

City of Las Vegas

CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY
CITY HALL, 495 S. MAIN STREET
CITY CLERK'S 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

MINUTES
April 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 PER CD THROUGH THE CITY CLERK'S OFFICE.

1. CALL TO ORDER

Minutes:

Upon DEPUTY CITY ATTORNEY TERI PONTICELLO confirming a quorum, ACTING CHAIR BONAVENTURE called the meeting to order at 4:11 p.m.

Present: MEMBERS BONAVENTURE, ZURAWSKI, KOVACS, FINCHEM and MATHIS

Excused: MEMBERS CORNTHWAITE, MACK, CHERRY and PEREZ-YUNITIS

Also Present: BILL ARENT, Director of Economic and Urban Development, TERI PONTICELLO, Deputy City Attorney, LEAN COLEMAN, Deputy City Clerk, ROMEO BETEA, Business Development Manager, and RICH ATKINS, Redevelopment Officer

2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

Minutes:

This meeting has been properly noticed and posted at the following locations: City Hall Plaza, 495 South Main Street, 1st Floor, Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive

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.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of March 26, 2012

Motion made by BEVERLY S. MATHIS to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4
LINDA A. ZURAWSKI, ALBERT Z. KOVACS, AMY FINCHEM, BEVERLY S. MATHIS, JAMES BONAVENTURE;
Against-(None); Abstain-(None); Did Not Vote:0; Excused- MICHAEL CORNTHWAITE, LOIS MACK, SAM CHERRY
and MARGARITA PEREZ-YUNITIS

City of Las Vegas

5. Report on the Priority list of strategic parcels for future development in the Redevelopment Agency

Minutes:

BILL ARENT, Director of Economic and Urban Development, used the Office of Business Development Asset Report List submitted for the record to review strategic parcels for future development in the Redevelopment Agency. The main strategy is to focus on the core assets rather than acquiring vacant land. Staff is reviewing the trustee's list that entails properties up for tax sale. A map could be provided at the next meeting, which will provide a better sense of the City's holdings.

Also, the City is researching potential new ownership/development of Cashman Center, which is losing revenue. The Las Vegas Convention and Visitors Authority has the title, but the City has the ability to purchase this Center for long term development.

6. Report on the Expanded Redevelopment Agency incentive pertaining to infrastructure and code compliance

Minutes:

BILL ARENT, Director of Economic and Urban Development, explained that there is one million dollars reserved in the Capital Improvements Program Fund for the new incentive program. Some businesses desire to establish their businesses within older properties; however, these properties were developed with older codes and not in appropriate condition for businesses to move in. As a result, some businesses have had to bear the costs for capital improvements. Staff has been working with other departments to establish incentives for businesses to occupy older buildings. ROMEO BETEA, Business Development Manager, gave some details about this incentive program and the many changes the Downtown Las Vegas area has experienced.

As a business owner relays his/her interest in a parcel/space, staff will work with the owner immediately and a follow-up report will be provided thereafter. Past issues have involved structural problems on leased buildings, so monies were not spent on improvements and little knowledge was known on the development. With this new program, one of the incentives is staff will assist in defraying some of the costs for improvements if a City structural engineer is utilized; however, if the building is found to be non-compliant, the City's costs must be reimbursed. This program is limited to the downtown area at this time, but the City is looking forward to expanding the program throughout the city of Las Vegas.

MR. ARENT informed MEMBER FINCHEM that the City's budget should be approved at the Special City Council meeting in May; thereafter, taxation will occur in June, so monies for the program will be available July 1, 2012.

MEMBER KOVACS wondered how the City will recoup monies if a business owner has limited resources. MR. BETEA replied that the money must be in place beforehand. In addition, the program has an administrative component that will allow business owners to be informed prior to going forward.

MR. ARENT added that some services and personnel have been relocated into the Development Services Center that will enhance facilitating this program. Although the City will absorb some costs in the beginning, some of the monies are typically recouped through fees, such as business licenses, on the back end.

