



togetherforbetter

Clark County
Redevelopment Agency
Clark County, Nevada

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

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 Clark County, Nevada, on Wednesday, February 18, 2026:

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.....	16

SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 10:33 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

Tick Segerblom, Chair
Jim Gibson
Justin Jones, Vice Chair
Marilyn K. Kirkpatrick
April Becker
Michael Naft

Absent:

Also Present:

Kevin Schiller, County Manager
Shani Coleman, Director Community & Economic Development
Jeffrey Rogan, Deputy District Attorney
Emily Casimiro, Deputy Clerk
Ruby Ochoa, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

All right, good morning. This is the Clark County Commission Redevelopment Agency (RDA) meeting for Wednesday, February 18. Mr. Schiller.

KEVIN SCHILLER

We're going to have the first section set aside for public comment.

TICK SEGERBLOM

This is the first period for public comment. Anyone wishing to speak? Seeing no one, we'll close the first period for public comment.

SEC. 3. AGENDA

2. Approval of Minutes of the Regular Meeting on December 17, 2025. (For possible action) (Available in the County Clerk's Office, Commission Division)

ACTION: APPROVED.

KEVIN SCHILLER

Commissioners, your next item is approval of the minutes of the regular meeting on December 17, 2025.

MOTION

TICK SEGERBLOM

There's a motion to approve. Cast your vote.

VOTE

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

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 (ITEMS 9 AND 10 DELETED).

KEVIN SCHILLER

Commissioners, your next item is approval of the agenda with the inclusion of any emergency items and deletion of any items. Staff is recommending the deletion of Items 9 and 10.

MOTION

JUSTIN JONES

Move approval.

TICK SEGERBLOM

Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. BUSINESS ITEMS

4. Designate a Chair and a Vice-Chair for the Clark County Redevelopment Agency Board of Directors. (For possible action)

ACTION: APPROVED DESIGNATION OF COMMISSIONER JUSTIN JONES AS CHAIR AND COMMISSIONER TICK SEGERBLOM AS VICE CHAIR.

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

KEVIN SCHILLER

Now, move to the business section of your agenda. Your next item is to designate a Chair and Vice Chair for the Clark County RDA Board of Directors.

TICK SEGERBLOM

All right. Commissioner Naft.

MOTION

MICHAEL NAFT

Thank you. I move for the appointment of Commissioner Jones for Chair and Commissioner Segerblom for Vice Chair.

TICK SEGERBLOM

All right. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

And that vote passes, so Commissioner Jones, you're in charge.

JUSTIN JONES

Thank you, Commissioner Segerblom, for indulging my request for the last 10 months here on the County Commission, the Chair of the RDA that I care so much about, and I know you do, too. And thank you to Commissioner Kirkpatrick who committed to come to the RDA meeting. We appreciate it. All right, with that, I'll go turn back over to County Manager.

5. 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

KEVIN SCHILLER

Commissioners, your next item is to review current Clark County RDA fund balance and expected FY26 (Fiscal Year) revenue per district.

JUSTIN JONES

Right. Ms. Coleman?

SHANI COLEMAN

Commissioners. Next slide. Current fund balance for the agency is \$47.7 million. That's actual cash that we have currently in the bank. Current allocations that we have, we have Commercial Center planning, there's still roughly \$97,000 grease trap. We have one last grease trap to cover the Real Property Improvement Grant for Commercial Center. We have not had any expenditures, that is the original allocation, but it was approved. Commercial Center security, we roughly have \$391,000 left. Chinatown Improvement Grant, that was the original amount that was approved at the last agency board meeting.

Demolition Commercial Center, you guys may have seen the building that we owned at 925 is coming down and so we are finalizing that. We have some funds remaining, acquisitions. These were actually Items 9 and 10 on your agenda. We are currently in contract, but we will bring those items back. The cultural district enhancements are for Chinatown arts mural project that was approved by the Board and then miscellaneous vendor payments. So, with that, there's roughly \$6.2 million in actual contracts and obligations that we have, bringing our net cash balance down to approximately \$41.5 million. And I'm happy to answer any questions.

