The recording secretary shall have neither voting privileges nor authority to execute documents on behalf of the Committee. The presence of the recording secretary shall not count towards a quorum at any meeting.

VI. **RESIGNATION OF OFFICERS**

Any officer may resign at any time by delivering a written resignation to the Chairman or Secretary of the Committee. The acceptance of any such resignation shall not be necessary to make the same effective.

VII. **REMOVAL OF OFFICERS**

Any officer may be removed with or without cause at any time by the affirmative vote of a majority of the members present at a regular or special meeting of the Committee, the notice of which shall have specified the proposed removal.

VIII. **VACANCIES OF OFFICERS**

Any vacancy in an office of Chairman, Vice-Chairman or Secretary may be filled for the unexpired portion of the term by the Committee.

IX. **DUTIES OF OFFICERS**

A. **Chairman**

It shall be the duty of the Chairman to act as presiding officer at all meetings unless he is incapacitated or unable to attend for any other reason. The Chairman may appoint subcommittees as deemed necessary. The Chairman shall have authority to execute documents on behalf of the Committee.

B. Vice Chairman

It shall be the duty of the Vice Chairman to preside at any meeting of the Committee and execute documents of behalf of the Committee in the absence of the Chairman.

C. Secretary

It shall be the duty of the Secretary to administer the affairs of the Committee including the overseeing the preparation of the minutes of the meetings by the recording secretary and attesting the execution of documents by the Chairman or Vice-Chairman. In the event that both the Chairman and Vice Chairman shall be incapacitated or otherwise unable to attend any regular or special meeting, the Secretary shall appoint another member to act as Chairman for that particular meeting.

X. MEETINGS

The Chairman shall call meetings of the Committee with at least five (5) business days notice to Committee members. All meetings and notices of meetings shall be in compliance with the Open Meeting Law set forth in NRS Chapter 241. The Director of the Economic and Urban Development Department or designee will assist the Committee with the preparation of the notices and agendas of the meetings

XI. QUORUM

The attendance of five (5) voting members of the Committee shall constitute a quorum at any meeting.

XII. ACTIONS

All determinations by the Committee shall be made on the basis of a majority vote of the members present. Decisions shall be determined either by a voice vote or a showing of hands at the discretion of the Chairman, except that any member including the Chairman shall have the right to demand a roll call vote upon any question. If a roll call is demanded, the specific vote of each member on the particular question shall be recorded in the Minutes of the meeting. Any tie vote shall constitute no action and a new motion may be made on the question at the same meeting. A second to a motion duly made is not required and all motions shall be voted upon. Robert's Rules of Order shall prevail in all cases that are not otherwise provided for in these By-Laws.

XIII. VOTING PRIVILEGES

All members of the Committee, including the Chairman, shall vote on all motions or resolutions presented before the Committee, unless a member(s) has a conflict of interest,

in which instance said member(s) shall abstain from voting. All members shall have the right to make a motion.

XIV. **CONSTRUCTION OF BY-LAWS**

Whenever the context so requires, the masculine shall include the feminine and neuter and the singular shall include the plural, and conversely. If any portion of these By-Laws shall be valid or inoperative, then so far as it is reasonable and possible:

- A. The remainder of these By-Laws shall be considered valid and operative, and
- B. Effect shall be given to the intent manifested by the portion held invalid or inoperative.

XV. **ADOPTION AND AMENDMENTS**

A. Adoption

These rules shall be adopted by a majority vote of the Las Vegas City Council at which the By-Laws are scheduled at a regular meeting for approval.

