

Clark County Redevelopment Agency

CLARK COUNTY, NEVADA

RICHARD S. SEGERBLOM
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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, OCTOBER 18, 2023

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 18th day of October, 2023 at the hour of 10:00 a.m. The meeting was called to order at 10:03 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:

Richard Segerblom
Justin Jones
Jim Gibson
Marilyn K. Kirkpatrick
William McCurdy II
Michael Naft

Absent:

Ross Miller

Also Present:

Kevin Schiller, County Manager
Shani Coleman, Director Community & Economic Development
Robert Warhola, Deputy District Attorney
Tammy McMahan, Office Services Supervisor
Robin Delaney, Deputy Clerk

ITEM NO. 1 Public Comment

TICK SEGERBLOM

Good morning. I guess we're ready to start the Redevelopment meeting.

SHANI COLEMAN

Yes. Board, we are ready to open the Redevelopment Agency meeting for Wednesday, October 18th. First item on the agenda is public comment.

SEGERBLOM

Anyone who wishes to speak on the first period of public comment, I recognize someone from UNLV, so please come forward.

NANCY USCHER

Is this the right place to stand?

SEGERBLOM

Yes, that's good.

USCHER

Okay. I wanna tell you that I'm so honored and pleased and excited to be here.

SEGERBLOM

First, can, first can you state your name and position please?

USCHER

Yes. My name is Nancy Uscher. I am a professor at UNLV and I'm the Dean at the College of Fine Arts as well. And I'm very excited to be here today to share some ideas with you. We know that there is a proposal that has been submitted to the County that is centered around an exciting new partnership with our college, the UNLV College of Fine Arts, to bring an ongoing series of quality art programs to a number of venues within The Historic Commercial Center over the coming months. I wanted to say how important community is to our college and to the whole university.

Included would be engaging events that highlight many of our specific departments and we cover all the performing arts, the visual arts, film, entertainment, engineering, design and architecture. We have seven academic units in our college. And our talented students and faculty including, as I said before, theater, dance, visual arts, architecture and even a series of art talks that would be a wonderful communication vehicle before and after an event to engage the community in a kind of a reception and get to know the people in The Historic Commercial Center and in the adjoining communities on a variety of compelling and relevant topics.

We are extremely excited about this proposed partnership with the County and greatly look forward to bringing it to life if we're fortunate to be able to do that for both our students and the community at large should it meet with your collective approval when it is on the docket next month. Thank you very much. I'd like to introduce our Associate Dean of the College of Fine Arts, Warren Cobb.

WARREN COBB

Hi, my name is Warren Cobb. I'm the Associate Dean of the College of Fine Arts at UNLV. I would also like to speak in favor of the proposed partnership with UNLV College of Fine Arts to bring an ongoing series of arts programming to The Historic Commercial Center. I've met with store owners of their respective businesses and explored their locations. Their responses have been overwhelmingly positive. They were delighted, invigorated, and thrilled about the prospect of incorporating the arts into their establishment.

COBB

I've shared those photos that I took with our Chairs and our Directors of schools, and I've seen the lights switch on and their faces light up at the ideas and the opportunities and the possibilities that they could see. They were like little kids in a sandbox or a toy store. They became more and more excited about all the different experiences that they could create. They began sharing ideas about how our students could perform and share their love and their passion for the arts with the community and what the community would want to see and learn and enjoy. How they could become interactive with the public and how they would allow for an opportunity to create real, meaningful experiences and real human connection in a time when we all spend way too much time alone looking at our screens instead of interacting with each other.

Even without formal approval, this is already demonstrating efficacy. It has already facilitated connections between individuals and organizations, fostering networking and community building opportunities. It has already begun to provide the very thing that it's intended to provide and that we desperately need. Hope, possibility, learning, creativity, imagination, collaboration, human connection, and community. This partnership can be a much needed spark that quickly ignites a flame that turns into a fire that builds a community that the entire city wants to witness, then become part of, and then contribute to.

We are encouraged, uplifted, and energized by your consideration of this proposal. We are thrilled to be a part of this and want to help you achieve your vision in any way should you decide to go forward and approve. Thank you for your time and consideration of this.