JUSTIN JONES

Any questions from the Board? If none, thank you very much, Director Coleman. And I'll turn it back over to Manager Schiller.

- 6. Approve, adopt and authorize the Chair to sign a resolution adopting the Inspiring Spring Mountain Redevelopment Plan as the guiding community-driven policy that celebrates the Las Vegas Chinatown, supports small businesses and re-imagines the area as a shaded, walkable, and sustainable cultural destination for Clark County. (For possible action)

ACTION: APPROVED (RESOLUTION R-2-18-26-1).

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

KEVIN SCHILLER

Commissioners, our next item is to— Oh, whatever that was. Approve, adopt, and authorize the Chair to sign a resolution adopting the Inspiring Spring Mountain Redevelopment Plan as the guiding community-driven policy that celebrates the Las Vegas Chinatown, supports small businesses, and re-imagines the area as a shaded, walkable, and sustainable cultural destination for Clark County.

JUSTIN JONES

Very good. This is the formal adoption from our last meeting, so entertain a motion.

MOTION

MARILYN K. KIRKPATRICK

Motion.

JUSTIN JONES

All right, there's a motion on the floor. All those in favor?

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

JUSTIN JONES

Motion carries. Manager Schiller.

- 7. Approve and authorize the allocation of \$1,500,000 to the Chinatown Improvement Grant program to assist with district enhancements and improvements to real property located within the Chinatown and Koreatown districts; authorize the Executive Director or his designee to take other actions as necessary to implement the program. (For possible action)

ACTION: APPROVED.

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

KEVIN SCHILLER

Commissioners, the next item is to approve and authorize the allocation of \$1.5 million to the Chinatown Improvement Grant program to assist with district enhancements and improvements to real property located within the Chinatown and Koreatown districts; authorize the Executive Director or his designee to take other actions as necessary to implement the program.

JUSTIN JONES

All right, Director Coleman, do you want to just give us a quick update as to the additional requests?

SHANI COLEMAN

So, at the last RDA board meeting, there was an approval by the Board to establish an improvement grant, a facade improvement grant for the Chinatown redevelopment area. That approval was for approximately \$750,000. During that time or since that time, we've seen an extreme amount of interest in that program. Currently, to date, we have roughly 73 applications, and so with the enthusiasm and excitement around it, we wanted to make sure that the best of the best proposals were able to be funded. So, we are requesting some additional funds to go into that program.

MOTION

JUSTIN JONES

Thank you. And I just kind of give a shout-out to Jason Dagher from my team who's done many office hours in the corridor and has had people lined up, property owners, business owners to talk about this grant. People are very excited about it. And I think this will be money well spent in the corridor. And as a refresher, this has a matching requirement to it. So, with that, I'll go ahead and make the motion to approve on agenda Item 7. Please cast your vote.

VOTE

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

JUSTIN JONES
Motion carries.

8. Approve a Memorandum of Understanding (MOU) between the Clark County Redevelopment Agency (RDA) and the Las Vegas Metropolitan Police Department (LVMPD) for the reimbursement of costs to purchase, license and/or install security cameras, license plate reader cameras and other related hardware and software within Areas 5 and 6 of the Redevelopment Area and authorize the Executive Director or his designee to sign the MOU; and, further, that the Board of County Commissioners consent to the foregoing approval. (Also sitting as the Clark County Board of Commissioners) (For possible action)

ACTION: APPROVED.

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

KEVIN SCHILLER

Your next item is to approve a Memorandum of Understanding (MOU) between the Clark County Redevelopment Agency (RDA) and the Las Vegas Metropolitan Police Department (LVMPD) for the reimbursement of cost to purchase, license and/or install security cameras, license plate reader cameras and other related hardware and software within Area 5 and 6 of the Redevelopment Area and authorize the Executive Director or his designee to sign the MOU; and, further, that the Board of County Commissioners consent to the foregoing approval.

