

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

November 25, 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.

1. CALL TO ORDER

Minutes:

CHAIR CHERRY called the meeting to order at 4:00 p.m.

Present: CHAIR CHERRY and MEMBERS ZURAWSKI, KOVACS (Excused until 4:03 p.m.), MACK, MATHIS, BONAVENTURE and SYLVAIN (Excused until 4:07 p.m.)

EXCUSED: MEMBERS FINCHEM and DYKES

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

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.

City of Las Vegas

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of September 23, 2013

Motion made by SAM CHERRY to Hold in abeyance to 1/27/2014

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

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

Minutes:

BILL ARENT, Director of Economic and Urban Development, provided a report on legislative matters and stated that Assembly Bill 50, which addresses the requirements the Agency has to meet in order to get an extension of the sunset date. Applied Analysis has been retained to assess if all requirements are being met. One requirement is to look at every undertaking and project the Agency has done since 1986 and look at the value of the underlying land and compare that to today's land value. The large undertaking is to look at the physical land because parcel numbers change, such as parcels splitting into two or two parcels becoming one.

ASSEMBLYWOMAN NEAL sponsored Assembly Bill 417, which dealt with how the Agency administers its employment plan requirement. The idea is to take a comprehensive look at projects and who is benefitting with respect to employment, both for the Redevelopment area and the Southern Enterprise area, as well as areas represented by the Community Block Grant Census Tract, which are low and moderate income census tracts determined by the Housing of Urban Development. This will ensure the employment plan will benefit as many people as possible. CHAIR CHERRY asked if Applied Analysis' assessment is time sensitive. MR. ARENT replied that there is no specific time but they are trying to determine the methodology regarding the mapping of the parcels. With the extension of the sunset date, it will give the Agency the possibility to refund the bonds. MR. ARENT indicated that staff will update the Board on the long-term budget forecast.

MEMBER KOVACS asked if there are any concerns that it will endanger the extension. MR. ARENT replied that staff has not found anything troublesome, but one potential concern could be if a property that was on the books in 1986 that had a larger building that it was demolished and is in the process of being redeveloped, the ending value would be much higher than the 1986 value.

MEMBER KOVACS asked if there is any way to get this regulation into the Nevada Administrative Code (NAC). MR. ARENT responded that the issue is to ensure compliance with the law. If the sunset date is extended and the bonds and debt are sold, the buyers of that debt want to make sure those provisions are met. CHIEF DEPUTY CITY ATTORNEY TERI PONTICELLO added that the City Attorney's Office had the bond counsel issue on opinion of their analysis of how to interpret the Nevada Revised Statute provision. It is something that could raise issues as to interpretation and unfortunately the legislature history could not provide as much data, input and guidance as needed. There is no Redevelopment component in the NAC Chapter 279.

6. Report on program budgets for the Visual Improvement and Quick Start Programs by Bill Arent from the City of Las Vegas Economic and Urban Development Department

Minutes:

BILL ARENT, Director of Economic and Urban Development, provided handouts on the funding summary update of the Visual Improvement Program (VIP) and the Quick Start Program (QSP). The first chart showed the QSP funding programs and the five projects that have been funded year to date. The lower portion shows the applications in the order they were received, and if they were funded in the order they were received, the first four applicants and a portion of the fifth applicant could be funded. The VIP fund was originally \$500,000 with an additional appropriation from the Redevelopment Agency Board of \$300,000. Staff was seeking a higher augmentation but there was a concern from the City Manager, as well as the

City of Las Vegas

City Council, about what funding impact that would have on other major projects, such as Symphony Park. Area 2 has funds, but some of those funds are envisioned for the Las Vegas Medical District projects. Staff is working on new ideas to help off-set the funding, one of which is discussion with NV Energy and their Economic Development team, doing a pilot program with NV Energy targeted for the downtown redevelopment area. That program provides ninety percent rebate for lighting upgrades and LED retrofits for outdoor signage. Staff is also looking to reinstate the QSP as a revolving loan fund with flexible repayment terms, such as zero interest loans so that the principal is repaid. In doing so, they could look at contributing a larger amount for projects but would require the repayment of that funding over time. He will provide a detailed budget review look at the January 2014 meeting.