SEGERBLOM

Thank you. We're not allowed to comment on public comment, but I will say, what you talked about is fantastic, and we look forward to work with you. We're just down the road there from Maryland Parkway, so we view ourselves kind of an adjunct facility where we can partner with all kinds of stuff. So, thank you so much for your interest, and we will be going forward.

COBB

Great, thank you.

SEGERBLOM

Alright, next on the agenda.

ACTION:

No action taken by the Board.

ITEM NO. 2 Approval of Minutes of the Regular Meeting on August 16, 2023. (For possible action) (Available in the County Clerk's Office, Commission Division)

COLEMAN

Next, we have approval of the minutes of the regular meeting on August 16, 2023.

JIM GIBSON

Move approval.

SEGERBLOM

There's a motion, please cast your vote. And that motion passes.

ACTION:

It was moved by Commissioner Jim Gibson, and carried by the following vote, that the minutes be approved.

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

ITEM NO. 3 Approval of Agenda with the Inclusion of Any Emergency Items and Deletion of Any Items. (For possible action)

COLEMAN Next item on the agenda is approval of the agenda with the inclusion of any emergency items and deletion of any items.

MICHAEL NAFT Move approval.

SEGERBLOM There's a motion for approval. Please cast your vote. And that motion passes.

ACTION: It was moved by Commissioner Michael Naft, and carried by the following vote, that the minutes be approved.

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

ITEM NO. 4 Receive a report on the current Clark County Redevelopment Agency Budget. (For possible action)

COLEMAN The next item on the agenda is to receive a report on the current Clark County Redevelopment Agency Budget. You each should have received a copy of the budget, but I will also go through this.

The Redevelopment Agency, we know was created by resolution in December 2002. There are three areas that covered the current Redevelopment Agency, Paradise, Sunrise Manor, and Winchester. For fiscal year '23, here are our actuals: property tax collected was roughly 9.3... No, we don't have the updated. \$9,373,000, with estimated interest of \$31,000, with total revenues coming in at \$9.4 and we had expenditures of \$755,000.

For fiscal year 2024, we have estimated revenues coming in for Paradise Town. So, this is the area that is between Desert Inn and Twain on Maryland Parkway, \$2,000, a little over \$2,000. Sunrise Manor is the area between Boulder Highway and Sahara. And then Winchester is our largest area. This is the area that starts at Sahara/Maryland Parkway and includes the Sahara Hotel, Fontainebleau, and the event site located on the west side of Las Vegas Boulevard. So overall, the anticipated revenue coming into the district is again a little over \$9.4 million, close to \$9.5 million.

So, the budget that was submitted to the State for fiscal year '24, we started at roughly \$16 million with anticipated revenues of \$9.5. You'll see a small amount of interest in there. So, the expectation if we do not have any additional

COLEMAN expenditures, is that we would have 25.- 25.7 million in the budget at the end of fiscal year '24. And with that I'm happy to take any questions.

SEGERBLOM So, before we get to questions, just make a comment to Commissioner Kirkpatrick since I don't get any of the other money you guys get this all \$25 million is my money.

MARILYN K. KIRKPATRICK (laughs) Spend it.

SEGERBLOM And to Commissioner Jones, I'm hoping that we can share this in some fashion.

JUSTIN JONES I'll take half. Just kidding. Can I just get clarification for the \$755,000 that was spent, can you just go over real quick what that is? And then also, I know obviously it's just for accounting purposes, but \$25.7 million, what's the actual time frame for us to identify how that's gonna be used?

COLEMAN So, on the expenditures, \$150,000 of that was spent on the Blight Study that we're finalizing. And then the remaining portion of that was spent on a special event at Commercial Center.

JONES And in terms of deciding how we're using the \$25.7 million or a portion of it, then what's the sort of timeline for us to make those decisions?

COLEMAN I think there's no timeline. I think it's up to you. The budget is there and so, as the Board sees fit and as items become available for expenditures, we will bring that to the Board. If there are certain items that you want us to look at, then we can definitely do so. But the budget is, that was the budget that was submitted to the state, and so that is the amount, the \$25.7 million is the amount that we have available to utilize for any expenditures that fall within redevelopment.