JUSTIN JONES
I'll entertain a motion.

MOTION

MARILYN K. KIRKPATRICK
Motion.

JUSTIN JONES
There's a motion on the floor. All those in favor, please cast your vote.

VOTE

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

9. Approve the purchase of nine (9) adjacent and semi-contiguous parcels comprising a total of +/-2.76 acres of vacant land (Assessor's Parcel Numbers 161-27-212-005 to 008, 161-27-203-011 to 014 and 161-27-311-001; fund the purchase price of \$2,405,000 and \$10,000 for closing costs; ratify the appraisal performed by Matthews Appraisal, Inc.; and authorize the Executive Director or his designee to sign escrow documents and any other related documents to complete the transaction. (For possible action)

ACTION: DELETED FROM AGENDA.

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

10. Approve the purchase of six (6) adjacent and contiguous parcels consisting of partially developed and vacant land comprising a total of +/-0.93 acres (Assessor's Parcel Numbers 161-27-311-002 to 006, and 161-27-302-001.; fund the purchase price of \$490,000 and \$10,000 for closing costs; ratify the appraisal performed by Integra Realty Resources, Inc.; and authorize the Executive Director or his designee to sign escrow documents and any other related documents to complete the transaction. (For possible action)

ACTION: DELETED FROM AGENDA.

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

11. Approve the rehabilitation or demolition of 900 Liberace Ave., located on APN#162-10-510-029 which consists of a +/- 1.14 acre developed parcel with four two-story retail/office buildings containing a gross building square footage of 72,500; and authorize the Executive Director or his designee to sign agreements and any other related documents to facilitate and complete the full rehabilitation and restoration or demolition of the site improvements. (For possible action)

ACTION: HELD FOR TWO MONTHS.

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

KEVIN SCHILLER

Commissioners, your next item is to approve the rehabilitation or demolition of 900 Liberace Ave., located at APN#162-10-510-029 which consists of +/- 1.14-acre developed parcel with four two-story retail/office buildings containing a gross building square footage of 72,500 feet; and authorize the Executive Director or his designee to sign agreements and any other related documents to facilitate and complete the full rehabilitation and restoration of the demolition of the site improvements.

JUSTIN JONES

All right, Director Coleman, did you want to comment on this or Commissioner Segerblom?

TICK SEGERBLOM

Yes.

SHANI COLEMAN

I'll leave it to Commissioner Segerblom, yes.

MOTION

TICK SEGERBLOM

Your Honor, or Mr. Chair, I asked this item be held for two months.

JUSTIN JONES

Okay. All right then, there's a motion on the floor. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

- 12. Receive a presentation on the Commercial Center redevelopment area. (For discussion)

ACTION: RECEIVED.

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

KEVIN SCHILLER

Commissioners, your next item is to receive a presentation on Commercial Center redevelopment area.

TICK SEGERBLOM

I think he's going to get it. So, when we had the item on today with the fact that the building, the big yellow building that's coming down, I thought it would be great to look back on where we've been and where we've gotten to at Commercial Center. Just so everybody can kind of see that it has been a work in progress, but we've actually made a tremendous amount of progress, not just in that in Commercial Center, but in the whole redevelopment area between the Sahara Hotel and Maryland Parkway.

Could we have the slides? So, could you go back to the first slide? So, if you look, Commercial Center's on the right, inside the yellow, but you see all those apartments in the middle of the yellow. That was the most dangerous area in Clark County. But thanks to the Sheriff, thanks to Metro (LVMPD) officers, they've come in and with our security officers at the Commercial Center, it is now, I won't say crime free, but it is one of the safest areas in Clark County. So, it really has made a huge difference.

And then one of the things we did with Public Works is we were able to pave some of the alleyways. Some of the apartments have been rehabilitated. We also had PAL lights, what they call PAL lights attached to the power lines that had been installed back I think in the 80s or 90s and those have all come down. I don't know if you have them in your districts or not, but it's getting them back on, it's like crazy. But we actually worked with Nevada Energy, and we were starting to get the PAL lights back on. And according to Metro, again, that's made a huge difference as far as the crime rate and the security of the folks in what we call the forest. And now we have a brief presentation from—

(Video Presentation Begins)

MAGGIE CLARK

Hi, I'm Maggie from Casa de Luz. I'm the Executive Director, and I've been in Commercial Center since 2022. I've seen incredible change since they began the remodel over here, and the County has purchased the property. In the beginning, there was a lot of break-ins and crime, and it felt really dangerous to myself, and the kids, and families that we served here. But the 24-hour security has changed all of that. So now we can go and we know that our space that we have here in New Orleans Square is safe. And when we're bringing the kids back and forth, they're coming from the bus, they can feel safe. And it's really

improved immensely. The security is easy to work with, and we just don't see those bad actors around causing trouble.

(Video Presentation Ends)

TICK SEGERBLOM

You can wave. Thank you. Anyway, Casa de Luz is a nonprofit that is based there, and they deal with the kids in the forest. Doing fantastic work with—they contract with us at some of our sites, too, but I can't thank enough about you, what you do for us in Clark County. So, thank you and thank you for staying in Commercial Center.

So, this is the big news, the big yellow building, which we investigated and turned out, there's nothing we could do to it. Lots of asbestos, lots of problems. We contracted it out and lo and behold, it's actually down. You could actually see The Sphere from Commercial Center now, which is amazing. But it's going to open up a huge vacant piece of property that the County owns that hopefully someday we can put into a cultural center or something there. But in the meantime, it just really opens up the space and really shows what the potential is for going forward with concerts and things there in the parking lot.

And as Shani mentioned, we've spent quite a bit of money on the grease traps, which have been a huge beneficial effort to the restaurants. We have several new restaurants that are in Commercial Center, and the existing restaurants are doing well, including the Bulgarian Cafe. Actually, it's the Balkan Cafe. Sorry. We have somebody here from the Composer Room, but the Composer Room, I call Damian, the mayor, because he knows what's going on over there more than anybody. We also have a new supermarket there at the old Albertsons. So that's a huge influence on that commercial, on that corner of Maryland Parkway and Sahara, and we were able to bring them back because of the change in the environment. And of course, once we have the bus line completed, that's going to really help with the neighborhood, too. There's the famous Balkan Cafe. Vicki Steiner who was old, down here, the old White Cross Drugs. And then, La Vecindad, they have two restaurants, but this is a brand new one. They opened a cantina there on the corner, and they have great vintage Volkswagens.

And every month I say this, but I do believe it, Lotus of Siam is almost ready to come back to Commercial Center. They spent millions of dollars in renovating the property and so it's going to happen. Arty's Steakhouse, I don't know if Derek is here today, but he's plugging away and if you go inside there, it's a huge, it's going to be a fantastic space. Then we have the Sahara Events Center/Ice Palace where we're still in negotiations as far as that goes, but that's going to be the big piece that thanks to Marilyn's help. I think we're going to be able to get that thing up and running and remind her of her old days hanging out at Commercial Center.

And then I'm working with Jeff, our District Attorney on how we can utilize the parking lot. The County, it's not the RDA, the County actually owns the parking lot, but it's dedicated to the property owners that surround the parking lot. And somehow or other, we need to as the County and the RDA, figure out a way that we can have events there. Make everybody happy and so you that are here that are owners, hopefully, you'll work with us to come up with some type of a plan where we can utilize the parking lot for events, for concerts, and bring people in that can then go to your restaurants and things. So, it'll be a win-win. And that's my quick summary.

JUSTIN JONES

Thank you very much. That was a great presentation and update. Any comments or questions from the Board? Seeing none, we'll go on to our next agenda item.

Additional comments on Item 12 were heard during the second period of public comment.

TAYLOR AVERY

Good morning, Commissioners. For the record, my name is Taylor Avery, and I'm the manager of Political Affairs for the Vegas Chamber. My comments are related to Item 12. The Chamber believes this is a timely and appropriate conversation. As the organization has supported redevelopment efforts in the valley for many years, East Sahara and Commercial Center are important areas for revitalization. The Chamber on behalf of the Southern Nevada Business Community looks forward to additional proposals to revitalize this area, and we look forward to next steps. And we'd like to thank Commissioner Segerblom for bringing this item forward. Thank you.

MONICA GRESSER

Good morning, Commissioners. I'm Monica Gresser, owner of Brazen Architecture. My office is at 900 Liberace Avenue. We are on the south edge of Commercial Center. I'm asking you for your support into revitalizing Commercial Center. We'd love to see that happen. When it first was developed, there was a lot of community involved and people coming there to something that was greater than themselves. And then of course, in the 80s, it declined quite a bit and it kind of stayed there for a while. And in more recent years, in the last two to three years, things have changed.

We've seen a lot of changes there. Organization I belong to, the American Institute of Architects, Women in Architecture, we had two events at Balkan Bar and Grill and people were safe there. Things have just changed immensely since Commissioner Segerblom has started putting his nose into things over there. So, we really appreciate that and hope that you see the same things that we see there in communities coming together for Commercial Center, how Commercial Center relates to its surrounding neighborhoods, and people in general would love to see more of a local feel for that whole area. So, thank you very much.

LISA MAYO-DERISO

Good afternoon. Oh, I'm sorry. Lisa Mayo-DeRiso. I'm actually here to read something for my good friend, Chris Giunchigliani, who has a doctor's appointment and couldn't be here, but knew I was coming down for the meeting. So, I'm going to read this from Chris G:

I think the building could be repurposed rather than demolished. When Ron McMenemy had it and worked out of the second floor, there were many small businesses. I hired GLA years ago to work with and interview apartment owners and businesses in the redevelopment area. It was a good planning process. The SOSA (South of Sahara) Design Area was established, then Sahara Hotel shut, which used to generate what little money they had for redevelopment. I'm now writing as the former commissioner that represented Commercial Center. In 2007, Commercial Center had 56 separate owners. Over the years, I worked with owners. When I left, I think there were 22 separate owners.

We, the County, also and still have a deed restriction that said the parking lot must remain a free public parking in perpetuity. Eventually, the County could, or developer could, platform residences or workshops over the parking lot, so to keep it free public parking. Things to consider: keep the historic building; find local nonprofits that need space and rent to them for reasonable price; ask some of the theaters to come back, we had three, Onyx and Cockroach Theater; create artist lofts; build above the parking lot assisted living with caregivers, rooms for elderly, and/or aging LGBTQ. I tried to find a developer years ago.

I believe that the old roller rink had been purchased and many others have tried to use that for different purposes, she says, and I'm glad it's staying. Keep up support for the Composers Room, Kamala's uniform shop, John Fish Jewelers, Vicki Steiner, Cortez Cleaners, Paula's Nail Salon, Mark's Trophy Shop, Vecindad Mexican Restaurant, Palacios, and others that have hung in there. Refresh the exterior with facades that make entering the Center welcome. Invite the two sex businesses to move to adult areas. I was close to getting them to move, but the crash and close of Sahara killed me having any redevelop money to spend, including helping those businesses move. The parking lot was last striped that I know of by Boy Scouts that Steve Fish brought to me to earn their badges. County Public Works wasn't supportive of putting any money into the area at that time. I had to fight for lighting upgrades. Good luck, but don't demolish. Christina Giunchigliani, February 17, 2026.

I'll put that in the public record for her. And as Lisa Mayo, who'd love redevelopment, I'd love to see you build things there for veterans and veterans housing and some affordable housing. Thank you very much.

CURTIS JOE WALKER

Hi, my name's Curtis Joe Walker, Photo Bang Bang. I was a tenant at Commercial Center at New Orleans Square, 900 Liberace B108. For the past five or six years, I tried to hold on tooth and nail to support this new arts district that the McMenemy's were trying to support and that the County is paying lip service to. But what I've witnessed in the past couple of years of the County managing this Commercial Center Project is that they're strangling the small businesses that are trying to survive. They don't pay respect to the small businesses. The first example would be the big concert that happened. That was a big insult to all the businesses in New Orleans Square because they fenced off our business from being a part of the big event that's happening in our parking lot.

I tried to support the event. I had an after party. I championed the event. I went to the event. I was the only neighbor in the building that really was enthusiastic about it. But in the retrospect, I see now that it damaged the other businesses and that's something that's ongoing. And so, when the County took over the building, they wouldn't allow anyone else to move in. That's a code thing. And so, they told us they were going to rehabilitate the building so that we could all come back and have our arts district and do our thing. And that's all we're trying to do as a bunch of small business owners. That's been taken away from us one by one to where now we're just a small faction of people who are even left and I'm not even one of them. I'm out. I'm out of the game. And my business is done. I'm broke. I can't open another business. I can't sign another lease. I can't come up with all of that money. I've been doing what I could to hold on and be part of this revitalization, and now I've been thrown to the wolves.

Okay, so the County just is not doing a good job of protecting the small businesses. We've lost a lot of art businesses, art galleries. Now they're paying lip service to a community center, a cultural center in the future. Okay, but what happens to all of us? That concludes my statements. Thank you.

JUSTIN JONES

If there's anybody else. Anyone else wishing to provide public comment, if you could please line up now.

PAULA SADLER

Good morning, Chair and Commissioners. My name is Paula Sadler, 953— well, 711 Autumn Moon Drive, Las Vegas, Nevada 89123. And I'm owner of A Harmony Nail Spa in Commercial Center since 2004. And good morning, Chair and Commissioners. I'm here as a 34-year resident of Las Vegas and a customer of Commercial Center since I was 16 years old. Commercial Center isn't an abstract redevelopment area to me, it's where my life unfolded. I went to beauty school in 1996 there. I attended my first 12-step meeting there. I opened my beauty salon in 2004, and my business has been in Commercial Center for 22 years. I helped start a business association in 2006, and I'm the current president of Lambda Alano

Clubhouse at 900 Liberace Avenue, Suite A202. And we're a 12-step recovery community that has served Las Vegas since 1984 and have been a part of the group for 23 years.

And we've been located in Commercial Center for over 30 years, helping thousands of people to recover in the LGBTQ community. Last March, I also founded and opened a new church in Commercial Center, the Universal Rainbow Faith, a spiritual community rooted in inclusion, recovery, and healing. I chose to open it there intentionally because Commercial Center has always been a place where people come to rebuild their lives. So, when I speak about redevelopment, I'm not speaking from theory. I'm speaking from lived experience, from a teenager to a young adult and now into my 50s, having served thousands of local residents and worked alongside hundreds of business owners and all that are here today for over three decades. My feelings about redevelopment are complicated. An incredible amount of harm has come to hundreds of businesses over many years. That harm came from a few bad players and a few bad property owners, and also from a lack of consistent care and oversight in the past.

If this neighborhood had simply been supported and maintained all along, we would have over a hundred more open businesses today. Instead, many perish financially and businesses close as we just heard. Livelihoods disrupted, employees displaced, and families affected. And I want to be clear, this is not about what I personally want. This is not about winning or losing. It's about what's best for everyone and what is best for the community as a whole. What concerns me most is that there are still business owners like myself and workers hanging in the balance. Their lives matter now. My request is simple. Use resources to help the people who are still there. Protect them, stabilize them, make sure they're truly okay no matter what direction redevelopment takes. And regarding New Orleans Square, the agenda item that was set aside, I understand the Commission will ultimately decide. So, I'm not here to make friends— May I finish this one?

JUSTIN JONES

Yes, please wrap up.