MEMBER MACK asked if the cell tower planned for Martin Luther King Boulevard and Washington Avenue relates to this project and how the funding for that tower is handled. MR. ARENT replied that the City owned property on that corner and did a swap with the property owner, but he would have to research that as he was not aware that the Redevelopment Agency is involved with the cell tower project or its lease. He does not believe it is owned by the Agency, but rather by the City. The Redevelopment Agency is not looking at cell tower revenue to help fund the Agency. The Agency does have a billboard lease on two of the Redevelopment Agency parcels.

MEMBER KOVACS asked if there is any data of how many recipients are affiliated to each other. He suggested considering capping the amount of affiliated entities that can take advantage of the program. MR. ARENT responded that the program has not restricted businesses in the past and tried to pass the benefit, not only to the owner but also to the tenant.

CHAIR CHERRY disclosed that he is a part of Biergarten, which is on the QSP list for funds, and stated that going through the process, his company was one of the entities that lost funding. He asked if entities should wait to see what happens next year for funding. MR. ARENT replied that it is subject to the Board's allocation and the budget constraint so he is trying not to set unrealistic expectations.

7. 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, noted that the PowerPoint presentation he made to the Redevelopment Agency meeting is available on the website. The presentation highlighted many projects that are in active construction, one of which is the Federal Justice Tower. The Agency is working closely with the developer, as the development has halted due to the federal government changing the interior plans, and has asked the developer for plan revisions. The opening is scheduled for November 2014 and now the development agreement requires an amendment. The Agency got paid for that land and it is now just a matter of the developer fulfilling the development obligation. The second project is the D Street streetscape project and the Agency funded \$600,000 towards that. The money expended on that project will help to get redevelopment of the Westside School project.

Another project is the sale of the former County Courthouse. Clark County owned the property and when the County acquired the land beneath the current Regional Justice Center, the Redevelopment Agency participated; the RDA had owned an old motel and acquired that on the block and contributed that to Clark County for the Regional Justice Center. The Agency agreed to be paid by the County when they sold the former County Courthouse. The projection is \$3.3 million into the Agency and that revenue could be reserved for debt repayment, staff overhead or projects. MEMBER BONAVENTURE asked how much would go to redevelopment. MR. ARENT replied that the whole amount will come into the RDA budget and it will be up to the Board to direct how that budget will be spent. This could help the VIP and QSP. He will be providing a comprehensive budget discussion at the January meeting.

MEMBER MACK was pleased with projects along Washington Avenue and D Street, however, something needs to be done on the corner of C Street where the homeless congregate. MR. ARENT suggested providing an update on the Westside School project and C Street.

City of Las Vegas

CHAIR CHERRY remarked about the sale of land in Symphony Park. MR. ARENT explained that the RDA does not own the land, but it is located within the Downtown Redevelopment Area. The City worked with a developer who specializes in skilled nursing facilities and assisted living and is looking at doing a mixed-use medical campus, which would include a skilled nursing facility, assisted and senior living, medical office space and a possible pharmacy in the building. A proposed parking structure will support the building, as well as the Smith Center patrons. The project will create 900 jobs, so the developer has agreed to purchase the land and the developer is putting in the infrastructure. The developer has to start construction in 2015 and, they have to have all their entitlements in place by next July. At the November 20, 2013 meeting, the City Council acted on that development agreement.

CHAIR CHERRY asked if there is anything on the website that talks about road closures and construction traffic. MR. ARENT responded that he does not believe it specifies downtown. He will speak with Public Works to see if that information can be put on the website.

