



togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
April Becker
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
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, July 16, 2025:

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

TABLE OF CONTENTS

SEC. 1. OPENING CEREMONIES	3
CALL TO ORDER.....	3
SEC. 2. PUBLIC FORUM.....	3
SEC. 3. AGENDA	3
SEC. 4. BUSINESS ITEMS.....	5
PUBLIC COMMENTS.....	17

SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 11:30 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
Marilyn K. Kirkpatrick
Michael Naft

Absent:

None

Also Present:

Kevin Schiller, County Manager
Shani Coleman, Director Community & Economic Development
Robert Warhola, Deputy District Attorney
Tammy McMahan, Deputy Clerk
Nancy Maldonado, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

All right. Good morning, this is going to be the Redevelopment meeting for Wednesday, July 16, 2025.

KEVIN SCHILLER

Good morning, Commissioners. The first item is the first section set aside for public comment.

TICK SEGERBLOM

This first period for public comment, anyone wishing to speak? Seeing no one, we'll close the public period of comment and turn over to the director.

SEC. 3. AGENDA

2. Approval of Minutes of the Clark County Redevelopment Agency Meeting on May 21, 2025. (For possible action) (Available in the County Clerk's Office, Commission Division)

ACTION: APPROVED.

SHANI COLEMAN

Good morning, Commissioners. Your next item is approval of the minutes for the Clark County Redevelopment Agency meeting on May 21, 2025.

MOTION

WILLIAM MCCURDY II

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, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

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

ACTION: APPROVED.

SHANI COLEMAN

Your next item on the agenda is the approval of the agenda with the inclusion of any emergency items and deletion of any items.

MOTION

WILLIAM MCCURDY II

I move approval of our agenda.

TICK SEGERBLOM

Move to approve the agenda.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. BUSINESS ITEMS

4. Review current Clark County Redevelopment Agency fund balance and expected FY26 revenue per district. (For possible action)

ACTION: REVIEWED.

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

SHANI COLEMAN

All right. For your business items today, agenda Item 4 is to review the current Clark County Redevelopment Agency fund balance and expected fiscal year 2026 (FY26) revenues per district. Commissioners, when the Redevelopment Agency budget was initially approved back in May, the tentative budget, we did not have the expected revenue for the new redevelopment areas that were approved in February. So, what we'll do today is go through what our current fund balance is, and then we will go through each of the redevelopment areas highlighting what the expected revenue is for FY26, and this will provide you with a new dollar figure for the FY26 budget.

So currently right now we have roughly \$26.4 million. If you recall, back in May when we did our last meeting, there was about \$33 million in there. We've recently closed on a property off of Maryland Parkway, 2625, which brought the fund balance down. So, for FY26, the estimated revenue for this is an original redevelopment area, the Winchester area, which is our largest area, which is the Maryland Parkway-Sahara, is roughly \$20 million, \$20.3 million. This is in District E. Another original area is the Sahara-Boulder Highway Corridor. It will bring in roughly \$77,000 and the third original area is in Paradise. Also, District E will bring in roughly \$27,000.

This is a new area, the Maryland Parkway-Flamingo Corridor. We pulled in this area to try to address the issues with the closing of Desert Springs Hospital. For the first year, this is going to bring in roughly \$10,000, and I remind all of you that the numbers are really low this year because this is the base year, there isn't an increase and obviously we haven't done any work. So, this first year you're not going to see significant dollar amounts. Another new area is Chinatown. This is actually the largest of the new areas, and so it will bring in roughly \$353,000.

Our next new area is Koreatown. This is roughly Rainbow-Spring Mountain. This is one of the smaller areas. It's only bringing in about \$7,000 for this fiscal year. And then finally we have the new area, Boulder Highway and Stephanie, which we anticipate to bring in about \$40,000. So, all in all with the new areas, so the budget that the board approved in May was \$20.2 million. With the addition of the new areas, we will see an increase in revenue of about \$579,000. And so that will be your total budget for FY26. And I'm happy to take any questions.

TICK SEGERBLOM

And just to clarify, that's the money that will come in through the taxes during the fiscal year?

SHANI COLEMAN

That is correct.