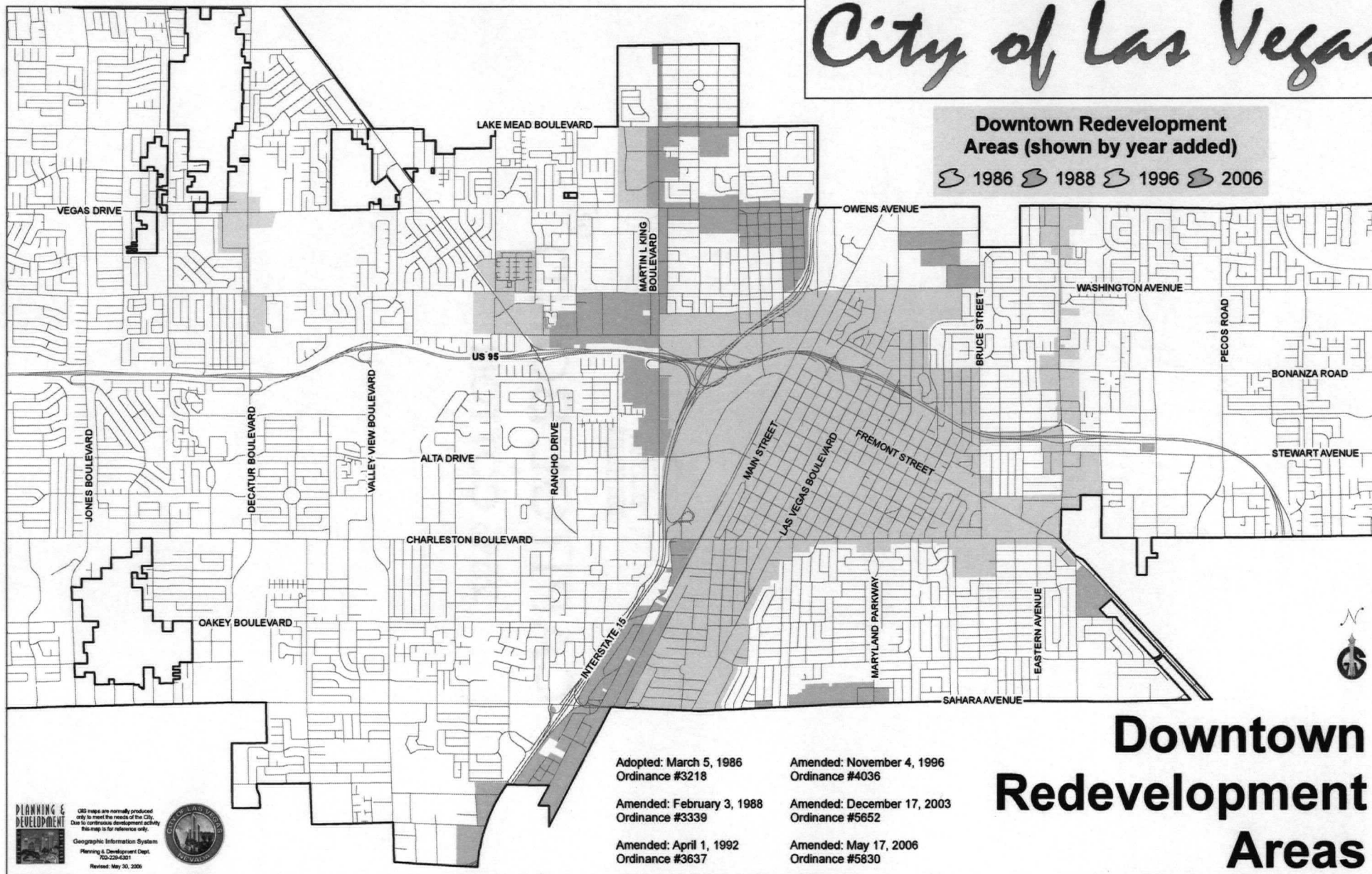
B. Amendments

These rules may be amended at any time by a majority vote of the members present at a Committee meeting provided such Amendments are not inconsistent with or in conflict with the City Charter or any Ordinance of the City of Las Vegas and provided further that any proposal to amend the Rules shall be presented to the Committee at a regular meeting, discussed and tabled, and be included on the Agenda for action by the Committee at the next regular meeting.

City of Las Vegas

Downtown Redevelopment Areas (shown by year added)

 1986
 1988
 1996
 2006



Downtown Redevelopment Areas

Adopted: March 5, 1986
Ordinance #3218

Amended: February 3, 1988
Ordinance #3339

Amended: April 1, 1992
Ordinance #3637

Amended: November 4, 1996
Ordinance #4036

Amended: December 17, 2003
Ordinance #5652

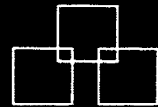
Amended: May 17, 2006
Ordinance #5830

PLANNING & DEVELOPMENT

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, changes in GIS data are subject to change without notice.

