

# Clark County Redevelopment Agency

CLARK COUNTY, NEVADA

RICHARD S. SEGERBLOM  
Chair  
JUSTIN JONES  
Vice Chair  
JAMES B. GIBSON  
MARILYN K. KIRKPATRICK  
WILLIAM MCCURDY II  
ROSS MILLER  
MICHAEL NAFT

COMMISSION CHAMBERS, GOVERNMENT CENTER  
500 SOUTH GRAND CENTRAL PARKWAY  
LAS VEGAS, NEVADA 89106  
WEDNESDAY, APRIL 17, 2024

The Redevelopment Agency of Clark County, Nevada met in full conformity with law and bylaws of said Board, at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Tuesday, the 17th day of April, 2024 at the hour of 10:00 a.m. The meeting was called to order at 10:06 a.m. by Chair Segerblom and, on roll call, the following members were present, constituting a quorum of the members thereof:

## CALL TO ORDER

### CHAIR AND COMMISSIONERS:

Tick Segerblom  
Justin Jones  
Jim Gibson  
Marilyn K. Kirkpatrick  
William McCurdy II  
Ross Miller  
Michael Naft

### Absent:

None

### Also Present:

Kevin Schiller, County Manager  
Shani Coleman, Director Community & Economic Development  
Robert Warhola, Deputy District Attorney  
Michelle Hinkson, Deputy Clerk  
Robin Delaney, Deputy Clerk  
Jennifer Penney, Deputy Clerk

**ITEM 1 Public Comment**

TICK SEGERBLOM Good morning. This is the start of the Redevelopment hearing and Redevelop meeting, Mister Schiller and Shani?

KEVIN SCHILLER Yes. So, first item on your agenda is the first section set aside for public comment.

SEGERBLOM All right. This period is set aside for the first period of public comment. Anyone wishing to speak on any item on the Redevelopment agenda, please come forward. Seeing no one, we'll close the public hearing and turn it over to the Redevelopment Agency.

**ACTION:** No action taken by the Board.

**ITEM 2 Approval of Agenda with the Inclusion of Any Emergency Items and Deletion of Any Items.**  
(For possible action)

**ACTION:** Approved.

SHANI COLEMAN Good morning, Commissioners. The second item on your agenda is approval of the agenda with the inclusion of any emergency items, and deletion of any items.

SEGERBLOM There's a motion by Commissioner McCurdy to approve. Cast your vote. That motion passes.

<b>VOTE:</b>	<b>VOTING AYE:</b>	Tick Segerblom, Justin Jones, Jim Gibson, Marilyn K. Kirkpatrick, William McCurdy II, Ross Miller
	<b>VOTING NAY:</b>	None
	<b>ABSENT:</b>	Michael Naft
	<b>ABSTAIN:</b>	None

**ITEM 3** Approve and authorize the increase in total available funding for the grease trap/interceptor grant program to support the cost of installing new grease traps in Commercial Center from \$150,000 to \$500,000; increase to the not to exceed amount per grant from \$25,000 to \$90,000, and authorize the Director of Operations to execute grease trap grant agreements and any necessary documents associated with implementing the grant program. (For possible action)

**ACTION:** Approved.

COLEMAN Item 3 on the agenda is to approve and authorize the increase in the total available funding for the grease trap interceptor grant program to support the cost of installing new grease traps in Commercial Center from \$150,000 to \$550,000, increase to the not exceed amount per grant from \$25,000 to \$90,000, and authorize the Director of Operation to execute grease trap agreements and any necessary documents associated with implementing the grant program.

SEGERBLOM Thank you. I guess, this is my item, so I'll explain that, in looking at Commercial Center, we saw that there's a bigger issue involved, and so we wanted to raise the threshold, and give Miss Coleman more ability to do what

SEGERBLOM

we need to do.

But also, I wanted to point out to Commissioner Kirkpatrick that if she wants to create something in the rural areas, these grease traps really are lethal for these small restaurants. And so, if it's necessary, I would support anything going forward that we could have economic development. You'll help with that.

MARILYN K. KIRKPATRICK

Thank you, Mister Chair.

SEGERBLOM

All right, anyone have a comment on it? If not, we'll take a motion. Motion by Commissioner McCurdy. Vote. That motion passes.

**VOTE:**

**VOTING AYE:**

Tick Segerblom, Justin Jones, Jim Gibson, Marilyn K. Kirkpatrick, William McCurdy II, Ross Miller

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**ITEM 4** Approve and authorize the Chair to sign the First amendment to the Interlocal Agreement between Clark County Redevelopment Agency and UNLV College of Fine Arts for an increase of \$50,000 to the total sponsorship amount; and to include coverage for of Ancillary Provisions supporting the five pilot projects. (For possible action)

**ACTION:**

Approved.

COLEMAN

Thank you. Item 4 on the agenda, approve and authorize the Chair to sign the first amendment to the Interlocal Agreement between Clark County Redevelopment Agency and UNLV College of Fine Arts for an increase of \$50,000 to the total sponsorship amount, and to include coverage for ancillary provision supporting supporting the five pilot projects.

SEGERBLOM

Mister Miller, do you want to?