TICK SEGERBLOM

All right. Thank you.

5. Approve and authorize the rehabilitation of 900 Liberace Ave located at APN#162-10-510-029 which consists of four two-story retail/office buildings containing a gross building square footage of 72,500; and authorize the Director of Operations to sign workorders, contracts, agreements or take other actions as necessary to facilitate the rehabilitation of the property. (For possible action)

ACTION: HELD TO A LATER DATE.

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

SHANI COLEMAN

All right. The next item on your agenda is to approve and authorize the rehabilitation of 900 Liberace Avenue, located at APN# 162-10-510-029, which consists of four two-story retail/office buildings containing a gross building square footage of 72,500 square feet; and authorize the Director of Operations to sign work orders, contracts, agreements, or take other actions as necessary to facilitate the rehabilitation of the property. Today, we are going to receive a very short presentation from our Real Property Management (RPM) team to talk through the anticipated rehab for New Orleans Square.

JOHN ADVENT

Morning, Commissioners.

TICK SEGERBLOM

Good morning.

JOHN ADVENT

For the record, John Advent, Deputy Director with RPM. I'm going to run you through a very quick presentation for the contemplated preliminary scope for the 900 Liberace facility. And as a brief overview, the intent of this scope is to address the facility from a code compliance, fire life safety and general long-term maintenance of the building. So, we're looking at it from that perspective, bring the building up to code, address fire life safety issues and long-term maintenance, things that we'll need to maintain the building for the long-term of the county ownership. So, I'll quickly run you through these bullet points.

We have, one, is the renovation of all the tenant suites. It's just the general cleanup, demoing, suspended ceiling, patching, and painting. If there are any walls that maybe aren't code compliant or weren't permitted, we'll clean those things up. But the general intent is to keep the suites that we have as close to they are today. This work does not include tenant space improvements or tenant allowance for individual leases of the building. So, this would just be a kind of a vanilla shell to each suite in the facility. We are going to address all the single use restrooms in those various suites to update them, bring them up to ADA (Americans with Disabilities Act) compliance, public use compliance. The big one is bringing a fire sprinkle system in the associated riser rooms to the entire building so that its fire sprinkled along with a fire alarm system for all four buildings.

And then in general, code upgrades at all areas. As we go through our design process and inspect and vet the scope of the building, we will address all code deficiencies or code upgrades that we need to do at that time. For the exterior of the building, we will be modernizing and bringing the elevators up to par, patching and painting the exterior of building finishes for waterproofing and envelope. This work does not include any facade modifications or beautification improvements. It's simply from a maintenance standpoint. The code upgrades to the public use restrooms, the bank of restrooms on the first floor from ADA and accessibility and then the replacement of the roof. And last, we anticipate needing to bring at least one fire hydrant to the site to meet current fire code.

So overall, project budget approximately \$15 million all in. Our timeline right now is looking for 36 to 48 months start to finish. And then our next steps obviously being project approval, funding being established, and then setting up internal stakeholder meetings both within our organization to kind of vet through this scope, establish a strategy and a timeline in more detail and then executing. And then a kickoff being once we've identified our design professional, our formal kickoff, like our normal project processes. That is the quick overview.

TICK SEGERBLOM

Go ahead. Is this a public hearing? I know there's a couple of people wanting to speak. I don't know.

MICHAEL NAFT

Can I just ask you questions first? Chairman, thank you. I just want to make sure I heard that right. The \$15 million does not include any beautification or facade improvements?

JOHN ADVENT

We did not contemplate any beautification type scope. Is this purely code upgrade, renovation, maintenance style scope.

MICHAEL NAFT

And then I assume during the course of the work everybody's displaced, right, for that period of time?

JOHN ADVENT

Yes, this is correct. We are anticipating that we-

MICHAEL NAFT

Is displaced?

JOHN ADVENT

We would fully take the building to complete the work.

MICHAEL NAFT

Thank you.