MEMBER FINCHEM mentioned a Green project in which the community is working on and MR. BETEA noted that additional discussions could be held about these types of events and the costs involved. MR. ARENT pointed out that the office space within the downtown area has seen more vacant than occupied spaces, so the focus is to not neglect the existing development. RICH ATKINS, Redevelopment Officer, confirmed that MEMBER FINCHEM would forward a list of costs involved with events like that of the one he referred to.

7. Report regarding the University of Nevada (UNLV) Connectivity

Minutes:

BILL ARENT, Director of Economic and Urban Development, explained that efforts are being made to schedule representatives from both the University of Nevada Las Vegas (UNLV) and the Regional Transportation Commission to provide a report on this item. The Committee agreed to abey the item to the next meeting.

City of Las Vegas

8. Report on the legal issues pertaining to the Redevelopment Agency

Minutes:

DEPUTY CITY ATTORNEY TERI PONTICELLO gave a brief history of the Redevelopment Agency's (RDA) inception and its purpose. In 1995, a change to the Nevada Revised Statutes (NRS), Chapter 279, was done giving legislative authority. The City of Las Vegas' (City) RDA was approved in 1986 and has an expiration sunset date of 2031. She pointed out the difference between the RDA and the City, in that the RDA responds to blight and urban decay, whereby the City of Las Vegas engages in public services.

Given that this is a citizen advisory committee to the RDA, it is common to find citizen input on projects and land use. The City Council is the governing board of the RDA, and with its checks/balance system, projects that are approved by the RDA are forwarded to City Council for final approval.

DEPUTY CITY ATTORNEY PONTICELLO confirmed for MEMBER KOVACS that Chapter 279 of the NRS allows for a redevelopment agency to utilize staff and resources of its legislative body. She planned to provide additional information at the next meeting. The Second Amendment to the By-Laws was submitted for the record.

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:

BILL ARENT, Director of Economic and Urban Development, indicated the next scheduled meeting is June 25th.

ROMEO BETEA, Business Development Manager, confirmed that copies of the documentation will be forwarded to the members who were not present at this meeting.

10. ADJOURNMENT


Minutes:

The meeting adjourned at 4:47 p.m.

Respectfully submitted,



Lean Coleman, Deputy City Clerk



James Bonaventure, Member of the Citizen Advisory Committee to the Redevelopment Agency

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Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

OBD Asset Report List

April 23, 2012



Office of Business Development
Real Estate and Asset Management

Submitted At Meeting
Date 4-23-2012
Item 5
By Staff

CLV ASSET - CITY HALL ANNEX

FILE NUMBER:

7676	PARCEL(S):	13934512055	13934512056
7723	PARCEL(S):	13934512050	
7760	PARCEL(S):	13934512034	13934512052 13934512053
7836	PARCEL(S):	13934512037	13934512038
7837	PARCEL(S):	13934512018	
7841	PARCEL(S):	13934501011	13934501019
7870	PARCEL(S):	13934512035	13934512036
7909	PARCEL(S):	13934512048	
8453	PARCEL(S):	13934512099	13934512100
8594	PARCEL(S):	13934512039	
8595	PARCEL(S):	13934512015	
8596	PARCEL(S):	13934512051	
8597	PARCEL(S):	13934512025	
8599	PARCEL(S):	13934512024	
8600	PARCEL(S):	13934512023	
8601	PARCEL(S):	13934512022	
8602	PARCEL(S):	13934512021	
8603	PARCEL(S):	13934512011	
8604	PARCEL(S):	13934512008	13934512009
8605	PARCEL(S):	13934512010	
8606	PARCEL(S):	13934512013	
8607	PARCEL(S):	13934512020	
8608	PARCEL(S):	13934512019	
12091	PARCEL(S):		
12759	PARCEL(S):	13934512004	13934512012 13934512014
12760	PARCEL(S):	13934512001	
12761	PARCEL(S):	13934512005	