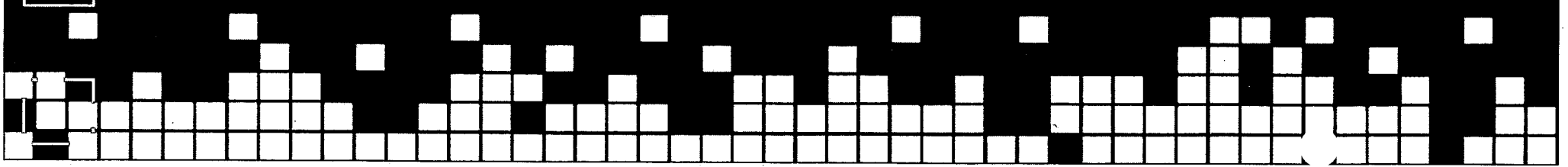
Geographic Information Systems
Planning & Development Dept.
702-229-4301
Revised: May 30, 2006

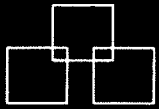




Citizen Advisory Committee
to the
Las Vegas Redevelopment Agency

Agenda Item #7

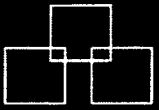




Economic Development

Program that seeks to improve the economic well-being and quality of life for a community. Economic Development is critical to encourage:

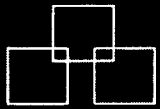
- New companies, new jobs to combat high unemployment
- Economic diversification which stabilizes the tax base
- New capital investment which increases tax revenues, particularly property tax, C-tax, and modified business tax
- Leveraging of public dollars – public expenditures attract private investment (1:15 ratio for City)



Redevelopment

Public private partnership involving Redevelopment funds as a fiscal tool to spur new private investment in older neighborhoods experiencing economic and physical decline (blight.)

- Commercial or industrial projects
- Limited to the Redevelopment Area boundaries
- Subject to the timeframe of the Redevelopment Area (maximum of 30-45 years)
- Governed by NRS 279



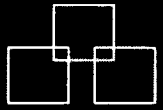
Redevelopment

Way to attract new commercial development and private investment

Secondary benefit of new jobs – construction and permanent jobs

Typically invest Redevelopment funds in infrastructure and other capital expenditures (parking, signage)

Rebate new taxes to development projects



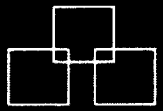
Redevelopment

An Economic Development Tool

City's Redevelopment Tax Base is a very small part of the overall property tax base (3%) – City property taxes still go to fund State services and education

Redevelopment is creating not only construction jobs, but also permanent new jobs

- o Buy Low Market: 85 full-time employees, with an additional 15-30 employees being sought
- o Cleveland Clinic – entry into market is projected to bring a large number of high-paying jobs



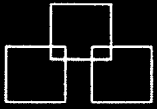
New Policy Initiatives

Improve Transparency: Citizen Advisory Committee

Be more inclusive:

- City-wide Diversity Outreach Program
- New Employment Plan Policy created – applies to redevelopment and economic development projects
- RDA expansion to increase opportunities in urban neighborhoods and commercial corridors
- RDA is funding a living wage study to help ensure projects yields jobs which pay sufficient wages

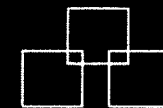
Provide job-creating opportunities to neighborhoods which need them the most through proposed plan areas