MARILYN K. KIRKPATRICK

Mr. Chairman, may I ask a couple of questions? So, what is the intent? So where do these people go in the meantime? Because you got to shut down the whole building, especially when it comes to fire sprinklers and fire stuff, right? So, what is the plan? Are we expected to buy them out of their leases or? I just don't understand why we couldn't look at just tearing them down and building the same thing back with the architecture that's there. I mean, flat roof is almost popular again. There's a reason that we stopped building with flat roofs is because when it rained became a problem. And if you don't know what that looks like, the health district is a great example. But what's the plan? Mr. Chair, I'm asking—

TICK SEGERBLOM

You're asking me? Well first off, we hired Gensler. They did that report and determined that this was a historic structure that was part of Commercial Center, which is what we're trying to revitalize. And secondly, you couldn't replace this building for this kind of money. I mean the truth is, and some of the tenants are here, but there's lots of people that want to come use it that are already using it. We're working with UNLV (University of Nevada, Las Vegas) to partner with them to find places there, but it is going to be like a little incubator, little art places, nonprofit places, and just businesses that we need in that area. And that was the conclusion of Gensler. But it is really, we couldn't duplicate this historic

structure for this kind of money. So, at this point it is cost-effective to revitalize it as opposed to tear it down and build a new building.

MARILYN K. KIRKPATRICK

I know. So then let me ask it a different way. So then today there's all these people in here, we allowed where people can come in. We're landlords, which is not a typical thing that we do, but we're also doing it for the Micro Business Center. And I don't disagree that Commercial Center could be a lot of amazing things, but one, what happens to the people that are there today while we do the work? And two, are we going to ensure that within the leases that we don't have to pay for any of those tentative improvements? Here's what I would say. It's great that we have \$26 million. You spend \$15 million, we agreed that it was going to be everybody's money, and I don't have a redevelopment agency, but I'm still a good fiscal agent of our dollars and it's going to take four years. We don't even know what the cost looks like. But what happens to those businesses that are there today? Is it an expectation that we're going to pay to relocate them? Is it—

SHANI COLEMAN

Ms. Commissioner, a number of the tenants in this space are on a month-to-month lease, so we don't have to address leases. There are only two leases right now that are due to expire in 2028 that we would have to deal with. So that's one thing. And what we have talked about is potentially for those tenants that are interested in staying in the space, that we help them relocate temporarily and that if they're interested, they could come back and lease space after it was done.

MARILYN K. KIRKPATRICK

So, what's the issue with the leases of the tenants when they move back in?

SHANI COLEMAN

They would just be new leases just like any other tenant—

MARILYN K. KIRKPATRICK

I know. So, will it say in the contract that they're responsible to come into code compliance?

SHANI COLEMAN

Well, the rehabilitation would be bringing the building into code compliance. We would be doing all that work. That is what this agenda item is to address, is to bring the building completely into code compliance. So, if they were to lease space, the space would already be code compliant. What we are not contemplating is if they have any special tenant improvements that they need to operate their business, that cost is not included in that \$15 million number.

MARILYN K. KIRKPATRICK

But is it intended to be part of it?

SHANI COLEMAN

It is not—

MARILYN K. KIRKPATRICK

Or are we going to do it? We do everything else where if you pay for your own tentative improvements?

SHANI COLEMAN

That is correct.

MARILYN K. KIRKPATRICK

And this is only one building?

SHANI COLEMAN

There are four buildings total. The total square footage of the four buildings is 72,500. So, there are four two-story buildings on site.

TICK SEGERBLOM

Other thing is hopefully it'll just be three years or less, but nothing's going to happen for at least 18 months. So, there's only going to be a period of about a year when they would actually be removed, the ones that wanted to leave and then come back.

JIM GIBSON

Mr. Chair, so we're a landlord for all these folks. Has there been any thought about how we might get out of the landlord business? It does feel to me like that's something that we've never shown ourselves to be experts at. And I recognize that when we make a decision here to renovate and to bring up to code, then we're essentially saying we're going to keep ownership of the building, which puts us in a position where we are a landlord, we have tenants.

And I've wondered to myself since I was briefed on this item, if that's where we want to be, it feels to me like whatever we do ought to take into account the potential for an opportunity to vest ourselves of ownership of the building so that we don't have to be the landlord. And if we made the right deal with someone, feels to me like there would probably be plenty of folks who'd be willing to come in and partner with us and become the landlord. Take on the responsibilities of ownership over there or at least management of the building. How are we currently handling the tenants? Who does that and in what department?

