



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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Michael Naft

The Clark County Redevelopment Agency in full conformity with law and bylaws of said Boards, at the regular place of meeting in Clark County, Nevada, on Wednesday, May 21, 2025:

CLARK COUNTY GOVERNMENT CENTER
COMMISSION CHAMBERS
500 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA 89106

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SEC. 1. OPENING

CALL TO ORDER

The meeting was called to order at 10:40 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

Tick Segerblom, Chair
William McCurdy II, Vice Chair
April Becker
Jim Gibson
Justin Jones
Michael Naft

Absent:

Marilyn K. Kirkpatrick

Also Present:

Kevin Schiller, County Manager
Shani Coleman, Director Community & Economic Development
Robert Warhola, Deputy District Attorney
Jewel Gooden, Deputy Clerk
Emily Casimiro, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Hello, there we go. Okay, good morning. Commissioner Jones, he stepped in the back, but he'll be out. This is the Redevelopment meeting for May 21, 2025.

TICK SEGERBLOM

So, turn it over to the County Manager and turn it over to the Redevelopment Director, Shani Coleman.

KEVIN SCHILLER

Good morning, Commissioners. The first item on your agenda would be the first section set aside for public comment.

TICK SEGERBLOM

All right, this is the first period for public comment. Anyone wishing to speak on anything on the redevelopment agenda, please feel free to come forward. Good morning.

DAVID JOHNSON

Good morning, Commissioner. My name is David Johnson, J-O-H-N-S-O-N. I live at 892 Vegas Valley Drive in the Las Vegas International Country Club Estates. I'm a board member of the master association. I represent 1,337 residences and approximately 3,000 people. I'm here to express my concern with the report that you're going to receive this morning. I understand you're just receiving a report, and I'd like you to consider not moving on anything because I don't know how our 1,337 units and 3,000 residents weren't considered stakeholders, but we were not engaged. And we would appreciate the opportunity to

give some input and participate in this process because it seems like we've kind of put the cart before the horse. So, we would appreciate your consideration on that. We heard earlier neighborhood meetings were held on development projects and nothing of that nature was done here. We'd also like to consider environmental impact, noise, and traffic. I appreciate your consideration. Thank you for your time.

TICK SEGERBLOM

Thank you.

MONICA GRESSER

It's long. Good morning, Commissioners and my fellow neighbors. I'm Monica Gresser, architect and owner of Brazen Architecture, located at 900 Liberace Avenue, Suite C111 in Las Vegas. I'm here to speak on Item 3 for the vision plan. My firm works in the neighborhood. We work with the children, we work with our neighbors, our business neighbors, and we have intimate knowledge of the neighborhood and its people. In my office, we've looked at the vision plan, we haven't heard anything about the vision plan yet in terms of specifically what language goes along with it. We have had meetings and so when we look at the vision plan, I see that it doesn't specifically describe the area of a small town, but we're talking about elements of a small town because the current scale of Commercial Center is relatively small and a vast sea of concrete and paving.

And we don't have a people space right now, from my office at Liberace, to walk to Vickie's on the north side of Commercial Center is a quarter mile. And between those two businesses on a hot day or on a very windy or cold day, it's not people friendly. And when we talk about creating spaces for people, I think that the vision plan has a good start to it. The sketch quality of the images that are in the document are considerate, I think of the potential for flexibility for a loose idea of what can come. I realize that there's nothing concrete in the plan, which is what I see when I read it. And I hope that that remains true. So that allows for some flexibility as we go through time. If you look at and remember how Town Center came about, Town Square came about and there was not a whole lot going on there at the time, but it took a lot of work and a lot of energy to make that a more vibrant place.

And I hope that we can do that with Commercial Center. I look to my neighbors to work with the county and future developers, our neighbors, to connect Commercial Center to the neighborhoods. Whether they're on the north side, the south side, or either to the east and west where we might have variety of levels of income, generations, and how we might make the space more vibrant kind of like and evolve over time. So, I'm looking forward to the presentation. I hope that it's a good thing for all of us and that we can all work together to make that a really good development. Thank you.

TICK SEGERBLOM

Thank you.

JAMES BARON

Good morning, ladies and gentlemen. My name's James Baron. I live in the same community as Mr. Johnson, but I live in Regency Towers. Interesting that you focus on the history somewhat, but the first time I came to Vegas was in 1973. This community is the difference between a firecracker and an atomic bomb. That's how dramatic the change has been. And I understand the frustration and the work you've been doing for years and the need for Commercial Center, but I think you need to step back for a minute, and I appreciate your positions. In my young day, I was in politics, I served under two presidents, and I was number three at the infamous GSA (General Service Administration). So, every government building was under me. So, I understand some of these processes, but I think you really need to consider the

community and best use of real estate and how the world has changed. And I think that the use that we're talking about tries to protect what was the history. But Commercial Center is not going to ever go back to the 1970s. I love the 1970s. I'd like to go back to the 1970s.

TICK SEGERBLOM

Same here.

JAMES BARON

But I think this is the wrong use and not the best use for the community. And I'd be happy to sit and talk with you with some ideas that actually have gotten from some other gentlemen who've had experience in this and it's underserved. And these communities we see today, they're master planned communities. They plan everything for the community, the entertainment and so forth. Winchester hasn't never had that opportunity and I think the opportunity is at a Commercial Center. So not to consider this plan, but I think you need to step back, maybe think differently. And the same problem we have at Regency Towers, man, we're hanging onto the 1970s.