MR. ARENT further explained that staff is working on a Shared Services Agreement between the City of Las Vegas and the City of North Las Vegas for the potential of sharing services in order to reduce expenses and generate new revenue. Eleven service areas are being looked at, one of which was Redevelopment and Economic Development. There is a stakeholder committee of private citizens looking at recommendations and public meetings will be held at the City of Las Vegas and the City of North Las Vegas. The January 23, 2014 meeting will look specifically at redevelopment and economic development. He will provide an update for the CAC-RDA at the 1/27/2014 meeting. He verified that both City Councils and Redevelopment Agencies of Las Vegas and North Las Vegas have to approve.

MR. ARENT outlined some of the shared services being looked at, such as parks and recreation, courts, libraries, IT, Business Licensing, and Public Works. Given their budget situation, North Las Vegas has had to cut areas to where they do not have in-house resources to do certain things that the City of Las Vegas can do. The agreements were approved at the November 6, 2013 City Council meeting.

MEMBER MACK verified with MR. ARENT that the shared services do not include the police and fire departments.

8. Discussion for possible action on the development of a 2014 meeting schedule

Motion made by ALBERT Z. KOVACS to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

SCOTT AUYONG, Economic and Urban Development Department, provided the 2014 new meeting schedule, which shows bi-monthly meetings on the fourth Monday of each month; the exceptions to the fourth Monday rule would be May 19 because May 26 is Memorial Day and November 17, which is the Monday prior to Thanksgiving week.

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.

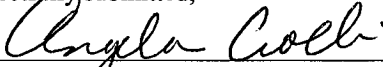
City of Las Vegas

10. ADJOURNMENT

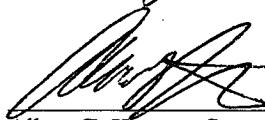
Minutes:

The meeting adjourned at 4:42 p.m.

Respectfully submitted,



Angela Crolli, Deputy City Clerk



Albert Z. Kovacs, Secretary

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. Dial 7-1-1 for Relay Nevada.

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

City Hall, 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

VIP Program Funding Summary, FY14 Year-to-Date

	VIP Area 1	QS/VIP/Area 2
Funds Appropriation, FY14	\$ 800,000	\$ 1,000,000
Approved Program Participants	VIP Amount	QSP/VIP/Area2
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)	\$ (50,000)	
Proview Series, LLC (813 E. Ogden)	\$ (50,000)	
DeCar Enterprises (1205 S Las Vegas Blvd)	\$ (45,000)	
Socialwellth (231 South Third Street)	\$ (40,000)	
MTO/Eat Here LV (500 Main St)	\$ (45,000)	
Stacey's Stiletto (Edmund Towncenter)	\$ (2,500)	
Arelni, LLC (18 Fremont) Viva Vegas Souvenior 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)	
Valley Oaks Plaza		\$ (50,000)
Funds Encumbered/ Paid	\$ (797,500)	\$ (50,000)
Funds Appropriated	\$ 800,000	\$ 1,000,000
Funds Available	\$ 2,500	\$ 950,000

Note: RDA 2 Budget is for VIP, QuickStart, and Las Vegas Medical District projects.

Submitted At Meeting

Date 11/25/13 Item 6

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

Funds Appropriation, FY14	QuickStart Area 1	Balance Remaining
	\$ 410,728	
Approved Program Participants		
	QSP Amount	
PublicUS (1126 Fremont)	\$ (29,975)	\$ 380,753
Proview Series, LLC (813 E. Ogden)	\$ (45,000)	\$ 335,753
DeCar Enterprises (1205 S Las Vegas Blvd)	\$ (50,000)	\$ 285,753
MTO/Eat Here LV (500 Main St)	\$ (50,000)	\$ 235,753
Rock "N"oodles (1108 S 3rd Street)	\$ (38,150)	\$ 197,603
Received Applications, Business/Property Names		
	QSP Amount	
Charlie Fox (1800 Industrial Road)	\$ (50,000)	\$ 147,603
Proview Series (10 E Charleston)	\$ (50,000)	\$ 97,603
Lonnie Walston (1100 MLK Blvd.)	\$ (50,000)	\$ 47,603
The Art of Flavors (1616 LV Blvd)	\$ (17,675)	\$ 29,928
Banger Brewing	\$ (50,000)	
Biergarten (1 Main St)	\$ (50,000)	
Creative Beverage (1115 S. Casino Center)	\$ (50,000)	
Wolfson Medical Center (921-S Las Vegas Blvd)	\$ (50,000)	
Chris Dingell (1018 S Main Ste)	\$ (50,000)	
Cash America (1700 S Main: Jennifer Lazovich / Caroline Ciocca)	\$ (50,000)	
Total Funding Requested, Received Applications	\$ (680,800)	