SHANI COLEMAN

We currently have a property management company that manages that facility for us.

JIM GIBSON

And what's the name of that company?

SHANI COLEMAN

It's Gatski Commercial. They were previously the property manager under the owner. So, when we purchased the property, we retained them.

JIM GIBSON

What's the occupancy right now of this space?

SHANI COLEMAN

The occupancy is—I'd have to come back to you. I don't want to give you the wrong information, but it is not as high as it used to be.

TICK SEGERBLOM

It's probably only about 10%.

JIM GIBSON

10%?

SHANI COLEMAN

Yeah.

JIM GIBSON

So, when Gensler looked at it, what would the cost of replacing the building? Forget the architecture, it needs to be preserved, I get that, but what was the cost? Did they estimate a replacement?

SHANI COLEMAN

We did not look at replacing the building. We only looked at either demolition or rehabilitation of the building. Those were the requested information requests that we received when we did the project.

JIM GIBSON

Thank you. Okay.

MARILYN K. KIRKPATRICK

Can I ask another question? What—

TICK SEGERBLOM

Ask all the questions you want.

MARILYN K. KIRKPATRICK

Well, I am sorry, but I'm struggling with this, and I know that it's no secret how I feel about redevelopment agencies, so let me ask this question. Does it not make sense to go and do one building first to see what we're likely going to have in there? Because I got to believe that this was built a long time ago that we're going to run into problems that we don't anticipate as opposed to trying to do all four at once. So, I just worry that \$15 million won't be enough, and then we'll be stuck and then what will happen is what we should do to finish our project, we'll come back and we'll clean out all the redevelopment money and now no one gets anything. But we get new buildings.

So, I agree to disagree with being a landlord because at the end of the day, I know how hard it is for all the buildings that we already have and I just don't. But I didn't stay at that meeting on purpose because I'm not trying to railroad anybody's other stuff. But it just seems that at some point, why don't we want people to come in and to develop it for us for one, but two, I am asking you, John. I mean there's no easy project when you do retrofits. I am the queen of taking old buildings and turning them into something and we always come up with all these unintended consequences. You could say that about me, right? And he loves to tell me yes and then it costs, and I got to find, and so not to put you in the hot seat, but I mean it is not uncommon to come up against things that we did not anticipate. Whether it be mold, whether it be asbestos, whether it be the roof, you can't find those proper shingles. I mean, there's always something.

JOHN ADVENT

Sure. Yeah. I mean, with any scope like this, there's always a chance for unseen conditions. We don't know what we don't know until we get in there and study it a little more. But yes, there's always that risk.

MARILYN K. KIRKPATRICK

But it seems when Commercial Center was built out that all of the buildings were somewhat built the same. So, you could do one to see and you would have a pretty good idea from what you might run into. Because I would tell you, and I'm no expert, but I am married to a plumber and anytime you and I think of the Fountainsbleau, when you try to put fire sprinklers into an old building, there's issues because you don't know where everything is. And I would bet you the people on Fountainsbleau would tell you how

awful that it has been trying to go backwards. So, I just doesn't make sense to do all four at once? Does it not make sense to one, go in and see what we got? Take the least or the smallest building to see what that looks like?

Because retrofitting fire sprinklers is not an easy task because what you'll run into pipes that don't exist that probably should, you have to rip out the roof to see where those pipes might've gone. So, fire sprinklers is not the easiest thing to retrofit. I know from experience. It's no easy task. So, I'm trying to save you from having to come back and ask me to give you another \$50 million because the answer would probably be no. But I'm just asking if we want to dip our toe as opposed to going all in.

TICK SEGERBLOM

I know it's not a public hearing, but Monica Gresser is an architect and a tenant there, appears to want to say something. I don't know if that would be appropriate.

MARILYN K. KIRKPATRICK

I guess you have the pleasure to call anybody up.

TICK SEGERBLOM

Commissioner Jones.