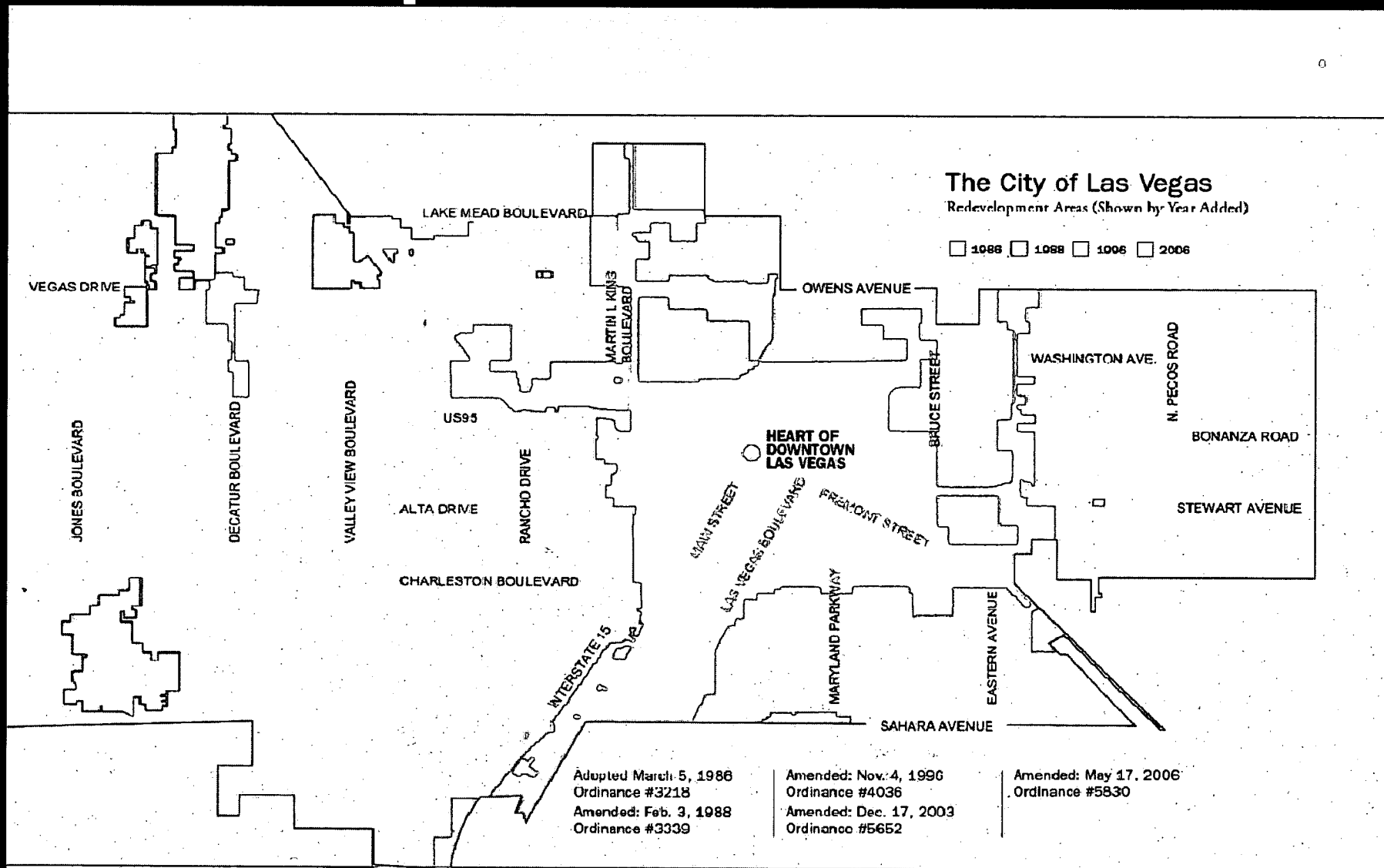
Programs

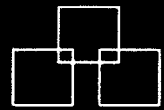
For projects located in the Las Vegas Redevelopment Area

- Fast Track Program
- Tax Increment Financing
- Retail Downtown Las Vegas Program
- Visual Improvement Program