CLV ASSET - POST OFFICE BLOCK

FILE NUMBER:

8616 PARCEL(S): 13934501007

13850 PARCEL(S): 13934501004

13853 PARCEL(S): 13934501008

CLV ASSET - STEWART AVE GARAGE

FILE NUMBER:

8593 PARCEL(S): 13934510045

8617 PARCEL(S): 13934510045

CLV NEGOTIATE CITY HALL ANNEX

FILE NUMBER:

7808 PARCEL(S): 13934512016 13934512017 13934512102

DESERT PINES GOLF COURSE

FILE NUMBER:

7660 PARCEL(S): 13936502003

LAND SWAP - LIVE WORK

FILE NUMBER:

7778 PARCEL(S): 13934201022 13934210007 13934210008 13934210022 13934210023

OFFICE DISTRICT PARKING

FILE NUMBER:

8033 PARCEL(S): 13934110002 13934110010 13934110011

RDA ASSET - 1501 N. DECATUR

FILE NUMBER:

7517 PARCEL(S): 13825518001 13825518002 13825518003

7658 PARCEL(S): 13825504001 13825504002 13825515001



FILE NUMBER:

8592

PARCEL(S):



PROGRAM SUMMARY

- Reduce costs and fees for projects in the downtown area.
- Establish a "Downtown Redevelopment Site Assessment Team" to provide consistent overview of possible requirements regarding adopted codes. We would use the Rapid Resolution Team staff to coordinate.
- Provide the majority of approvals within a 30-day timeframe, including business licensing and building permits.
- Provide personalized concierge to improve communication with potential business and increase complete application submittals.
- Improve ability of historic buildings to adapt to expanded uses by modification in City standards.
- Common infrastructure needs: power, underground burial, remote water access or sewer tap, ingress / egress issues, grease traps, structural unknowns within the building. [*Potential for a partial grant on these items*]
- Lower costs by allowing Fire suppression, infrastructure connections within VIP program where eligible.
- Lower costs and balance ADA compliance issues with building limitation and allow partial costs to be accommodated through the VIP grant.
- Increase the businesses ability to plan and project costs of investment and evaluate possible business locations by providing Architectural or Structural Engineering evaluations.

Provide increased success of start-to-finish projects by allowing VIP grant to cover partial cost for preliminary evaluations by Structural Engineers or Architects (on-site consult / not structural drawings) when a project goes forward; if the project does not go forward, then the VIP grant is reimbursed.

**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.

Submitted At Meeting
Date 4-23-2012
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By Staff

- 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 LYMC 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.

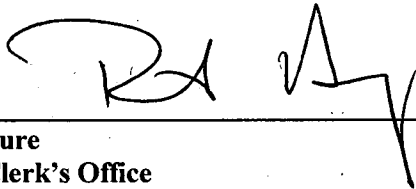
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Robert Hussey

, an employee of the City of Las Vegas, Nevada, says that on the 16th day of APRIL, 2012, at the hour of 5:00 P.M. there were posted copies of a NOTICE, the attached of which is a true and correct copy of a **Citizen Advisory Committee to the Las Vegas Redevelopment Agency Meeting Agenda**, said meeting to be held on the 23rd day of APRIL, 2012 at 4:00 P.M., in Las Vegas, Nevada, on Public Bulletin Boards at the following locations:

1. City Hall, 495 South Main Street, 1st Floor
2. Clark County Government Center, 500 S. Grand Central Parkway
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Signature
City Clerk's Office

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

Lean Coleman, an employee of the City of Las Vegas, Nevada, says that on the **16th day of April, 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 April, 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.



Signature
City Clerk's Office

City of Las Vegas

**CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY
CITY HALL, 495 S. MAIN STREET
CITY CLERK'S 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

AGENDA APRIL 23, 2012 4:00 PM

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