JUSTIN JONES

Yeah. I just had a follow-up question. I know I threw this out there at the last meeting or the one before that of the idea of approaching this more with a master developer concept. And I don't know if that's something that we've looked at a bit here because there's a difference in my mind to Commissioner Kirkpatrick's point of the project that we're doing in Commissioner McCurdy's district where the county has taken on the role of doing something that forwards what we think are our county priorities as opposed to being a landlord for a tattoo parlor or something along those lines. Being the landlord for a tattoo parlor or whatever it is, doesn't forward any particular county priority in the same way that running a small business incubator might do. So, I think those are two different concepts there.

So, I guess I struggle with the idea of the county taking on this project. We all know that it's a lot more expensive for a government agency to do these retrofits than it would be for a private developer. So maybe we should have conversations with the private developer about being the one to master develop Commercial Center and therefore, make a decision as to whether this kind of a retrofit for New Orleans Square and other buildings is the most logical thing to do for future leasing or not. So that's where I'm not saying no to this. I just would love to hear a little bit more from somebody who's actually in the development and leasing space of four years out from now, because it's going to take that long according to your own projections. What is the real projection for Gatski or somebody else of who's going to be the tenants in this kind of a building and what does the whole concept look like?

TICK SEGERBLOM

Well, it sounds like we need to pull it back but let me say this. The reason we're in this situation is we own the parking lot, and we have Insomniac [Events] who wants to take over the event center right next to this and use this as part of their whole sales pitch and development.

JUSTIN JONES

I think that was where I was going with the last time around, is if we do have a partner, a premier partner like that, then why are we not talking to them and others about co-developing it and being more partners in it as opposed to taking this offline for four years. So, it doesn't really benefit them for four years. So, I guess that's the discussion that I'm not sure that I understand where we are at.

TICK SEGERBLOM

Well, I am not sure we went—

KEVIN SCHILLER

Mr. Chairman—

TICK SEGERBLOM

Sorry, Kevin.

KEVIN SCHILLER

I just wanted to add one thing to Commissioner Kirkpatrick's question on the, I'm going to call it the phased approach or China building. John, could you address that related to feasibility related to that?

JOHN ADVENT

Sure. I mean, think we would have to discuss that with the building official to see how a C of O (Certificate of Occupancy) or a TCO (Temporary Certificate of Occupancy) could work tied to phasing and having certain buildings that are under one code and others that are not. But as in being freestanding buildings, I think we could address them in a phased approach.

TICK SEGERBLOM

All right. Well, it's clear we don't have four votes. So, we're going to pull this item off the agenda, and I'll go back and do more research. I'll get Insomniac [Events] to come and make a presentation because we've been working with them, they wanted us to do this, but again, once we're done with the building, we could turn it over to a master developer or whatever to manage the building. The question was whether to retain the building or not. I thought the Gensler's reports kind of said that we should do that. So that's why we went forward with trying to develop it and tied into the parking lot working with the attorney to make sure we can actually use the parking lot for these bigger events that Insomniac [Events] wants to do. But obviously I need to do more background work and then come back to you guys so that it meets with your approval. So, with that—

MARILYN K. KIRKPATRICK

And Mr. Chairman, I just think that people are wondering what our long-term plan is. And to be honest, I said Insomniac [Events] in the beginning to you all because they wanted to do a museum and do different things and EDC (Electric Daisy Carnival) is a well-oiled machine in this town when they come to town now. So, I think the concept meets what you were trying to do something a little different, crazy, fun, and to get a bunch of people. But I also know that there's an expectation from them that they're going to have the event center next year done, that's at least what they've told me.

So, my point is, we are now going to be under construction, we're going to have people displaced. I mean, that is not beneficial to them having a big event pre-EDC. So maybe we go back instead of putting everything under and ask Insomniac [Events], "Listen, we have this, we can maybe lease it to you, we can tear it down for you. We can do all these things for you so that we're not disturbing the parking lot today while they're trying to open their event center." Their event center supposed to be pretty cool because it has a lot of EDC museum stuff, but I don't think that the rest of the Board knows. I happen to know because I work very closely with EDC. But I got to tell you, they're not bringing you 100,000 people when there's construction going. I promise you. That is not how they roll.