2014 - Meeting Schedule

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Submitted At Meeting

Date 11/29/13 Item 8

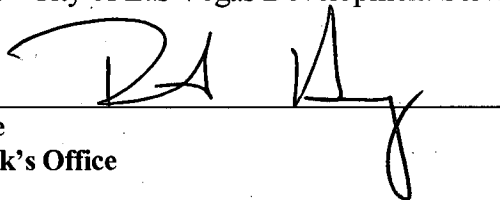
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Robert Hussey

, an employee of the City of Las Vegas, Nevada, says that on the **18th day of November, 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 **25th of November, 2013**, at **4:00 p.m.**, in Las Vegas, Nevada, on Public Bulletin Boards at the following locations:

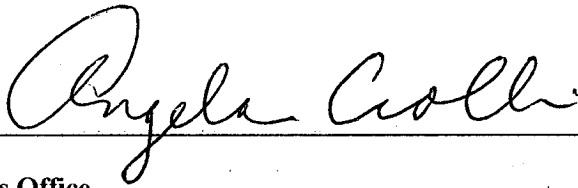
1. City Hall Plaza, 495 Main Street, 1st Floor
2. Clark County Government Center, 500 S. Grand Central Parkway
3. Grant Sawyer Building, 555 E. Washington Avenue
4. City of Las Vegas Development Services Center, 333 North Rancho Drive



Signature
City Clerk's Office

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

Angela Crolli, an employee of the City of Las Vegas, Nevada, says that on the **18th day of November, 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 **25th day of November, 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.

A handwritten signature in cursive script that reads "Angela Crolli". The signature is written in black ink and is positioned above a horizontal line.

Signature
City Clerk's Office

Angela Crolli

Distribution List Name: CAC-RDA Staff

Members:

Barney Perkins	bperkins@lasvegasnevada.gov
Bill Arent	barent@lasvegasnevada.gov
Brenda J. Hughes	bhughes@lasvegasnevada.gov
Carolyn Marinello	cmarinello@lasvegasnevada.gov
Chris Morgan	cmorgan@lasvegasnevada.gov
Cissy Green	cgreen@lasvegasnevada.gov
Kelli Hansen	khansen@lasvegasnevada.gov
Margaret Lynn Smith	mlsmith@lasvegasnevada.gov
Richard Atkins	ratkins@lasvegasnevada.gov
Romeo Betea	rbetea@lasvegasnevada.gov
Scott Adams	sadams@lasvegasnevada.gov
Scott Auyong	sauyong@lasvegasnevada.gov
Scott Carter	sdcarter@lasvegasnevada.gov
Teri Ponticello	tponticello@lasvegasnevada.gov

Angela Crolli

Distribution List Name: CAC-RDA Membership

Members:

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

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gmsylvain@yahoo.com
sam@cherrylv.com

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 NOVEMBER 25, 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.

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 September 23, 2013
5. Report on Legislative matters pertaining to the Redevelopment Agency by Bill Arent from the City of Las Vegas Economic and Urban Development Department
6. Report on program budgets for the Visual Improvement and Quick Start Programs by Bill Arent from the City of Las Vegas Economic and Urban Development Department
7. Report on Redevelopment Agency projects and other projects of interest by staff from the City of Las Vegas Economic and Urban Development Department
8. Discussion for possible action on the development of a 2014 meeting schedule
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. Dial 7-1-1 for Relay Nevada.

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

City Hall, 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