Redevelopment Plan: Boundaries

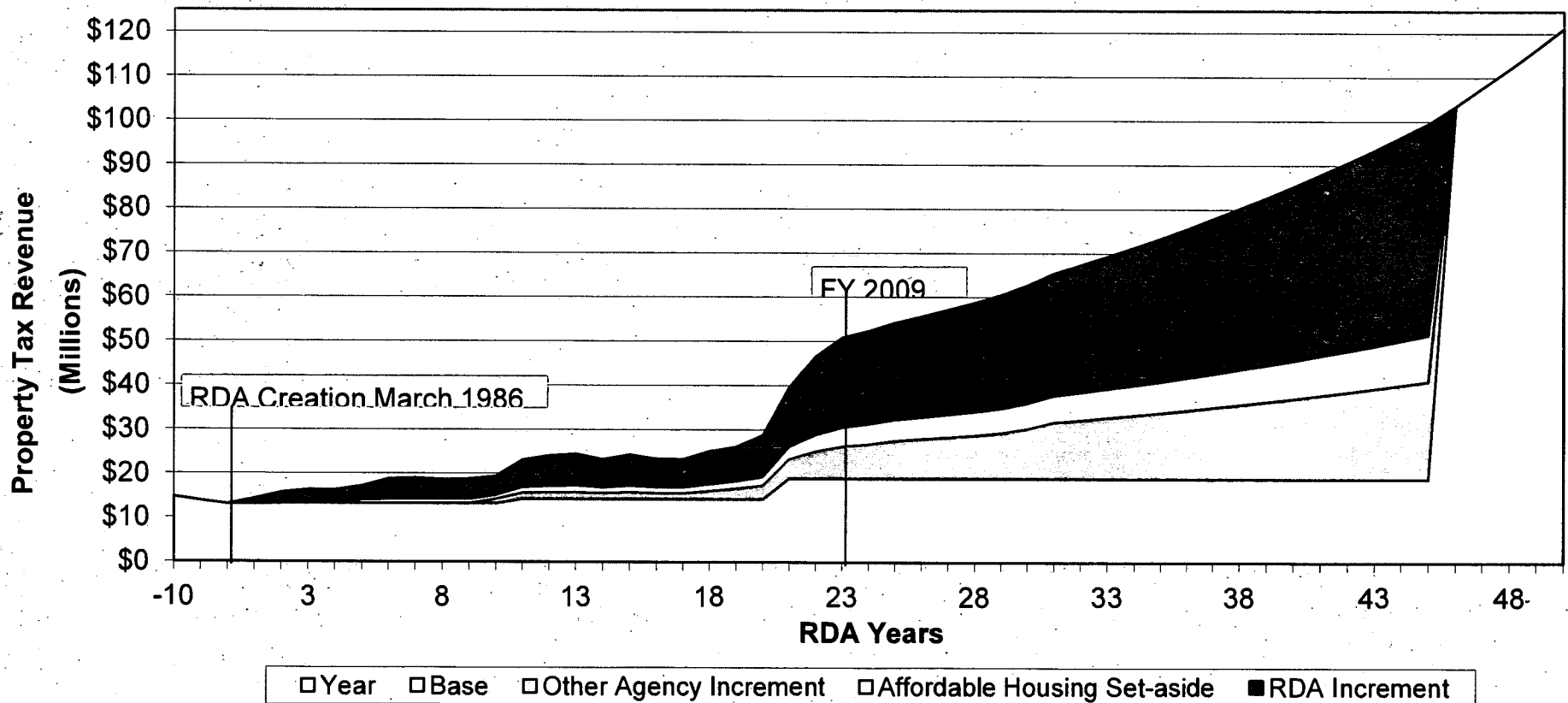


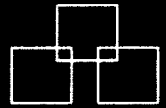


New Taxes from New Development

Property tax base is "frozen" on date Plan Area is created

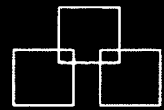
RDA Tax Impact





New Taxes from New Development

- Funding Source - new property taxes resulting from new development
 - New taxes above the “baseline” inure to the RDA
 - Existing taxes (below the baseline) inure to local tax jurisdictions – maintains the “status quo”
- RDA reinvests these new tax revenues – called tax increment – to encourage new private investment and private development
- If successful, RDA funding becomes a “revolving fund”, resulting in new private investment and new jobs



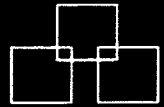
VIP Program

The Las Vegas Redevelopment Agency sponsors the Commercial Visual Improvement Program (CVIP).

Qualifying business owners within the Redevelopment Area receive a rebate of up to \$25,000 for the costs involved in upgrading the appearance of their establishment

Commercial or industrial properties within Redevelopment Area are eligible

Final authorization requires approval by Las Vegas City Council.