When EDC comes in six weeks ahead of time, you could never tell that there was any construction done. That is not their premiere style. So, I'm just saying we probably need a bigger conversation and EDC to be at the table to say, does this work for you to be under construction with all these things? But also, can we

move the tenants somewhere else so that we're not displacing them? I don't want to have to pay people to move. I mean that's not a good practice. Everybody already thinks we have an open checkbook. I'm happy to help you. I don't want to ruin your dreams, but I'm happy to help you. But at the same time we got to long-term, what does this look like?

TICK SEGERBLOM

All right. Anyway, the reality is let me talk to EDC. I thought I brought them, I thought this is what they wanted, but we'll go back and have a conversation with them and make sure that everybody's on board.

KEVIN SCHILLER

So, restating the direction. What I'm hearing here are a couple of things. I'll just quantify EDC as a stakeholder, but I think what I'm also hearing is potential options related to that vision master plan and some detail around that related to those options. And I did want to put on record, I think the demo of the building, I think the cost estimate was like \$3 million. We don't have the total cost if we demoed and built, but I wanted to make sure you're aware of that. But does that sound correct in the direction?

TICK SEGERBLOM

Yeah. Let me meet with EDC and then come back with something.

JIM GIBSON

Excuse me. Mr. Chair, so I recognize that what you're trying to do is get something going—

TICK SEGERBLOM

In my lifetime.

JIM GIBSON

In your lifetime, but I don't think we would've— It's unfortunate, at least I'm guilty of not engaging fully until this is in front of me. I mean, you have this project that is a primary project in your district, bringing everybody to the same spot. The way they think about it, the decisions they'd be willing to make is not an easy thing, partly because of the way that we have so many things that we're all focusing on. So, I don't mean to say I'm against this or I don't want to do this, would like to help make Commercial Center really productive. I mean, I've been here long enough, I remember when it worked.

So, I think that it may be that if we gave ourselves just a short period of time and we looked real seriously at what role EDC would like to play because I'm not real sure that I understand fully. You may, but there may be some things they'd be willing to take on that we don't know about right now. And it may be that if there were some other kinds of approaches, including maybe even a demolition, and we get a master developer and we impose some serious time constraints while we're planning the whole thing, that we might get it all back about the same time and we avoid some of that expense and we get a really good result in the moment. The moment we build back and we're ready to go, we've got a beautiful facility there that'll accommodate everything we need.

I feel like I want to support everything that we do over there so that it really works. And I don't want any of us looking at each other saying, "Why in the world did we do that?" And I think it may be that it was important for you to bring this forward so that we could engage and get going. I mean, that's what we got right now. That's what there is. So, we got to make a decision about how we go forward with it, and we shut her down for four years. That's an estimate. And now we're getting out to the end of our useful lives. So maybe what we need to do is just take a brief time and talk with EDC, talk with Gensler, talk with internally among ourselves and see if there isn't something where we could provide you the support you need in order to really get this going quicker.

TICK SEGERBLOM

All right. Well again, let's pull it off. Let me work with Kevin and Shani and come back with or not come back.

JIM GIBSON

Well, I think I'm coming back.

TICK SEGERBLOM

All right. And honestly, we have been meeting with Gensler made their report, we've been meeting with EDC. We thought that's what I thought we were doing, but obviously I need to have EDC involved with Commissioner Kirkpatrick and those of us and come forward. But at least we started the discussion. So, end of the day, you guys are still our tenants, so don't leave.

MARILYN K. KIRKPATRICK

So, I would probably make staff crazy by saying this, but could you look at some opportunities where we could do a dollar lease if they came in and did different stuff for us? So opposite of what we do in my district where we leased it to—But so maybe the county retains the property in the parking lot, but then we can lease it to a dollar and they can come in and do what they need to do. Can you put some of those options together for us?

SHANI COLEMAN

We absolutely can bring you some options regarding lease, regarding master plan, all of those things. We'll bring it back.

MARILYN K. KIRKPATRICK

I just think Commissioner Segerblom, that will help you help EDC dial in what they're trying to do, and it'll help this Board know what the long-term plan is.

TICK SEGERBLOM

And just for everybody's edification, hopefully this fall we're going to knock the other building down and that'll be a blank space over there on State Street.