JONES Okay, and I know obviously between Commissioner Segerblom and Commissioner Miller, they had presented at least ideas with regards to Commercial Center, but has there been dollar figures put on that or more of a plan?

COLEMAN We are currently right now looking at potential expenditures related to real estate. We are looking at potential expenditures related to hiring of certain consultants to help with master planning in Commercial Center. We haven't put dollar figures on the consultants yet. We're still having some conversation and in November we will be bringing an item to you regarding a proposed real estate purchase for the Board to consider.

JONES Thanks.

SEGERBLOM So, do we really need to accept this or just information?

COLEMAN It's just a report, so.

SEGERBLOM Okay. Any other questions or comments about it?

KIRKPATRICK So, I guess, Commissioner Segerblom, are you gonna- I mean there's a lot of things that could be going on and now we're hearing about maybe an art thing. Is there gonna be like a holistic plan you're gonna bring back or what are you

KIRKPATRICK

gonna do with Commercial Center?

SEGERBLOM

That's what Shani was referring to. So, there will be a plan coming back with some proposals, hopefully at the next meeting.

KIRKPATRICK

At the next meeting? Okay.

SEGERBLOM

Alright. Let's move- I guess we can- no further comments or questions, we can go ahead and move on to the next.

ACTION:

No action taken by the Board.

ITEM NO. 5 Provide estimated timeline for finalization of the Clark County Redevelopment Agency blight study and recommendations for possible addition of new redevelopment areas. (For possible action)

COLEMAN

Alright. Agenda Item Number 5 is to provide an estimated timeline for the finalization of the Clark County Redevelopment Agency Blight Study and recommendations for possible addition of new redevelopment areas. And so, at our last meeting, it was requested that we put together a timeline. And I just wanna make sure all of you have the correct document. Rachel, did you provide the...

RACHAL QUATTRINI

Yeah, that's the updated...

COLEMAN

The updated one that ends April 2nd. And so, I will walk through this. NRS279 provide a prescription of how we are to what they call amend the plan. And so, what we're doing by adding new areas is an amendment to our existing plan. And so, this timeline takes us through those prescriptions. Now, there is a little bit of flexibility in here because there's a couple of things that we don't know for sure. And so, as I walk through, I will identify those things for you where there may be a little bit of give.

So, defining the boundaries. So, the expectation on November 15th is that we will have Applied Analysis come and present to us the Blight Study. I have met with all of you who have presented study areas to talk through that. And what Applied Analysis is going to do is they're going to go through the Blight Study as it was originally finished or the original draft. Then they will take a second step and they will go through the amended maps as were discussed with those of you who had study areas.

At that time, the Board will have an opportunity to provide us with preliminary boundaries that they want to move forward. In that step, the next step after that is done will require us to get legal descriptions of those boundaries because one of the things that's required as we submit public notice of this amendment, we have to have legal descriptions. So, step two in the process, you'll see, is hiring Applied Analysis. Step 3 is not hiring Applied Analysis but getting final maps to Applied Analysis. For those, like I said, that have already had the conversation, we've already had those amended maps delivered to Applied Analysis.

We next need to hire a land surveyor to help produce the legal descriptions. And this is where it gets kind of fuzzy. We, as an organization, have a list of qualified land surveyors. Our administrative processes sometimes take a little bit longer to get through, and so we're trying to front load that. We've developed a

COLEMAN

scope of work for the land surveyors right now, and we're trying to front load that so that way when the Board provides us with their recommendation to move forward with the amended maps, we can quickly deliver those to the land surveyor so they can start working on the legal descriptions. We do not have an understanding of how long it's gonna take for the legal descriptions to be created.

Step 4 in that process, you'll see we have the week of January 10th... I mean, January 1st. That is the public notice. So, we are required by law to place a public notice in the newspaper and then also mail information to all impacted property owners. The notice in the newspaper requires the legal descriptions. This is why there's that little bit of potential flexibility in there. If we can get the legal descriptions relatively quickly, then some of this timeline can actually move up, right? We may be able to hit the second meeting in December versus the second meeting, January 17th for the public notice on the redevelopment side. So, we have to have that public notice in there, and we have to have the legal descriptions in order to do the public notice.