Structure of Redevelopment Agency

Chair
Carolyn G. Goodman

Lois Tarkanian
Ward 1

Steve Wolfson
Ward 2

Bob Coffin
Ward 3

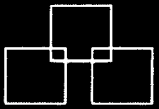
Stavros Anthony
Ward 4

Ricki Y. Barlow
Ward 5

Steven D. Ross
Ward 6

Elizabeth N. Fretwell
Executive Director

Scott D. Adams
Operations Officer



Redevelopment Agency Staff

ADMINISTRATION

Bill Arent*
Director

Management Analyst II

Susan Boniella

Administrative Secretary

Margaret Lynn Smith*

Office Specialist II

Evelyn Valdez

Economic Development Division

Economic Development Manager
Romeo Betea*

Secretary
Debbie Hume

Sr. EDS
June Johns

Bus. Attraction/Expansion
Redevelopment Officer
Rich Atkins*

Redev./Symphony Park
Redevelopment Officer
Scott Carter*

Sr. EDS
Brenda Hughes

Sr. EDS
Darren Harris

Sr. Professional
Jeremy Hostetter

Real Estate Specialist
Julie Quisenberry

Sr. EDS
Scott Auyong

Sr. EDS
Shani Coleman

Sr. EDS
Adrina Ramos-King

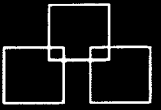
Business Specialist I
JoAnn Crolli

Professional
Diane Rodriguez



RDA 3-Year Tax Revenues

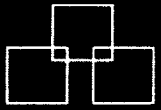
FY	Tax Base (TV)	Tax Base (AV)	Tax Increment (AV)	Tax Increment Revenue	Annual Change
10	6,881,445,183	2,408,505,814	1,829,934,024	28,279,830	
11	3,949,046,249	1,382,166,187	803,594,397	18,559,939	-34%
12	3,245,950,706	1,136,082,747	557,511,057	13,826,091	-26%



Contracts Administered by the Redevelopment Agency

World Market Center OPA
IRS building OPA
LV Premium Outlet Mall OPA
Allure Condos OPA
Charlie Palmer Hotel DDA
Forest City MDA & OPA
Newland DDA & PMA
Alpha Omega DDA
Bulldog ICE ENA
Zappos DDA
PAC Museum & Garage License
and Lease Amendment
PAC Park MOU

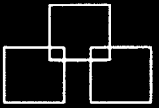
CIM Parking Garage Lease
CIM DDA Amendment
CIM Mob Museum Lease
SPMA MOU
Cordish ENA amendment
Molasky ENA
4th & Clark Cleveland Clinic ENA
Barrister Global - Atrium Lease
Metroplex
Cleveland Clinic DDA
(in negotiation)



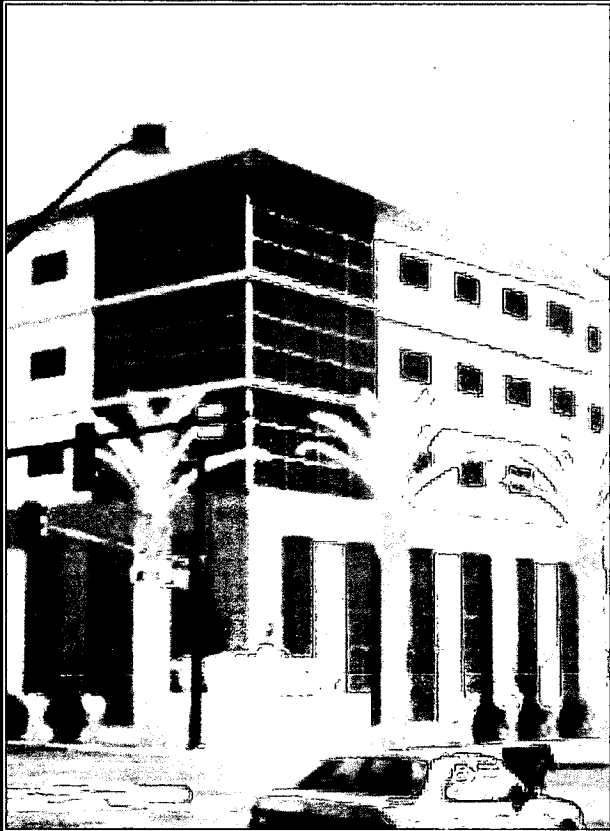
Las Vegas Premium Outlets



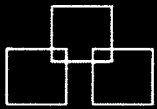
- Project is revenue positive – new sales tax and payroll tax more than offset RDA tax increment contribution
- Project's expansion in 2008 created 135 construction jobs and 218 permanent jobs
- Expansion added \$27M to the tax rolls



ICE Building

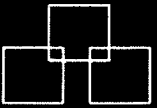


- **LV Blvd. & Clark Ave.**
- **178 Construction Jobs**
- **150 Permanent Jobs**
- **Project Cost: \$20 million**
- **City Investment:**
 - **Facilitated sale of RDA land at appraised value**
- **Details:**
 - **58,909-sq.-ft. building**
 - **Developer: SDA, Inc.**