MARILYN K. KIRKPATRICK

All the more reason to not have 15 buildings doing something at the same time.

KEVIN SCHILLER

And I would quantify, Commissioner Kirkpatrick, what you're really speaking to is incentivizing the development, the tenants, and creating—

MARILYN K. KIRKPATRICK

That's what redevelopment is, incentivize there.

TICK SEGERBLOM

All right. Did we do a motion or just—

SHANI COLEMAN

No.

TICK SEGERBLOM

No.

ROBERT WARHOLA

No. Just move on to the next item.

TICK SEGERBLOM

All right.

6. Receive a presentation from UNLV College of Fine Arts on the FY25 sponsorship of arts and culture activities to assist in the revitalization of current redevelopment areas. (For possible action)

ACTION: RECEIVED.

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

SHANI COLEMAN

All right. Next item on the agenda is to receive a presentation from UNLV College of Fine Arts on the FY25 sponsorship of arts and culture activities to assist in the revitalization and current redevelopment areas. I believe we have Mr. Warren Cobb with us who will be going through the presentation.

TOM MICHEL

And myself, Thomas Michel.

SHANI COLEMAN

And Tom Michelle.

TOM MICHEL

Good afternoon, Commissioners. I'm Tom Michel. Good to see you again. For the record, 360 East Desert Inn Road, Las Vegas 89109. For the past several years and since this program's inception, I have been the liaison between Clark County Commercial Center and the UNLV College of Fine Arts for Arts in the Center. Thank God for the arts. I'm here today with Warren Cobb, Warren's the Associate Dean of the College of Fine Arts. We're going to give you just a quick brief update on the status of the program and on the even more successful second season that just ended.

So just to remind you very quickly of the purpose of goals of this initiative, it was to bring more quality arts programming to Clark County, to foster a better sense of community within the community itself, to promote cultural exchange, to remind us of the collective power of the arts on our lives, and also obviously very importantly, to expand the reach of the UNLV College of Fine Arts and its students. So, at the end of the second season, hats off, we had an even better and bigger second season. More programming, more student participation, more audiences, more press and PR (Public Relations), and even a really wonderful surprise at the end of the season.

Just to recap the first two seasons in a nutshell, there have been 16 highly successful collaborative events. There were 10 of them in the past season rather than 6 in the year before focusing on music, visual arts, theater, dance, architecture, live performance, film, and ethnic heritage celebration. Here are just a few of the highlights. First, A Grand Night for Singing, which was all theatrically based. Many of these at the composer's room, A Dazzling Display of Drumming, fantastic event, A Thought-Provoking Array of Visual Arts, A Tuneful Way to Celebrate the Holidays, An Engaging Look into the Life of a Major Lyricist, The Birth of a New Exciting Theatrical Creation.

Another sold-out season of Parking Lot Plays, which are many plays that take place in the parking lot at Commercial Center, about six different locations all at the same time. A vibrant celebration of Hispanic

culture around Cinco de Mayo and packed and appreciative houses. And one of our goals this year was to have a lot more press. I'm happy to report that we had, unlike the first season, 26 feature stories and articles, TV, radio, online print, podcasts, featured on most of the major news outlets throughout the valley. Estimated media value this time for this program over a million dollars. And the surprising icing on the season's cake we presented, and there was a documentary that was created for this program in the first season and it actually won an Emmy Award, Pacific Southwest Regional Student Emmy Awards for Student Programming Long Form. So, this program has now generated an Emmy Award-winning piece of its programming.

For next season, what we're anticipating is even more compelling programs, but with 10 or 12 new ones, expanding the audience even more, building up the marketing and PR even more. And then also looking to establish select program, tent poll initiatives that are broad-based and attention-grabbing enough to draw even larger audiences. That is the update on what we have done over the last year. We would be happy to answer any questions if you have any.

TICK SEGERBLOM

I will ask the question; do you hope to do it in the future?