ROSS MILLER

Sure. This increase is to help sponsor events that UNLV put together. They have five pilot projects from the College of Final [Fine] Arts that all relate to this redevelopment district. Everything from a documentary on the history of Commercial Center to live performances that are taking place. Some of the proposed projects were intended to take place in the parking lot, which is county property. We had concerns about the current safety of those projects taking place there. And so, we wanted to move those in-house to a venue that had live security and full staffing. And so, as a result of that, we had an increased cost for those projects and sponsorship. And so, we'd asked to amend and increase the amount by \$50,000 in order to pay to have a secure and safe environment for the performances for the students.

SEGERBLOM

I'll accept that as a motion. So, motion to approve, cast your vote. That motion passes.

**VOTE:**

**VOTING AYE:**

Tick Segerblom, Justin Jones, Jim Gibson, Marilyn K. Kirkpatrick, William McCurdy II, Ross Miller, Michael Naft  
None  
None  
None

**VOTING NAY:**

**ABSENT:**

**ABSTAIN:**

**ITEM 5** Approve the purchase of 925 East Sahara Avenue Buildings D & F located on Assessor's Parcel Numbers 162-10-512-003 through 073 which consist of two (2) two-story retail/office buildings containing a gross building square footage of 84,320 on +/- 1.03 acres of land; fund the purchase price of \$5,000,000, \$10,000 for closing costs and \$1,316,724 for construction development; ratify the appraisal dated January 11, 2024 by Colliers International Valuation & Advisory Services; and Authorize the Director of Operations to sign escrow documents and any other related documents to complete the transaction and management of the leases. (For possible action)

**ACTION:**

Approved.

COLEMAN

And your final item for today, Agenda Item Number 5 is to approve the purchase of 925 East Sahara Avenue's Building D and F located on Assessor's Parcel Numbers 162-10-512-003 through 073, which consists of two two-story retail office buildings containing a gross building square footage of 84,320 square feet on 1.03 acres of land, fund the purchase price of \$5 million, \$10,000 for closing costs, \$1,316,724 for construction development, ratify the appraisal dated January 11, 2024 by Colliers International Valuation and Advisory Services, and advise the Director of Operations to sign escrow documents and any other related documents to complete the transaction and management of the leases.

SEGERBLOM

So, if I can just ask a question, Miss Coleman, so my understanding is we've done due diligence, and this is the result of that. You're recommending that we go forward with the purchase?

COLEMAN

That is correct. We currently already own 900 Liberace, which is part of that parcel. And so, this is another strategic acquisition.

KIRKPATRICK

May I ask a couple questions?

SEGERBLOM

Yes.

KIRKPATRICK

So one, then how much does that leave you in your budget left because we didn't get a budget... I thought every redevelopment we'd likely get a budget update of where we are. And then, two, are these, I know I've seen on LoopNet because I'm ridiculous, the ones in the back that have tenants in it, because we approved the ability to be a landlord. So, are these full or what's the plan with them?

COLEMAN

This particular building, 925, only has three tenants in it. The leases, the last leases are due to expire December of 2025. However, we have made a request to the seller to deliver the building to us without tenants.

KIRKPATRICK

And so, look, I think that if there's anything we can do is redevelop Commercial Center, we got to own some of the property in order to do it, because there's just too many people to try and get everybody on a cohesive. But if I'm standing on Sahara, so in the front, you have the little restaurant, and then you have the, you

KIRKPATRICK go to the right, and there's that long strip, which I think is the Green Door, and all of those other places. And then, there's two buildings in the back. Are these those two buildings? I'm just curious, on a map, it just seems weird we don't have a map to know what we're buying.

COLEMAN I apologize. So, this particular building sits along State Street. So, it is the building... There are two buildings to the very west of Commercial Center.

MILLER Yeah. These are the two building... If you look through the blight study, these two buildings are prominently featured. The two large yellow buildings, which are largely vacant, and identified as being problematic and largely associated with a lot of the blight that's in the area. So, we've purchased them with that intention. If you talk to any of the stakeholders, the potential acquisition and rehabilitation or improvement of those two buildings seems to be a significant concern for them.

KIRKPATRICK No, I'm not opposed, because I think we should do something. I just am trying to visualize where it looks like so that we're doing stuff that can make a difference for the whole parking lot.

SCHILLER Yeah, it's on the west side, and then it's in proximity to the event center. So, if you were at the event center, looking out, it'd be on your left to see it.

SEGERBLOM And no, we're not buying the Green Door.

KIRKPATRICK I wasn't going there, but you did.

SEGERBLOM All right. Is that motion by Commissioner Miller?

KIRKPATRICK Most don't know what the Green Door is.

SEGERBLOM Cast your vote. And that vote passes.

**VOTE:** **VOTING AYE:** Tick Segerblom, Justin Jones, Jim Gibson, Marilyn K. Kirkpatrick, William McCurdy II, Ross Miller, Michael Naft

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## PUBLIC COMMENT

COLEMAN It is now time for the second period of public comment.

SEGERBLOM All right, this is the second period for public comment. Anyone wishing to speak on anything for three minutes? Seeing no one, we'll close the public comment, close the hearing, and this meeting's adjourned. Thank you so much, Miss Coleman.

COLEMAN Thank you.

There being no further business to come before the Board at this time, at the hour of 10:15 a.m., Chair Segerblom adjourned the meeting.

APPROVED:

/s/ Tick Segerblom  
TICK SEGERBLOM, CHAIR

ATTEST:

/s/ Lynn Marie Goya  
LYNN MARIE GOYA, COUNTY CLERK