The next step is after we do the public notice, obviously we actually have the public hearing. The public will have an opportunity to provide feedback to the Board on those potential amendments to the redevelopment plan. At that meeting, this is where the Redevelopment Board will give a recommendation whether or not to move forward with the proposed amendments. After that recommendation, whatever it is, then we have to go to the Planning Commission. The Planning Commission will then have 30 days to respond. After we get a response or after that 30-day period from the Planning Commission, then this actually has to go to the Board of County Commissioners.

And this is where the ordinance will be introduced for the County Commissioners to consider the amendment, the change to the Redevelopment Plan. And so just like any other ordinance, that is a two-step process. And so that takes us through the end, where we have it scheduled for April 2nd. So, introduction of the ordinance on March 19th. Again, we have to do notice of public hearing, so we would send an item in the newspaper. This one, we do not have to do actual mailings to individual property owners. And then having the actual Board vote on that ordinance at the April 2nd meeting, and then of course, after, if there is a positive outcome from that vote, we would submit all the information to the Assessor.

And so that's the timeline. Again, we're not sure how long it's going to take to create those legal descriptions. So, this could shift a little bit, but I'm happy to answer any questions.

JONES

Mister Chair?

SEGERBLOM

Yes, Commissioner Jones.

JONES

So, let's just say April 2nd is the date that the legal descriptions are provided to the Assessor's office. Is that the date that the baseline is set, for the statute?

COLEMAN

It's actually behind it. So, they generally look for March 15th to be the date. So, a couple of things that we have considered. Based on this timeline, the first

COLEMAN

hearing of the ordinance is March 19th. Obviously, there are two weeks before that, that we have to present that. And so, the thought is that "Go to the Assessor and ask them if we can submit a preliminary pending approval." So that way- because whatever we're gonna set for this ordinance, whatever we're going to send to the Board for this ordinance is gonna be whatever it's gonna be, right? It's just a matter of whether or not the Board wants to approve it. And so, we will have a framework already laid out and done. It's just a matter of getting through the ordinance and approval process for the Board of County Commissioners. So, we're gonna talk to the Assessor to see if they would be willing to take, if we have to stick to this timeline, see if they're willing to take preliminary pending approval on April 2nd.

JONES

Okay.

SEGERBLOM

And on that, I think you could probably start talking to the Assessor to see if in your area, the properties are underwater right now or if their current market rate, then it would probably go up, the value would go up 8% every year, which would give you that increment for sure.

COLEMAN

So, we have met with the Assessor and what they are preparing for us right now, we're actually preparing this for the policy conversation regarding the distribution of funds, they are giving us a list of valuations for fiscal year '23 and estimated valuations for '24 for the proposed new areas. So, each Commissioner that has proposed new area can get a sense of where their valuations would actually be. What it will not do is it will not provide you with an estimated number of dollars, redevelopment dollars, because the districts have not been created, and we don't know what the actual percentage is, 'cause certain districts, not every district has the same- not every area has all of the same tax districts. And so, we don't have that number, but you will be able to get a sense of what the valuations are.

SEGERBLOM

Any other questions? No. Alright.

ACTION:

No action taken by the Board.

ITEM NO. 6 Go into closed session, pursuant to NRS 241.015(3)(b)(2), 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)

COLEMAN

And I believe we are not going into closed session, Rob.

ROBERT WARHOLA

Yes, that's correct. No closed session today.

SEGERBLOM

No lawsuits yet?

WARHOLA

Not yet.

ACTION:

No closed door session was held. No action taken by the Board.

PUBLIC COMMENT

SEGERBLOM

Alright. That ends the agenda. So now we'll have the second period of public comment. Anyone here wishing to speak on any item? Seeing none, we'll close the hearing. And thank you so much.

SHANI COLEMAN

Thank you.

There being no further business to come before the Board at this time, at the hour of 10:27 a.m., Chair Segerblom adjourned the meeting.

APPROVED:

/s/ Richard S. Segerblom
RICHARD S. SEGERBLOM, CHAIR

ATTEST:

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