WARREN COBB

Yes, absolutely. So, we've had fantastic experience the last two years looking very forward to doing again the same kind of events next year. It's wonderful to have that opportunity for our students to get out into the community. What's very different that they're experiencing is they have always put on plays and sang and all of these different arts, but they do the play and then they go backstage, and they congratulate each other. There's never an audience intermingling that happens. And what's really neat about doing it at the Commercial Center is they walk off the stage and they're right there. So, they get into these conversations as they walk by an audience member. The audience member reaches out and says, "Hey, I really enjoyed that. How long have you been doing that?" And it really gives the community a more in-depth experience with what's going on with arts and culture in our city. And it also gives our students an opportunity to see how they're touching lives. It's not just on the stage where I'm the center of attention and then it completely goes away. There's a carryover into the community and that's really important.

TICK SEGERBLOM

All right. So, I anticipate coming forward to this body in the next couple of months with a proposal and hopefully we can get that done. So, thank you so much.

WARREN COBB

Great. Thank you.

7. 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.

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SHANI COLEMAN

Commissioners, we do not have any items for closed sessions. So now is the time set aside for the second public comment.

PUBLIC COMMENTS

TICK SEGERBLOM

All right. The second period for public comment. Anyone wishing to speak come forward now. Sorry. I think we have one guinea pig.

MONICA GRESSER

Sure. Hello again. Monica Gresser, BRAZEN Architecture, 900 Liberace Avenue, Suite C 111. As a tenant of the New Orleans Square building, I'm a little disappointed. On the other hand, I could see the opportunities for public—

TICK SEGERBLOM

Hold it a little closer.

MONICA GRESSER

I could see the opportunities for public private partnership happening here. It does leave us a little bit in a state of limbo as tenants in terms of what we do and when we do anything. So, I think we all, or most of us would like to have the opportunity to collaborate in terms of what happens with that building. And if it is going to be redeveloped in some way, renovated in some way, we like to participate in that. I mean specifically as an architect, I mean, how do you say no, that you don't want to participate in that. So, if that's available to us, we would like to do that. Thanks.

TRACY SIMON

Hi. I am Tracy Simon. I own Get A Haircut at 900 Liberace B101 in New Orleans Square, neighbor of Monica who just spoke. We are very excited about the changes that are hoping are going to come in the future. We want to be a part of them. As it was mentioned, there aren't a lot of us left now. I don't know the logistics of it all, but I think there are less than 10 of us there. So, if it was an option to relocate us to another part of Commercial Center while the changes were being made, and for those of us who would like to come back, have the option to come back, we at Get A Haircut, would absolutely love that opportunity. I could understand if we were at 100% occupancy, that might be a little challenging and costly, but there are so few of us left that we are really hoping that that is an option.

And we know that tenant improvements wouldn't be supported by the county. We would do our own tenant improvements for a barbershop, our sinks, our chairs, exactly how we would like them. So, we understand that. But we really love what was started at New Orleans Square and that was why we moved there. And we're hoping in the future we will be able to stay or at least come back and have the same type of family that was once there of fun, eclectic, unique businesses. So, thank you for the opportunity to speak.

TICK SEGERBLOM

Thank you. Seeing no one else, we'll go ahead and close the hearing.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 12:13 p.m., Chair Tick Segerblom adjourned the meeting.

PLEASE NOTE: THE COUNTY CLERK KEEPS THE OFFICIAL RECORD OF ALL PROCEEDINGS OF THE COUNTY COMMISSION, THE CCWRD BOARD OF TRUSTEES, THE UMC HOSPITAL BOARD OF TRUSTEES, THE CLARK COUNTY LIQUOR AND GAMING LICENSING BOARD, AND THE CLARK COUNTY REDEVELOPMENT AGENCY. TO OBTAIN A COMPLETE AND ACCURATE RECORD OF ALL PROCEEDINGS, ANY PHOTOGRAPH, MAP, CHART, OR ANY OTHER DOCUMENT USED IN ANY PRESENTATION TO THE BOARD/TRUSTEES, REQUESTS SHOULD BE SUBMITTED TO THE COUNTY CLERK.

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[ONLINE MEETING LINK](#)

APPROVED: _____
TICK SEGERBLOM, CHAIR

ATTEST: _____
LYNN MARIE GOYA, CLARK COUNTY CLERK