The only way we can compete is be today. You don't implode the Tropicana and put up a baseball stadium because the Tropicana's best use, the stadium is the best use because it's a changing Las Vegas, fantastic thing to happen. And that's what I'm asking you guys to do today to consider this. But to step back, look at the needs of the community and the best use of what that property could do for the community. And so, I thank you. And then my father would say, 'What you're doing is an act of reckless courage.' So good luck.

TICK SEGERBLOM

Thank you. Anyone else? Seeing no one, we'll close the public comment period and then turn it over to County Manager Schiller.

SEC. 3. AGENDA

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

ACTION: APPROVED.

KEVIN SCHILLER

Commissioners, your next item is approval of the agenda with the inclusion of any emergency items and deletion of any items.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft
VOTING NAY: None
ABSENT: Marilyn K. Kirkpatrick
ABSTAIN: None

TICK SEGERBLOM
That motion passes.

SEC. 4. BUSINESS ITEMS

3. Receive a report from consultant, Gensler, on the visioning and redevelopment plan for Clark County's Historic Commercial Center. (For possible action)

ACTION: RECEIVED.

Attachment(s) submitted and filed with the County Clerk's Office

SHANI COLEMAN

Commissioners, before we move into our posted agenda items, we have a correction to read into the record. We would like to read a correction on Item 3, on page five of the presentation. We would like to include Damian Costa, President of Pompey Entertainment, and Warren Cobb, Associate Dean, UNLV (University of Nevada, Las Vegas) College of Fine Arts, who were inadvertently not included on the page of participants.

TICK SEGERBLOM
All right.

SHANI COLEMAN

All right. Item 3 on the agenda is to receive a report from consultant, Gensler, on the visioning and redevelopment plan for Clark County's Historic Commercial Center.

TICK SEGERBLOM

And by way of introduction, we had approved several hundred thousand dollars for this study and report to look at what we might do at Commercial Center. And this is the report from that consulting contract. So, good morning everyone.

DYLAN JONES

Thank you very much, Commissioner Segerblom, and thank you to all the Commissioners for allowing us to work on this exciting project. We spent about the last year working on this project under Commissioner Segerblom's creative leadership. So, thank you very much. So, my name is Dylan Jones. I'm a principal at Gensler, an international design and planning firm. I'm here with my partners, Midori Mizuhara and J.F. Finn III. We're going to give you an overview of the vision plan that we've submitted. So, we set out to take a look at —

TICK SEGERBLOM

And I apologize, but by way of record, I think there's 50 page or 500-page document online that you're summarizing.

J.F. FINN III

Plus or minus.

DYLAN JONES

That's right. That's right. Somewhere between 50 and a 100. And I promise you we're not going to be sharing 200 pages today. So, the Historic Commercial Center, we came out and took a look at it. Obviously, it's over 50, possibly 60 years old, built in the early 1960s. It's a large kind of historic center with a lot of creative tenants and restaurateurs, et cetera. Some vacant spaces, older buildings surrounding a gigantic parking lot. It's got a really colorful and unique legacy and history, it's interesting. I took my boys to see the Grateful Dead at the Sphere last year and they played here decades and decades ago. The Rat Pack hung out here. There's all kinds of legends, some are myths, some are reality, but it's got this fantastic kind of history that you can feel when you're out there, and you can feel the echoes of it in some of the businesses, and the folks, and the characters that still inhabit there.

It's got this incredible location. It's centrally located within the valley. It's right adjacent to the new Maryland Parkway BRT (Bus Rapid Transit) that's opening up soon. That links the airport to downtown through UNLV. It's got this great strategic location as an anchor on that corridor. What we did as we began as designers, sometimes our first instinct is, well, let's just dream something up and drop it down on the community. What we wanted to do is start off this first step of this effort in moving this thing forward by talking to people. And we did that, we had numerous meetings with a number of tenants, building owners, stakeholders, restaurateurs, institutions, museum directors, educational directors, the RTC (Regional Transportation Commission of Southern Nevada), public servants, et cetera. To talk about what their engagement in the center has been, what it is today, what their challenges are, and what they see the opportunities are to creating this creative incubator for the valley, and something that can come alive, and become vibrant, and leverage this incredible public investment in infrastructure and the RTC.

So, we learned a lot and we're at the beginning of this journey of learning about this place. It's going to take time to develop and here are six key things we learned. One, a cultural and arts renaissance is happening now in the valley. We hear that over and over and we need space for that to happen, not just in its evolved form, but also the people who are starting off. We want to create a destination for both locals and tourists, and we want to leverage the legacy to relaunch a unified brand for Commercial Center that's relevant today. We want to use temporary activations as a springboard for the community and for all of us and a way of very efficiently getting this thing going. And we want to stay authentic, don't repeat the mistakes of other arts districts and retail centers by going overly commercial and focus primarily on safety and accessibility. A place where kids, families can feel safe and come to and enjoy.

So, we use that, we came up with a series of planned principles, a number of those, and we were very careful to align those with the county's master plan core values. County is done a lot of planning work already. We wanted to make sure that these principles are in alignment with that as well as the state's economic goals, the seven economic principles. And with that, I'm going to turn it over to my partner, Midori Mizuhara, who's going to present the vision itself.

MIDORI MIZUHARA

Thank you, Dylan. And so, all of that engagement and research and planning really led us to this one sentence, which is a draft vision. We see the Commercial Center as a place to be a cultural epicenter

known for celebrating the legacy of Las Vegas while also incubating new experiences through innovative arts, dining, entertainment, retail, and residential environments. And so how does that really manifest in a physical placemaking opportunity? We took a series of snapshots and loose vignettes of what that potential could feel like and look like. We see that future, the vision plan sees that future as a place where a walkable mixed-use neighborhood exists. Where local residents from nearby neighborhoods, children, families, tourists, artists, students, college students, can all coexist in a sustainable walkable environment. We see that as a place where flexible community programming can happen, where every community member in the county could have a chance to activate this place on a daily, weekly, or seasonal basis.

And really importantly, leveraging some of this excess parking for creating spaces for people and arts and community to gather and connect with one another. Large scale arts and cultural activations, not only important for music festivals, events, and highlighting the great cultural renaissance that's happening in the valley right now, but also as a platform for incubating creative industries. Which are one of those seven strategies of the state for economic development, and really a platform for spurring investment and third-party partners. And finally, a new front door on Maryland with the acquisition of the furniture store lot. This creates tremendous potential to have a welcoming front door and gateway off of Maryland and really leverage that TOD, Transit-Oriented-Development, energy, and density around the new BRT line along Maryland.

And so, the vision plan is structured around six catalytic key projects. And we really see this as the development strategy to not only leverage the county existing properties and investments to go farther. These six projects really help attract and spur those third-party partners and investment partners. So, we're going to walk through each one of these pretty briefly, but the longer document, the 200-page document has a full chapter for each one of those. These are those six ideas on a map of the Commercial Center.

So, I'm going to kick it off with the first, which we're calling Parking Lot and Public Space, which we really see as part of that phase one initial group of projects that could be started right now. And this would do a tremendous amount to change the perception and brand and really welcome a human centered walkable environment that's activated that really invites people in. And so, this imagines the southwest quadrant of the parking lot as a people-oriented plaza and almost park. A temporary intervention that utilizes art, and color, and outdoor family dining experiences, and installations. And you see on the left-hand side of the screen where the former Commercial Arts Building once stood, which is being demolished soon, as a place for further event infrastructure, such as stages or other event needs and also public space.

So, this kind of glue really knits together multiple destinations in the Commercial Center, as you can see here, looking south how the temporary shade structures and walkable environments. As one commenter said, "how do you walk across this place ? It's a quarter mile." With pathways and shaded environments, temporary trees. You can see some of those kit of parts very easily deployed for different community gatherings, such as farmer's markets or art festivals and all to say that this is very flexible as a design. This is a zero-edge curb condition, which means it's completely flat and can be reverted back to parking 100% if needed. So very flexible, it could be half activated, half parked. It's a really flexible design that could be changing as programming needs arise.

The second catalytic project we're going to talk about is the future Clark County Arts and Cultural Center imagined on the site of the Commercial Arts Building now. This vision for this is to partner with educational and arts institutions to create a hub for the entire county and its communities to exchange ideas, to share skills and knowledge, to create a marketplace for cultural experiences and share multicultural and multi-generational gifts with one another in the county. And a reflective art sanctuary,

somewhere where you can learn and reflect. And so, our design team at Gensler, we studied three very high level, these are sketch options. Even though they're rendered, they're still sketches to us, a village, a shed, and a loop. And I won't go into the details, but all three of them have some common attributes. Really large and flexible spaces that are not precious at all, but are easily changeable for community and artists needs and programming and performance needs. Large shade structures to create human comfort and really flexible indoor-outdoor environments that allow the blending of programming indoor and outdoor and a relationship with the parking lot plaza that I just spoke about. So that brings us to our third catalytic project, which I'm going to hand over to J.F., my colleague to talk about.

J.F. FINN III

Thank you. Thank you very much. I'm J.F. Finn III. I'm also principal with Gensler. Midori you should probably drive, you're a better driver than I am. So as Midori mentioned, some of these projects that we're looking at are very community centric, very community focused, bringing in the community, and have an opportunity for the county to be able to service their community. And obviously we talked to a lot of people, we haven't talked to everybody. This is the start of a process, but we got a chance to dream a little bit. We are very privileged at Gensler to be able to work throughout the world with a variety of different cities and communities, municipalities, and other areas. And in that privilege we get to learn a lot. And what we are seeing repeatedly, particularly in today's environment is that public-private partnerships are the best way, really the only way to make sure that our cities are thriving for all of its residents, all of its participants, all of its businesses.

And so, in that public-private partnership, there's an opportunity for the county to be able to do these catalytic projects. And so, New Orleans Square is one of those. And obviously Monica came up and talked a little bit earlier about, she's obviously a resident, she's a business in New Orleans Square. Best and highest use from a developer's point of view might be to tear down New Orleans Square. We don't think that's appropriate, we think in fact New Orleans Square has a really unique legacy project and it also has some unique attributes including small spaces. It's got great courtyards, it's connected, it's got a fantastic history to it. And so, in the vision, what we are recommending is that New Orleans Square, in fact become an incubator for public-private types of uses. So, bringing in UNLV, in the outreach, we've had a tremendous amount of interest in New Orleans Square and bringing people into it.

But those small spaces allow us to then catalyze and incubate different types of uses that may not have an opportunity to be engaged in other places. It also brings a vibrancy to it. And groups like Brazen who are already there who made the commitment can still be there and to thrive. And we did an analysis and you can see on the diagram, won't go deep into it, but many of the spaces right now are move-in ready. You can move in tenants into the space immediately. It increases rent, but it also increases activity and we'll be able to service some of the businesses in the area.

The second project is next door. This is the old Ice Palace. Again, a unique space that's already set up in many ways to be able to be transformed easily, retrofitted, and sort of reimaged into a potential entertainment venue. We've understood that there is a group that's looking at that space and is ready to go to make the investment, to bring back kind of its history. And Dylan mentioned some of the bands that have played there in the past, bands that I knew when I was growing up, because I happened to be at that age group. But it's a chance for the Ice Palace to then come into its next legacy, its next history into bring in space, keep going.

And then the next recommendation we've made is for entries and signage. Obviously, one of the things about creating a place is the identification of those spaces and places. And Commissioner Segerblom talked a little bit earlier about this retro. We actually think this is a place

that is very vibrant for an analog sign of solution. There are signs. Las Vegas obviously is famous for its signs, but also something that's very simple, not precious, can be really fun, a little bit irreverent, a little bit referential to the history of Las Vegas, and a very analog type of an approach to signage, and the look and feel. But also, to make sure that we're advertising. Commercial Center is back and it's a place for the entire community to be in. And to celebrate a little bit about that retro history of Las Vegas.

And then lastly, there's the opportunity that has been presented by the RTC in putting a hub here at the Maryland BRT station. And the purchase of the furniture store provides a really unique opportunity to take Maryland Parkway, present a new gateway into Commercial Center that right now it's pretty tough. It's a pretty rough way to get into Commercial Center. And as Monica talked about, the length of the walk is huge. But that also allows the opportunity to then come in and be able to do some types of development. And one of the properties, which you could see that's outlined in blue, kind of the L shape at the bottom, belongs to a private developer, very successful private developer who is extremely interested in coming in and working with the county at the scale that the county has recommended to bring in residential and mixed-use and other types of things that will create that walkable community that Midori and several people have already talked about in this hearing today.

So, we think this is a really great opportunity again for the county to participate and to help to catalyze these types of projects and these types of uses. Again, we're dreaming a bit, there's a lot of process that tell us to go through. We know that this is a long effort to really bring something back and bring the vibrancy back. But these six catalytic projects that we started, this is a starting point that could be implemented now if you go through the parking lot that's available, it can happen now. New Orleans Square exists, it could be retrofitted in a pretty simple, easy way to get moving. And then there are private investments that want to come here based on the vision that we presented and that will allow that catalytic project to then spin off and bring other projects into the neighborhood. But more importantly is keeping it as a place that the county can represent as a place for the community, as a public-private partnership. And with that, I'll turn it back over to the Commissioner and thank you very much for the opportunity to present this.

DYLAN JONES

Thank you.

TICK SEGERBLOM

Thank you. This isn't a public hearing, so we don't need comments, but does anyone want to make a comment? Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair, and thank you for the presentation. This is pretty amazing. I guess my question is, in order to effectuate this, when you're talking about public-private partnership that really in my mind requires a master developer. So I guess, do you have a concept for how that would work? I mean, do you recommend that we sort of bring in a master developer to sort of make this happen over the next decade?

DYLAN JONES

I think that's a great question. I think it does demand a little bit of further study, but our hunch is that if you take a look at some of the things that the county controls, whether it's New Orleans Square, the parking lots, things like that, I think there's a very efficient way of going in and getting New Orleans Square cooking a little bit, like doing some temporary activations or what we call tactical activations within these broad parking lots that can engage the community, that can start bringing forth ideas from

the community and get their buy-in and their interests. And I just think the very act of doing that will start to spur some of the other building owners and other business owners to start working kind of around the edges. We don't think, and I'm not certain of this, but we don't think the right approach would be to find one master developer to come in and try to do a full program.

I think it's most successful if it's many people moving in the same direction at the same time. And it will retain vibrancy, diversity, and I think create a lot more buzz in the broader community, if it starts to feel that way in a more authentic way. It just means more engagement, it's like an engagement-led development program. When we say public-private partnership, I don't think we say it in the formal sense of a P3 (Public-Private Partnership) development. I think we say it more in an engagement sense of, "How do we engage the stakeholders and the community?"

J.F. FINN III

Add one more thing, Commissioner, I'll have one more. Is that part of what our focus was in that is that these are projects you can implement starting right now without having to go through that process. The county has the tools and the resources to do some of those projects. They're fairly low lifts, they're not gigantic engagements. They're not a \$100 million projects where someone's coming in all due respect to the Doumanians who presented something really spectacular today earlier, those are big projects that require that kind of wherewithal of a developer bringing in. The county has all the tools right now to do the things we're talking about in that first tranche of work. Going forward, probably would require more of that type of engagement that you're talking about. But catalyzing that and making it attractive, to bring in the right types of development teams downstream. But also opening up to allow that flexibility for more engagement and to understand how this can service the community better in a much broader sense as opposed to jumping in and doing one large project, which we don't think is appropriate for this.

JUSTIN JONES

Right. And just to be clear, I wasn't suggesting that a developer come in and redo the whole thing. I mean, I'm thinking more along the lines of what Gardner is doing at the Harry Reid Research Park where they are the purveyor of the project itself, but they're not the ones that are doing the development themselves on that. So I just, given the legal hurdles that we face with regards to the parking lot and that there's going to have to be, I don't know, 50 different negotiations with every one of the individual property owners and Shani's department is amazing, but quite frankly they don't have the resources to do all that. So, I just think it's something that we ought to be considering in order to actually accomplish the goal.

TICK SEGERBLOM

Other comments? I will say the man of the hour is Robert Warhola. So Rob, can you talk about the parking lot and potential ways we can take advantage of our ownership of that lot?

ROBERT WARHOLA

Yeah, the parking lot, there's CC&Rs (Covenants, Conditions & Restrictions) that limit the use of the parking lot to pedestrian use and also parking only. And so, what we're trying to do is just use that southwest

corner because we own the buildings on the southwest corner. So, I think we have more flexibility in the southwest corner and that's where this vision plan is focused for the first phase of the vision plan. But we're also trying to, is trying to make up for parking spaces that if we use that southwest corner and lose parking spaces that we're trying to make up for the parking spaces by re-stripping other areas, and also, removing the medians between other parking spaces. And one of our things that we're emphasizing is that, for existing businesses we want to keep sufficient parking in close proximity to those businesses.

But as far as the southwest corner, right now, I think we can use that southwest corner for some events, and also for pedestrian-friendly areas. So, eventually I think when we purchase buildings, we can calculate the required parking for those square footages and then use those areas for other things as we move along with the rest of the commercial area, the Commercial Center.

TICK SEGERBLOM

But do you see a way that even with the restrictions we can capitalize on those parking lots and use them to promote the center?

ROBERT WARHOLA

Yes. Because the vision plan proposes to use those as pedestrian friendly areas, but also, we can have some events in those areas as long as they're temporary events. But I think what we're trying to do is focus on the southwest area because we purchased most of the buildings in the southwest corner and so we're trying to focus on that area first. And the idea is that, there's fewer private businesses in that area. So actually, we own the buildings and so the parking that was originally required for those buildings we can use for pedestrian friendly areas, which is allowed on the CC&R's, but also for some events in those areas.

TICK SEGERBLOM

And to Gensler, I noticed you showed a lot of tents and things in the parking lot. Those were all — you could put them in and take them out, right? So.

DYLAN JONES

That's correct. It's all designed to be highly flexible and demountable at a moment's notice.

TICK SEGERBLOM

That obviously your concern, Monica. Just in the summer that it's basically a heat trap. So, anything we can do to put some tents in there and some type of shade structures. And even we saw some things where we'd have trees on portable movable things where you could bring trees in and bring them out and even lights and things like that.

DYLAN JONES

Yeah, I mean our suspicion is if we can activate these lots and it drives a lot of activity and engagement, all of the business owners that are tied to those CC&Rs will be highly supportive of updating them because it will ultimately drive more business to their, bottom line.

TICK SEGERBLOM

All right, but well, no one else seemed to have a comment, so just to summarize, you think Commercial Center is worth saving and enhancing and —

DYLAN JONES

We think it's a fantastic asset. I mean the kind of identity, the kind of experience that we can support there and build there is unique within the valley, and I think will be appreciated by the communities of the valley. We're really excited about it, and we'd be thrilled to support the county as this moves forward.

TICK SEGERBLOM

Okay. All right. Thank you so much.

DYLAN JONES

Thank you.

J.F. FINN III

Thank you.

4. Receive a report on the Clark County Redevelopment Agency's proposed expenditures and authorize funding for redevelopment projects; or take other action as deemed appropriate. (For possible action)

ACTION: RECEIVED/APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

SHANI COLEMAN

All right Commissioners, your next Item 4 is to receive a report on the Clark County Redevelopment Agency's proposed expenditures and authorized funding for redevelopment project; or take other action as deemed appropriate.

I can use this. So, the next item is we're going to look at current cash balance that the Redevelopment Agency has on hand. And then go through a number of — thank you, a number of individual projects and show how those projects impact that available cash that we have on hand. I will note that this does not address fiscal year 2026. So, we had our budget hearing on Monday, and this does not address any of those proposed funds coming in for fiscal year 2026. This only deals with actual cash that we have in the bank.

So from that, right now we have some projects and some items that have already been approved, or funding has already been allocated. So, you can see here we have the Commercial Center planning that is the Gensler contract that they've been working on. Our Commercial Center Grease Trap Program, that program has finished, but there's still outstanding balances from a couple of businesses who have not submitted for their reimbursement yet. The board at the last BCC (Board of County Commissioners) meeting approved a new grant program for real property improvements in Commercial Center. We provide 24-hour security for Commercial Center, so that is the remaining balance of that. There was a project manager that was hired last summer that is the remaining balance for that project manager. We do have a collaboration with UNLV. Originally this sponsorship was for \$325,000. So, the \$143,000 that you see is the remaining balance.

As has been mentioned, we own 925 East Sahara Avenue, which is also referred to as the Commercial Arts Building. We are in the process of demolishing that building. The demolition was originally slated for about \$3 million and so, this is what is remaining. Cultural district enhancements, we're doing some art projects in Chinatown right now, and then miscellaneous vendor payments. So, all of that rolls up to about \$4.2 million, so if you remove that from the existing cash balance, that leaves us with about \$29 million for additional projects.

So, an item that we'll bring before you just after this item is to approve and ratify the purchase of the furniture store. As you can see from the vision plan, this furniture store provides a new opportunity for entrance off Maryland Parkway to Commercial Center. There's not an immediate plan right now, so we would leave the tenant in place, the retail tenant in place, they pay roughly \$13,000 a month in rent. And so that would just be additional revenue that would go into the Redevelopment Agency. But with that purchase, that brings our cash balance down to about \$22.8 million.

And so now what we're looking at are other areas that were added into the Redevelopment Agency. So back in January, the board voted to expand the Redevelopment Agency and we added areas around Chinatown, Koreatown, and then we added some areas along Boulder Highway. So, the next few projects will address projects and those new areas. So the first one is Chinatown, where we're looking to do a visitors and a welcome center. This is actually for a lease of real estate. We anticipate tenant improvements for a project of this type would be around \$2 million. But in addition to the tenant improvements in the lease expense, because this is an off-site location, we would need to hire employees to actually operate the facility. Again, all of this cost would come out of Redevelopment Agency funds. And I'll let Commissioner Jones speak a little bit to the thought process and the idea, the vision behind this visitors and welcome center.

JUSTIN JONES

Sure. As the Board's aware, about a year ago we started the process for a visioning plan for Spring Mountain. We've had multiple stakeholder engagements and are in the waning stages of publishing the final of that report. We'll have, I think what third round of the draft coming out here very soon. But in terms of the feedback that we've gotten from all of those stakeholders is that what they really need is some centralized hub for information for tourists who are coming into that corridor and for safety, which is one of the biggest concerns have been raised by the business owners along the corridor. And so, in talking with Metro (Las Vegas Metropolitan Police Department), in looking at the kiosk locations that they have on along Fremont Street and in front of Resorts World, that is one of the things that we've talked with Metro about.

And so this would sort of be an opportunity for the county to take the lead, but also partnering with AAPI (Asian American and Pacific Islander) Chamber and other potential tenants for this location to provide services that aren't currently in the corridor, including locker rentals, which is something that you see in many tourist-type locations, but also a safety hub with Metro in that corridor. So, the concept is to work with a potential landlord. We've talked with 4425 Spring Mountain, that's XYZ, which bought the old Wells Fargo property there as a potential tenant. And then we also have another developer who recently approached us about this concept. And so, the idea here is to provide some supervisory positions there in order to oversee the project itself for operations purposes.

SHANI COLEMAN

So with that, what we accounted for was the potential first year. So that's roughly that \$2.6 million. Obviously there would be ongoing costs with employees and or lease rates. And so, with just accounting for the first year, that roughly brings the balance down to \$20.2 million remaining. The next item also addresses Chinatown. We have some, as Commissioner Jones mentioned, some public safety concerns. So, there's an idea that security cameras and some infrastructure work would be appropriate in the area. Grants and incentives similar to what we've done in Commercial Center, looking at the area and

identifying grants and incentives for developers. And then placemaking, signage, artwork, different things that elevate the place of the community. And we've allocated roughly \$2 million for that. And so with that, that brings our balance down to about \$18.2 million. And I don't know, Commissioner Jones, if there's anything you'd like to add regarding these potential items?

JUSTIN JONES

No, again, this is just based on the community input that we've gotten from the redevelopment plan that we've been going through. We're already pushing forward with the muraling project and already hired the contractor for that. And they're already working with existing business owners on a, again, public-private partnership. They have to chip in half of the price for that. So, this is just continuing that work.

And on the grant side of it, similar to Commercial Center, we do have a number of more legacy properties in that corridor. Not quite as old as Commercial Center, but certainly running up against some of the utility concerns that we have in that corridor. And so have been working with the water district and with water reclamation for assistance for business owners in there to upgrade grease traps and backflow prevention meters, et cetera.

SHANI COLEMAN

So, next we will turn to the Boulder Highway area. So, this is an area, another new area. It's roughly around Boulder Highway and Stephanie. And we've been working with Commissioner Gibson's office. This particular area is had some challenges with the unhoused and so we believe there's a broader opportunity to upgrade the area for the entire neighborhood. And so again, there are a couple of properties that we are looking at as potential acquisitions for public-private partnerships. And we've identified that and we're going through the process now of appraisals. We have again, set aside funding for grants and incentives for businesses and property owners and then also funding for placemaking. With that, I'll turn it over to Commissioner Gibson.

JIM GIBSON

We've been interested in and have spent an enormous amount of time we, Code Enforcement, the Southeast Area Command. This is an area that is kind of a no-win area unless we take action. The area, some of you will be aware or recognize the areas at Missouri, there's a light on Boulder Highway at Missouri and we have a rec center that is just a block to the west of Boulder Highway in this area. So, we have a significant investment that we're worried about and we've had some issues there over the years. It makes all the sense in the world, in my estimation, for us to do something to shore up the properties that are owned by and operated or overseen by and managed by the homeowners association, the Duck Creek Village, while at the same time taking advantage of an opportunity to extend our influence all the way out to the frontage along Boulder Highway, which is full of really challenged properties and businesses.

So, we're not finished looking at what may be available out there. There are motels that we're not really aware of what goes on there. There are other properties that are challenged, and people have reached out to us with an interest in seeing what we might be able to do. This would enable us to take some of the vacancy out of the area and put some purposeful development there that would make an enormous difference. That's really what we're aimed at. We don't know what the uses might be of the property that we're looking at, but that's something that we're very much open to. So, that's kind of a summary of what led us there and what we're thinking about.

SHANI COLEMAN

Thank you, Commissioner Gibson. And finally, is opportunities in Commercial Center. So, you just heard the vision plan for Commercial Center and while everything did not have a dollar amount, we do have some estimates in reference to some of the items. So, first on our list is New Orleans Square, which is 900 Liberace Avenue. And so, you heard the recommendation from Gensler that they felt keeping the building in place could be beneficial. We've provided some, we have some ideas on projected cost. If we were to keep that building and do a rehab, that would bring us to a vanilla shell, we believe estimates are around \$14.7 million. We also did an estimate for tearing the building down if that was something that the board wanted to look at, and we believe that demo is around \$3.5 million.

The Cultural Center, so this is for the 925 East Sahara site. So, this is the three building types that Gensler showed in their vision plan. We don't have an estimate of what it would cost to build either any of those potential buildings. However, before Commissioner Miller left, he had allocated \$9.8 million to go directly

to that project. And so, there is some funding available for the rebuilding of that site. And then as was discussed, the parking lot, if the vision plan were implemented, the parking lot would need to be restriped and there would be FF&E (Furniture, Fixtures, and Equipment) in reference to the movable furniture and trees and other items, we do not have a cost on that.

So based on the costs that we know, if we were to do a rehab, as you can see there, there's not enough cash in the bank right now for that. But as we talked about and as was stated in our budget hearing on Monday, this only deals with cash on hand and doesn't deal with future revenue coming into the agency. And so, anything above and beyond that for the rehab of New Orleans Square, we would then tap into those future revenues coming into the agency for fiscal year 2026, and anything beyond. Obviously if there was a decision made to not keep New Orleans Square, that would leave us with a little bit more cash on hand. But those are based on the numbers that we have, that's where your cash balance would be depending on those choices. And with that, I'm happy to take any questions.

TICK SEGERBLOM

Just to clarify, Shani, the \$10 million, approximately \$10 million that Commissioner Miller gave, that is not part of this budget, right? That's —

SHANI COLEMAN

That is not part of the \$34 million. That is separate and set aside specifically for that new Arts and Cultural Center.

JIM GIBSON

So, the intended use of those dollars is a redevelopment expense. It's something that would be specific to the activities of a construction, the fitting out, the design, something that is a redevelopment expense. Nothing related to the other operating expenses that might come along with operating a Redevelopment Agency.

SHANI COLEMAN

That is correct. That money, it was very specific, very specific in the agenda item. That money has to be used for the potential build out of that Arts and Cultural Center.

TICK SEGERBLOM

Commissioner Becker.

APRIL BECKER

So, when you say potential build out, what does that mean?

SHANI COLEMAN

Well, we haven't designed the building. You saw the presentation from Gensler. They have different recommendations on there. Anything that would happen out of these projects, all of those items would need to come back before this Board for the Board to vote on them. And so, until the Board makes a decision, I say potential.

APRIL BECKER

Okay, thank you.

TICK SEGERBLOM

All right. Do we need to take a vote or?

ROBERT WARHOLA

Well, if we're authorizing new funding today, you'd have to take a vote. I'm not sure if that's the case though. So yes, then we need to take a vote.

MOTION

JUSTIN JONES

Mr. Chair as the Vice Chair, I'd love to make the motion to approve the recommended allocations of funding.

TICK SEGERBLOM

All right, there's a motion. Cast your vote.

VOTE

VOTING AYE:	Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Michael Naft
VOTING NAY:	April Becker
ABSENT:	Marilyn K. Kirkpatrick
ABSTAIN:	None

TICK SEGERBLOM

That motion passes. Anything else on the agenda?

- 5. Approve the purchase of 2625 South Maryland Parkway, Las Vegas, NV 89109 comprised of an existing +/-20,000 square foot retail building, with an existing tenant, located on three (3) adjacent and contiguous partially improved and vacant parcels of land comprising +/-3.54 acres on APNs 162-10-502-015, 016 & 024.; fund the purchase price of \$7,120,000, and \$10,000 for closing costs; ratify the appraisal performed by Southwest Property Consultants, Inc.; and authorize the Director of Operations to sign escrow documents and any other related documents to complete the transaction and management of the lease. (For possible action)

ACTION: APPROVED.

SHANI COLEMAN

We do have one more item on the agenda, Commissioners. So, the item is to approve the purchase of 2625 South Maryland Parkway, Las Vegas, Nevada 89109 comprised of an existing +/-20,000 square foot retail building, with an existing tenant, located on three adjacent and contiguous partially improved and vacant parcels of land comprising of roughly +/- 3.54 acres on APNs 162-10-502-015, 016 and 024; Fund the purchase price of \$7,120,000, and \$10,000 for closing costs; ratify the appraisal performed by Southwest Property Consultants, Inc.; and authorize the Director of Operations to sign escrow documents and any other related documents to complete the transaction and management of the lease.

TICK SEGERBLOM

And just for edification, this is the furniture store we refer to —

SHANI COLEMAN

This is the furniture store purchase.

TICK SEGERBLOM

All right.

JUSTIN JONES

Mr. Chair. Can I ask a question?

TICK SEGERBLOM

Yes.

JUSTIN JONES

We've done full due diligence. We've confirmed there's no secret basements or other surprises on this one.

SHANI COLEMAN

We have done due diligence. We do, there is no secret basement, but we did find a secret sewer line that has an easement or that does not have an easement. So, there's a sewer line that runs through the back of the property that was not properly recorded that we have found. And to date, that is the only thing that we have found that is not relatively visible but could have an impact on the property.

JUSTIN JONES

Okay. But that's reflected in the purchase price it's (inaudible).

SHANI COLEMAN

It's reflected in the purchase price, and we are working with water reclamation to figure out how to deal with that sewer line.

MOTION

JUSTIN JONES

Very good. With that I'll move for approval on agenda Item 5.

TICK SEGERBLOM

Was that a motion? Yes, there's a motion cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Michael Naft

VOTING NAY: None

ABSENT: Marilyn K. Kirkpatrick

ABSTAIN: None

TICK SEGERBLOM

That motion passed.