PAULA SADLER

Okay. I'm not here to make friends or win a popularity contest. I'm here to tell the truth as someone who has watched this area evolve over three decades. I've always supported redevelopment as long as it is fair, equitable, and takes care of people. That must be the priority moving forward. I ask each of you to look deeply within and seek guidance on what is truly best for this neighborhood and especially how you'll protect and care for the businesses and families who are there now. In regards to New Orleans Square, I vote yes to renovate and to protect the legacy of the heirs and the Norcotts, the original builders from Carriage House to New Orleans Square and then to Ron McMenemy who actually built it for his family.

JUSTIN JONES

Ma'am, if you can wrap up.

PAULA SADLER

Okay, thank you. So, protect the legacy and the family businesses. Thank you.

JUSTIN JONES

Thank you.

CAROL CARTER

Good morning. I'm Carol Carter, 3167 Bel Air Drive. I have no skin in this game, but I'm a lover of Commercial Center. I've lived in Las Vegas since I was three. I was born in Utah, but as soon as I found out about it, I moved to Las Vegas. Commercial Center and I grew up together. I lived on Oakey and I went to John C. Fremont School, Middle School, and Las Vegas High School, right about the time Commercial Center was born, so that was my stomping grounds. But more important, when I was a young wife with a little girl that lived paycheck to paycheck, I loved Von Tobel's. The Christmas trees there were 99 cents, I think. That's a miracle at Christmas. I've eaten at restaurants there over the years. I remember a seafood place that you could eat the lobster on the red and white checked tablecloth. My daughter, Ronnie (inaudible), learned ice skating at the Ice Palace.

My kids and I went to workshops to improve ourselves in the Orleans building, whatever the name was. I bought my pink wedding hat at a boutique, and now it's come full circle. I have just moved three and a half years ago, a few blocks south of Commercial Center. I'm there once a week at least, getting my nails done, getting entertained at the Composers Room, eating at the restaurants. And I am so excited to see what you're doing.

That was from my heart, but now what's my brain say? I love that you tore down that ugly, scary, creepy yellow building. I mean that was awesome. I can't wait to hear what you're going to do with it. I wish you would concentrate on it first before we start tearing down or moving people out of the Orleans building because there's a lot of businesses in there that really need to stay there like that gentlemen. Where do they go? So, I would love to hear what you're going to do with the empty lot before you make another empty lot. Thank you.

JUSTIN JONES

Thank you. Next speaker.

WILLIAM POWELL

I'll be the short boring one. My name is William Powell, 900 Liberace Avenue. I've been in the Commercial Center for the better part of 20 years. In my current space, eight years. In the Orleans Square, a total of 12 years. Since 2023, the security and environment has improved. I've been in there all states of the last 20 years and all manners of the hours and things like that. So, the 24-hour security does help. As far as the potential of any of the buildings there, including the one I'm in, it's not really just a theory. I've been in that square for a long time. We've done all manner of events. When we were full, we've had things go on there. It does lend itself structurally to those type of events that you guys are talking about. My vote would be like, I know that's not on the agenda today, would be to keep it there, but I am happy with the current progress.

I just wish there was more clarity and a little bit more certainty. But I'm pretty sure that situation, those wrinkles will undo themselves. But that is where I'm at. Like I said, I started out on State Street in 2006 when Ron McMenemy owned that under NAI Horizon, then he purchased the New Orleans Square and invited us over there. And things were going well until obviously, COVID happened and then those two passed away. So, I think the biggest enemy right now would be the uncertainty, as you've probably heard. But the potential is there. And like I said, I have plenty of data, plenty of videos, plenty of anything you guys need to, if there's ever that part of the decision-making process to where you're wondering whether those type of things can be done and they can excel there. I'll email anyone who needs it. All right, thank you.

JUSTIN JONES

Thank you very much. Next speaker.

TRACI JONES

Hello, I'm Traci Jones. I own Get A Haircut Barber Shop with my husband JJ at New Orleans Square. I'm sorry, I'm going to read today. I have some family emotional stuff going on. I apologize. Due to circumstances beyond our control involving property ownership, we were forced to move from our original downtown location, which placed a significant financial burden on us. When we found this incredible spot, we instantly fell in love with the uniqueness and charm of New Orleans Square. As it turns out, being here has actually worked out better for us. However, if we are forced to move again, we will have to close permanently as we simply cannot afford another relocation.