VIP Program

Public/Private Investment	
\$56,292,219	Total Private Investment
\$3,199,175	Total Public Investment
\$18	Leverage (\$18 Private=\$1 Public)
136	PT FTE Jobs (FTE = 271 PT jobs/2)
289	Total FTE Jobs
48	Contract Jobs
473	Total Full Time Jobs
\$6,771	Job Cost Ratio

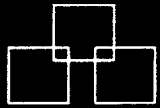


VIP PROGRAM

FY 2012 VIPs

Budget \$ 250,000

Approved VIPs	Amount		CC/RDA Meeting
Fremont Place, LLC (7-Eleven)	\$ 18,000	FY 11	32/2011
IKE Gaming, Inc. (El Cortez)	\$ 25,000	FY12	9/21/2011
Hostel Cat, Inc. (Hostel Cat)	\$ 5,000	FY12	9/21/2011
T-UPR-, LLC (The Plaza)	\$ 25,000	FY 12	10/19/2011
Le Thai, LLC (Le Thai)	\$ 25,000	FY 12	10/19/2011
ALLO, LLC (Inside Style Design & Home)	\$ 25,000	FY 12	10/19/2011
Granite Property (Mermaids)	\$ 15,000	FY 12	11/16/2011
Margaret Guarini & Rozen Family Trust	\$ 15,000	FY 12	11/16/2011
Art Square (Steve Rubyor)	\$ 50,000	FY 12	2/1/2012
VIP Funds Available	\$ 47,000		



VIP Program

Faciliteq (115 Main Street)

Before



After





VIP Program

The Griffin & Las Vegas Tattoo Shop (511 & 509 Fremont Street)

Before



After



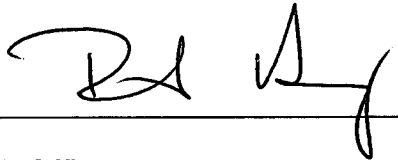
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Robert Hussey

, an employee of the City of Las Vegas, Nevada, says that on the **10th day of JANUARY, 2012**, at the hour of **5:00 PM** there were posted copies of a NOTICE, the attached of which is a true and correct copy of a **Citizens Advisory Committee to the Las Vegas Redevelopment Agency Meeting Agenda**, said meeting to be held on the **23rd^t day of JANUARY, 2012**, at **4:00 p.m.**, in Las Vegas, Nevada, on Public Bulletin Boards at the following locations:

1. City Hall Plaza, 400 Stewart Avenue, Vending Area
2. City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge
3. Las Vegas Library, 833 Las Vegas Blvd.
4. Clark County Government Center, 500 S. Grand Central Parkway
5. Grant Sawyer Building, 555 E. Washington Avenue



Signature
City Clerk's Office

CERTIFICATE OF ELECTRONIC MAILING
(Posting required under the provisions of NRS Chapter 241)

Gabriela Portillo-Brown, an employee of the City of Las Vegas, Nevada, says that on the 10th day of JANUARY, 2012, a copy of NOTICE, the attached of which is a true and correct copy of a **Citizens Advisory Committee to the Las Vegas Redevelopment Agency Meeting Agenda**, said meeting to be held on the 23rd day of JANUARY, 2012, at 4:00 p.m. in Las Vegas, Nevada, was electronically mailed (emailed) to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

Gabriela Portillo-Brown

Signature
City Clerk's Office

City of Las Vegas

**CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY
CITY HALL, 400 STEWART AVENUE
CITY CLERK'S FIRST FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

AGENDA JANUARY 23, 2012 4:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

DUPLICATE AUDIO CDs MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
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, 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
4. Report regarding meeting functionality and role of the members
5. Discussion for possible action to elect a chair and vice chair
6. Report regarding the meeting schedule, in compliance with a possible Bylaws amendment by City Council for frequency variances
7. Report regarding structure and purpose of the Redevelopment Agency, overview of the Redevelopment Area and Redevelopment Agency programs and initiatives
8. Report for possible action regarding development projects currently under contract or negotiation and other projects
9. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, 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
10. ADJOURNMENT

City of Las Vegas

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall Plaza, 400 Stewart Avenue, Vending Area
City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue