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# City of Las Vegas

**CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY  
CITY HALL, 495 S. MAIN STREET  
CITY CLERK'S 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)**

## **AGENDA SEPTEMBER 23, 2013 4:00 P.M.**

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; 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. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM BEVERLY K. BRIDGES, CITY CLERK, AT THE CITY CLERK'S OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

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. For possible action to approve the Final Minutes by reference of the Regular Meeting of July 22, 2013
5. Report on the required amendment to the downtown redevelopment plan needed to comply with various provisions of Assembly Bill 50 by Rich Atkins, City of Las Vegas, Economic and Urban Development Department
6. Report on Legislative matters pertaining to the Redevelopment Agency by Bill Arent, City of Las Vegas, Economic and Urban Development Department
7. Report on updates regarding the Visual Improvement Program and Quick Start Program by Bill Arent, City of Las Vegas, Economic and Urban Development Department
8. Report on Redevelopment Agency projects and other projects of interest by staff from the City of Las Vegas' Economic and Urban Development Department
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

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.

# City of Las Vegas

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

City Hall, 495 South Main Street, 1<sup>st</sup> 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

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**CITIZEN ADVISORY COMMITTEE TO THE LAS VEGAS REDEVELOPMENT AGENCY  
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## **MINUTES**

**September 23, 2013**

**4:00 P.M.**

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; 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. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM BEVERLY K. BRIDGES, CITY CLERK, AT THE CITY CLERK'S OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

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### 1. CALL TO ORDER

**Minutes:**

CHAIR CHERRY called the meeting to order at 4:06 p.m.

**Present:** CHAIR CHERRY and MEMBERS ZURAWSKI, FINCHEM, MACK, MATHIS, BONAVENTURE, SYLVAIN and DYKES

**EXCUSED:** MEMBER KOVACS

**Also Present:** BILL ARENT, Director of Economic and Urban Development, TERI PONTICELLO, Chief Deputy City Attorney, LEAN COLEMAN, Deputy City Clerk, and SCOTT AUYONG, Economic and Urban Development

### 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, 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 July 22, 2013

Motion made by LOIS MACK to Approve

# City of Las Vegas

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

LINDA A. ZURAWSKI, AMY FINCHEM, LOIS MACK, SAM CHERRY, BEVERLY S. MATHIS, JAMES BONAVENTURE, MARK SYLVAIN, JERMAINE DYKES; Against-(None); Abstain-JAMES BONAVENTURE; Did Not Vote-(None); Excused-ALBERT Z. KOVACS

NOTE: MEMBER BONAVENTURE abstained from voting, as he was not present for the subject meeting.

5. Report on the required amendment to the downtown redevelopment plan needed to comply with various provisions of Assembly Bill 50 by Rich Atkins, City of Las Vegas, Economic and Urban Development Department

#### Minutes:

Utilizing the handout submitted for the record, BILL ARENT, Director, Economic and Urban Development, gave an update on a provision within Assembly Bill 50 regarding the Redevelopment Agency (RDA) being eligible for a 15-year extension period. Section 1, Subsection 2, entails three requirements the RDA must meet prior to being eligible to extend the RDA for an additional 15 years: a) the assessed value of each redevelopment project in the redevelopment area is not less than the assessed value of the redevelopment project in the year in which the redevelopment plan was adopted, b) the assessed value of the redevelopment area is not less than 75 percent of the assessed value of the redevelopment area in the year in which the redevelopment plan was adopted and c) the agency has 100 million dollars or more in total outstanding indebtedness represented by bonds and other securities.

Staff sought direction from the City Council and was guided to review past projects and their assessed values. Given the number of developments completed and the fact that parcels change over time, much work will need to be done. Staff is seeking outside consultants to assist with this task and ensure the law is adhered to.

6. Report on Legislative matters pertaining to the Redevelopment Agency by Bill Arent, City of Las Vegas, Economic and Urban Development Department

#### Minutes:

BILL ARENT, Director of Economic and Urban Development, explained that with the amendments to Senate Bill 135, staff is focused on the Employment Plan for the Redevelopment Agency. He referred to the handout, which was a map that outlined the Redevelopment Area and Area 2, and pointed out that the goal of the Employment Plan is to have 15 percent labor from the residential areas. This updated Employment Plan will be presented to the City Council for approval, and staff will be providing updates to the Committee regarding future projects. He explained for CHAIR CHERRY that staff thought it was prudent to present the subject map to the Committee, so that it is informed on the neighborhoods affected by the amendment. CHAIR CHERRY believed the amendment was positive, particularly for those individuals/residents who provided feedback.

MEMBER MATHIS appreciated the handout as well and asked if staff had followed up with individuals who had inquired about potential employment. MR. ARENT replied that staff had reached out to Katherine Duncan and another individual who were both present at the previous meeting. MEMBER MATHIS hoped that this information would be provided to those interested, as the information is visual and of significance.

CHAIR CHERRY thanked staff for the report.

7. Report on updates regarding the Visual Improvement Program and Quick Start Program by Bill Arent, City of Las Vegas, Economic and Urban Development Department

NOTE: CHAIR CHERRY disclosed that he is part of the Biergarten Group, which has not received funding and was comfortable with participating in the discussion.

# City of Las Vegas

## Minutes:

BILL ARENT, Director of Economic and Urban Development, reviewed with the Committee the submitted documentation which entailed accounting expenditures for the Redevelopment Agency (RDA). The Quick Start Program (QSP) has a balance of \$235,000.00; the Visual Improvement Program (VIP) has a deficit but disposable funds are available for this program's deficit.

Several applications have been received for both aforementioned programs, specifically \$420,000 for the QSP and \$510,000 for the VIP. The RDA is seeking augmentation to tighten the application and eligibility criteria for these programs, as the City Council has raised a concern regarding individual owners submitting multiple applications. The process can be improved by looking for denial funds from private lenders, placing criteria on minimal amounts for the building exterior under the VIP program and seeking a more aggressive package on business plans and proposed improvements. The City appreciates the larger investor; however, these programs are specifically for those owners who are financially challenged with reinvesting in their properties.

Staff welcomes input from the Committee on being wise in spending funds. MEMBER SYLVAIN suggestions entailed lowering the level of funding, so that the same amounts are awarded to owners and/or limiting the number of properties.

CHAIR CHERRY and MR. ARENT briefly discussed a legislative change relative to Assembly Bill 417. It has been expressed to staff that these projects be treated as public works projects for prevailing wages, as it would be beneficial for smaller projects and is more advantageous for property owners, given the costs incurred from improvements.

MEMBER MACK queried as to a timeline when the decision is made whether or not to fund the projects listed on the Funding Summary sheet submitted for the record. MR. ARENT replied that funding for these projects is not included in the Redevelopment Agency's budget, so staff is planning to present a budget augmentation to the RDA for approval in October.

8. Report on Redevelopment Agency projects and other projects of interest by staff from the City of Las Vegas' Economic and Urban Development Department

## Minutes:

BILL ARENT, Director of Economic and Urban Development, presented the Las Vegas Redevelopment Agency's (RDA) website, [www.lvrda.org](http://www.lvrda.org), using the overhead monitor. Given past legislation, public notice on RDA projects is given by the City of Las Vegas City Clerk's Office website. In addition, the RDA will go above and beyond and now give public notice on projects 14 days in advance via the aforementioned website, so that the public is well informed.

Staff has also addressed the legislature's feedback, to ensure the website can be utilized with ease. MEMBER MATHIS appreciated having this informative tool, one that the public can take advantage of as well.

MEMBER ZURAWSKI asked staff if any interest has been expressed by developers concerning the Huntridge Theater. MR. ARENT replied that only discussions have taken place with a prospective buyer, but staff has not received any applications. At times, a private party will seek the City's help in purchasing property, and the City has to examine how it can be involved in such a way that it does not place the City's funds at risk. It is prudent to see a potential developer's entire plan prior to determining whether or not the City will be involved in private acquisitions.

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# City of Las Vegas

Minutes:

MEMBER CHERRY was informed by BILL ARENT, Director of Economic and Urban Development, that Zappos anticipates moving all of its employees into its new facility by the end of October. Staff is not aware of a grand opening date but will be participating in a walk-through of the facility and can provide an update at a future meeting.

10. ADJOURNMENT

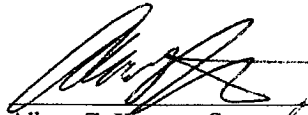
Minutes:

The meeting adjourned at 4:39 p.m.

Respectfully submitted,



Lean Coleman, Deputy City Clerk



Albert Z. Kovacs, Secretary

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*(a) With respect to a redevelopment plan adopted by the agency of a city whose population is 500,000 or more, if the requirements set forth in subsection 2 are met, 60 years after the date on which the original redevelopment plan was adopted, whichever is later.*

*(b) With respect to any other redevelopment plan, including a redevelopment plan adopted by an agency of a city whose population is 500,000 or more, if the requirements set forth in subsection 2 are not met, 45 years after the date on which the original redevelopment plan was adopted, whichever is later.*

*2. A redevelopment plan adopted by an agency of a city whose population is 500,000 or more may terminate on the date prescribed by paragraph (a) of subsection 1 only if the legislative body adopts an extension of the redevelopment plan by ordinance and, on the date on which the extension is adopted:*

*(a) The assessed value of each redevelopment project in the redevelopment area is not less than the assessed value of the redevelopment project in the year in which the redevelopment plan was adopted;*

*(b) The assessed value of the redevelopment area is not less than 75 percent of the assessed value of the redevelopment area in the year in which the redevelopment plan was adopted; and*

*(c) The agency has \$100 million or more in total outstanding indebtedness represented by bonds and other securities.*

**Sec. 2.** NRS 279.486 is hereby amended to read as follows:

279.486 1. An agency may, with the consent of the legislative body, pay all or part of the value of the land for and the cost of the construction of any building, facility, structure or other improvement and the installation of any improvement which is publicly or privately owned and located within or without the redevelopment area.

*2. Within 14 days before a meeting at which the legislative body of a city whose population is 500,000 or more is scheduled to consider an action proposed by the agency of the city pursuant to subsection 1, the agency shall make available to the public a detailed report which includes, without limitation:*

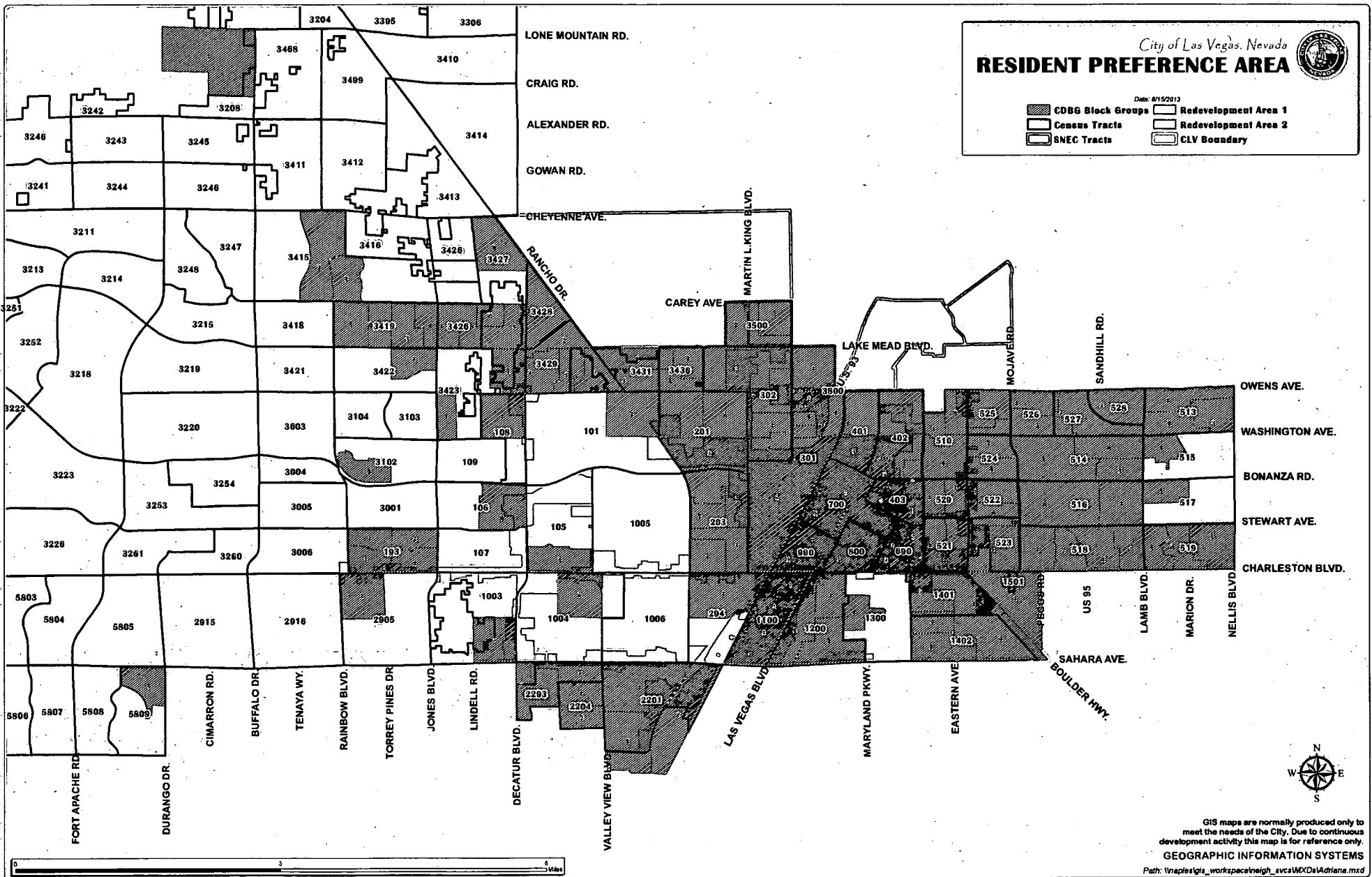
*(a) A copy of any contract, memorandum of understanding or other agreement between the agency or the legislative body and any other person relating to the redevelopment project.*

*(b) A summary of the redevelopment project which includes, without limitation:*

*(1) A full and complete description of:*



Submitted At Meeting  
Date 9/23/2013  
Item # 5



Submitted At Meeting  
 9-23-2013  
 Date Item 6

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.  
 GEOGRAPHIC INFORMATION SYSTEMS  
 Path: \\nrap\gis\workspace\neigh\_svs\WXDs\Adriana.mxd

**VIP Program and QuickStart Program Funding Summary, FY14 Year-to-Date**

<b>Funds Appropriation, FY14</b>	<b>\$ 410,728</b>	<b>\$ 500,000</b>
<b>Approved Program Participants</b>	<b>QSP Amount</b>	<b>VIP Amount</b>
King George, LLC (1208 E. Charleston, Huntridge)		\$ (19,000)
Denny's		\$ (50,000)
Velveteen Rabbit, LLC (Velveteen Rabbit)		\$ (25,000)
Proview, LLC (1115 S. Casino Center)		\$ (50,000)
Proview, LLC (1111 S. Casino Center)		\$ (50,000)
Proview, LLC (509 S. 7th Street)		\$ (40,000)
PublicUS (1126 Fremont)	\$ (29,975)	\$ (50,000)
Proview Series, LLC (813 E. Ogden)	\$ (45,000)	\$ (50,000)
DeCar Enterprises (1205 S Las Vegas Blvd)	\$ (50,000)	\$ (45,000)
Socialwellth (231 South Third Street)		\$ (50,000)
MTO/Eat Here LV (500 Main St)	\$ (50,000)	
Stacey's Stiletto (Edmund Towncenter)		\$ (2,500)
Arelni, LLC (18 Fremont) Viva Vegas Souvenir At LV Club		\$ (50,000)
Proview Series (1808 Fremont)		\$ (50,000)
Proview Series (1919 Fremont)		\$ (50,000)
Proview Series (2101 Fremont)		\$ (50,000)
Fremont LV Holdings (1300 Fremont St)		\$ (50,000)
Fremont LV Holdings (1401 Fremont St)		\$ (50,000)
Fremont LV Holdings (1500 Fremont St)		\$ (50,000)
<b>Funds Encumbered/ Paid</b>	<b>\$ (174,975)</b>	<b>\$ (781,500)</b>
<b>Funds Appropriated</b>	<b>\$ 410,728</b>	<b>\$ 500,000</b>
<b>Funds Available</b>	<b>\$ 235,753</b>	<b>\$ (281,500)</b>

<b>Received Applications, Business/Property Names</b>	<b>QSP Amount</b>	<b>VIP Amount</b>
Proview Series (10 E Charleston)	\$ (50,000)	\$ (45,000)
Rock "N"oodles (1108 S 3rd Street)	\$ (30,000)	\$ (15,500)
Banger Brewing	\$ (50,000)	\$ (12,000)
Glitter Gulch (22 Fremont)		\$ (50,000)
Le Bayou (15 Fremont)		\$ (50,000)
Dr. Azimi (701 E Charleston)		\$ (50,000)
Rachel's Kitchen (150 Las Vegas Blvd)		\$ (2,500)
Biergarten (1 Main St)	\$ (50,000)	\$ (45,000)
Creative Beverage (1115 S. Casino Center)	\$ (50,000)	
Wolfson Medical Center (921 S Las Vegas Blvd)	\$ (50,000)	\$ (50,000)
Chris Dingell (1018 S Main Ste)		\$ (50,000)
Charlie Fox (1800 Industrial Road)	\$ (23,075)	\$ (50,000)
Lonnie Walston (1100 MLK Blvd.)	\$ (50,000)	
The Art of Flavors (1616 LV Blvd)	\$ (17,675)	
MTO/Eat Here LV (500 Main St)		\$ (45,000)
Jimmy Johns (495 S Main - City Hall Retail)	\$ (50,000)	\$ (45,000)
<b>Total Funding Requested, Received Applications</b>	<b>\$ (420,750)</b>	<b>\$ (510,000)</b>
<b>Funds Available</b>	<b>\$ 235,753</b>	<b>\$ (281,500)</b>

<b>Augmentation Needed to Process Received Applications</b>	<b>\$ 184,997</b>	<b>\$ 791,500</b>
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Submitted At Meeting  
 9-23-2013  
 Date Item 7

**CERTIFICATE OF POSTING**

(Posting required under the provisions of NRS Chapter 241)

Crystal Makridis

, an employee of the City of Las Vegas, Nevada, says that on the **16<sup>th</sup> day of September, 2013**, 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 **23<sup>rd</sup> day of September, 2013**, at **4:00 p.m.**, in Las Vegas, Nevada, on Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 Main Street, 1<sup>st</sup> Floor
2. Clark County Government Center, 500 S. Grand Central Parkway
3. Grant Sawyer Building, 555 E. Washington Avenue
4. City of Las Vegas Development Services Center, 333 North Rancho Drive

Crystal Makridis

**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 16<sup>th</sup> day of September, 2013, 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 23<sup>rd</sup> day of September, 2013, 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.



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**Signature**  
**City Clerk's Office**

**Lean Coleman**

*9-23-2014*

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**Distribution List Name:** CAC-RDA Staff

**Members:**

Albert Z. Kovacs  
Amy Finchem  
Beverly Mathis  
James Bonaventure  
Jermaine Dykes  
Linda Zurawski  
Lois Mack  
Mark Sylvain  
Sam Cherry

akovacs@bhfs.com  
amyf@colablv.org  
bsm413@interact.ccsd.net  
jbonaventure@culinaryunion226.org  
Jermaine.dykes7@gmail.com  
linda@tokens.com  
ozea@embarqmail.com  
gmsylvain@yahoo.com  
sam@cherrylv.com

**Members:** *(Staff)*

Barney Perkins  
Bill Arent  
Brenda J. Hughes  
Carolyn Marinello  
Chris Morgan  
Cissy Green  
Kelli Hansen  
Margaret Lynn Smith  
Richard Atkins  
Romeo Betea  
Scott Adams  
Scott Auyong  
Scott Carter  
Teri Ponticello

bperkins@lasvegasnevada.gov  
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bhughes@lasvegasnevada.gov  
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cmorgan@lasvegasnevada.gov  
cgreen@lasvegasnevada.gov  
khansen@lasvegasnevada.gov  
mlsmith@lasvegasnevada.gov  
ratkins@lasvegasnevada.gov  
rbetea@lasvegasnevada.gov  
sadams@lasvegasnevada.gov  
sauyong@lasvegasnevada.gov  
sdcarter@lasvegasnevada.gov  
tponticello@lasvegasnevada.gov

# City of Las Vegas

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