We have built a great reputation in this location, have many loyal regulars from the Huntridge, Paradise Palms, Turnberry Towers, and Country Club neighborhoods. Additionally, we are roughly two miles from both the Las Vegas Strip and downtown, meaning we bring tourists to this area on a daily basis. We chose this location over all others because of the rich history of the Commercial Center and New Orleans Square, and because of its unique aesthetic compared to modern shopping centers. Get A Haircut has won best barbershop four years in a row and brings hundreds of tourists to New Orleans Square monthly. While they're here, they frequently ask about local restaurants and surrounding businesses. When New Orleans Square was at full capacity, our customers would visit and shop at neighboring stores, and everyone commented on how great the area is. We believe it can be even better once it's remodeled and filled with other unique thriving businesses. Please consider keeping New Orleans Square and revitalizing Commercial Center. Thank you so much.

JUSTIN JONES

Thank you. Next speaker please.

13. 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.

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

PUBLIC COMMENTS

KEVIN SCHILLER

That concludes it. It's second section set aside for public comment.

JUSTIN JONES

This is the second time set aside for public comment. Anyone wishing to provide any public comment with regards to matters before the RDA, please step forward to the microphone. State your name and please limit your comments to three minutes.

See page 12 for comments regarding Item 12.

MARGARET ANN COLEMAN

Good afternoon, good morning, good morning, good afternoon. It's good seeing you all. It's been a while. My name is Margaret Ann Coleman, and I'm the chief recovery trustee of Margaret Ann Coleman's estate. This all started in 1980 when I won the court order, A204984, in order to receive a lump sum of money. I'm still being discriminated against in receiving, and I've been working on it continuously, and I'm worn out. I'm 73 now. And I think it's time that you will all give me the proper respect that I'm due in supporting you all. I have problems with finding my children since this episode of homelessness, being placed into the street by the neighborhood committee. A community throwing me into the streets to be in Courtyard. An incident happened of being raped, and I haven't resolved that. And no one—the District of Attorney that is up against me is not trying to represent me.

I'm to be compensated for that. I'm dying from that, and I can't get them to accommodate me with appeal. I moved to a residence, and they broke into my home, and stole the medicine. I'm needing the respect of the new policy. I can't go back on Humana because (inaudible) Hughes is representing that, and I can't get the respect of receiving my workers' comp from her. So, what I'm saying to you, I'm going blind with syphilis or something, and all they're trying to do is give me credit for that. I need my money to go forward to go to places that I'm needing to get assistance that I don't feel danger. So, I need your representation, I'm asking for you to call me. Please. I need to talk to you direct. I know each and last one of you, and I have incidents experience with you.

So, my daughter's missing. I mean I'm going through a lot of changes because of this. Trying to be a group team player with the Board of Commissioners. I did work for you. I cleaned the water, I got (inaudible) out of the park. I let the people know that arsenic lead poison is killing the state of representation, other people play in gambling establishments. Even though it had to be told, we all had to find a cure. And that is all I've been trying to do is represent myself. So please help me. I'm glad to see you. And happy Black History Day. I came to get an award but no one called me. I know I'm an imposer. Anyway, have a blessed day.

JUSTIN JONES

Thank you, Ms. Coleman.

MARGARET ANN COLEMAN

And thank you. I need your representation.

JUSTIN JONES

Thank you. If there are no other speakers, we'll go ahead and conclude the second public comment period. And we are adjourned.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:32 a.m., Chair Justin Jones 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.

TO REFERENCE AGENDA ITEM ATTACHMENTS ONLINE: REFER TO THE MEETING LINK BELOW, SELECT THE ITEM (FILE # COLUMN), AND CLICK THE LINK FOR THE DESIRED ATTACHMENT.

[ONLINE MEETING LINK](#)

APPROVED: /s/ Justin Jones
JUSTIN JONES, CHAIR

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