6. Go into closed session, pursuant to NRS 241.015(4)(c) as amended by AB52, to receive information from the District Attorney regarding potential or existing litigation involving a matter over which the Board has supervision, control, jurisdiction or advisory power, and to deliberate toward a decision on the matter, and pursuant to NRS Chapter 288.220, to receive a report on the status of ongoing labor negotiations; and direct staff accordingly. (For possible action)

ACTION: NO CLOSED SESSION WAS HELD. NO ACTION WAS TAKEN BY THE BOARD.

PUBLIC COMMENTS

SHANI COLEMAN

Commissioners that completes your items posted for this agenda. We now have set aside time for the second public comment period.

TICK SEGERBLOM

All right, I see some people here from Commercial Center. Anyone want to give their two cents worth and give us a haircut (inaudible) want to do? We have some pretty amazing people here. Commercial Center is packed with all kinds of interesting folks. This would be nothing. You're happy. All right, then we'll go — Want to say something? Okay.

CHERYL MIDBY

Cheryl Midby and I am a property —

TICK SEGERBLOM

Pull the microphone a little closer to your face there.

CHERYL MIDBY

Cheryl Midby and I am a property manager for two of the buildings within Commercial Center. Village Square in the H building.

TICK SEGERBLOM

You want to make — this is just a time for public comment. Are you happy with what you saw? You're not happy with what you saw?

CHERYL MIDBY

Yeah.

TONYA HEERS

Hi, I am Tonya Heers, H-E-E-R-S. I'm actually the daughter of — there's five owners of Village Square and I'm one of the daughters of one of the owners. My uncles also owned what they call the H building, which is part of the Orleans Square, as you're familiar with, Chairman. We just would like to say that this last — we're super happy with Gensler's vision plan. It looks great. Everything looks amazing. We like the idea of moving in the southwest quadrant, moving slowly since you already own the building and the parking and the temporary structures and all that sounds absolutely fantastic. The only concern would be, and I know there was a lot of talk with Gensler about rehabilitating the Orleans Square. Obviously, the Village Square wasn't addressed, so we'll table that for another time, which is the middle building, which is important. But the Orleans Square, Gensler was clearly a proponent of rehabilitating that building and rehabbing that building.

But now, as we see in the financial picture, there's a huge disparity between rehabilitating it at \$14.762 million and demolishing it at \$3.5 million. So, I know there's some concerns there because that's a hugely disparate number between the two numbers. Obviously speaking on behalf of my family, and again the owners of the Village Square, which is the center building and the H building, which is the Orleans Square. Initially my family built the Orleans Square. It used to be called Carriage Trade Center. And my grandfather and my two uncles actually built that building and then sold it down the line to, I don't know if we sold it to McMenemy or who we sold it to?

CHERYL MIDBY
Somebody else.

TONYA HEERS

Somebody else and somebody else sold it to McMenemy and it's gone down the line. But my uncles still own that H building. There is a separate wall and separate structure between the H building and between the Orleans Square. And I know some of you know what I'm talking about. But there is a concern there because obviously if you demolish the Orleans Square, you're leaving this freestanding small building there, which might be awkward and weird next to whatever you're planning to build there. And I know that hasn't been decided and I'm kind of getting the cart in front of the horse. But the money scares me, the money makes me concerned. So, I just want to keep that in everyone's mind. The importance of the cultural legacy. And we talk about bringing back Old Vegas, it might be something worth spending the extra \$10 million on.

TICK SEGERBLOM

I think we did approve that. So, I think we did approve the rehabilitation.

TONYA HEERS

Well, the rehabilitation was approved with the demolishing, right?

TICK SEGERBLOM

No without. It's not going to be demolished.

TONYA HEERS

Well, what was in the budget lines? That's where I'm concerned. And maybe she can speak to that?

TICK SEGERBLOM

We didn't?

TONYA HEERS

They were both in there. It wasn't like one or the other.

TICK SEGERBLOM

All right, well I guess we'll have to come back. But anyway, just so you know, I'm with you. I don't want to demolish that.

TONYA HEERS

Okay. Thank you, Tick.

CHERYL MIDBY

Thank you.

TONYA HEERS

Thank you, Tick.

TICK SEGERBLOM

All right. Anyone else wishing to speak? Real quick.

TRACY SIMON

Hello, my name is Tracy Simon, my husband and I own Get a Haircut Barbershop in New Orleans Square in Commercial Center. If you haven't been there, it's a rock 'n' roll themed barbershop. We do traditional barbershop haircuts in a rock 'n' roll environment. And we're really excited about the possible changes that are coming, hopefully, and we're hoping, fingers crossed for the rehab, not demolition, because we really like it where we are. We're sad we lost a lot of our funky eclectic neighbors, but so be it, we'll get more. My husband's only concern is losing parking spaces. We moved to Commercial Center strictly for the massive parking spaces and we're busy all the time. We get a lot of walk-in traffic, foot traffic, both tourists and locals. So, the locals need a place to park as well.

So that's our biggest concern, because that was why we moved there. We moved from downtown; we were at the Jewel building where there was no parking. We thought there would be, there wasn't. So that's our biggest concern. But if these changes go through, we have some changes and renovations that we would like to do to add to our business to make it more friendly to what possibly could be coming. So, thank you. And we hope for renovations and rehab and not tearing it down.

TICK SEGERBLOM

All right. Thank you.

TRACY SIMON

Thank you.

TICK SEGERBLOM

All right, anyone else? Seeing no one, we'll close the public hearing and we're adjourned.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:38 a.m., Chair Tick Segerblom adjourned the meeting.

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[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

ATTEST: /s/ Lynn Marie Goya
LYNN MARIE GOYA, CLARK COUNTY CLERK