

Clark County Redevelopment Agency

CLARK COUNTY, NEVADA

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

COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
WEDNESDAY, AUGUST 16, 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 16th day of August, 2023 at the hour of 11:00 a.m. The meeting was called to order at 11:03 a.m. by Chair Segerblom and, on roll call, the following members were present, constituting all of the members thereof:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

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

Absent:

None

Also Present:

Kevin Schiller, County Manager
Shani Coleman, Director Community & Economic Development
Robert Warhola, Deputy District Attorney
Jewel Gooden, Assistant Clerk, BCC
Michelle Hinkson, Deputy Clerk

Commissioner Jim Gibson was present via teleconference.

ITEM NO. 1 Public Comment

TICK SEGERBLOM Good morning. Welcome to the Clark County Redevelopment Agency Meeting. Do I say anything? Do you say anything? (crosstalk) Okay.

Okay, we're opening the meeting, and open for public comment. This is our first period for public comment. Does anyone here wish to speak about anything on the agenda? (silence)

If you can grab, if there's a microphone there, grab it, or use one of the two stands, yeah.

PAULA SADLER This one here?

SEGERBLOM Yes.

SADLER This one?

SEGERBLOM Either one's fine.

SADLER Okay. Good morning, Clark County Board of Commissioners. My name is Paula Sadler, S-A-D-L-E-R, president of the Commercial Center Business Association and Historic Society, and owner of A Harmony Nail Spa, 953 East Sahara, Suite E11-A.

First, I want to say, on behalf of our 150-plus business and property owners, thank you, Tick and Ross, for a fabulous May 18th event. This event uplifted our neighborhood in every good way, and the sentiment shared by the community is that of overwhelming success.

SEGERBLOM Could we just stop you right there?

SADLER Oh, sure.

SEGERBLOM Let's just cancel the meeting.

SADLER Oh. (laughs)

AUDIENCE (laughter)

SEGERBLOM That was a joke.

SADLER This was the most well-attended event that we have had in decades. As a longtime business owner at Commercial Center for 19 years, and involvement with Commercial Center for the past 31 years, Commercial Center is home to me and many women and minority business owners, all mom and pops. I see the great vision of the County, and if this initiative moves forward, there is so much opportunity to make Commercial Center the “Arts and Entertainment District” of Clark County once again, just as it was in 1963, when we opened.

Because of the May 18th event, it has spurred on excitement for a new beginning, and attracting wonderful new businesses. A few of our buildings are now 100% full, and we are planning an exciting 60th anniversary on October

SADLER 21st. We thank you for help and partnership with this event and looking forward to more events and community involvement. We thank you, Commissioners, for helping to realize community and the dream and historical significance of our area, and what it means to us locals.

Again, I thank you for your efforts and interest to breathe new life into the neighborhood, and we, the business and property owners, look forward to continued collaborations. Thank you, and we'll see you at the fabulous Commercial Center District.

SEGERBLOM On October 21st.

SADLER Yeah, thank you (laughs).

SEGERBLOM Great. Thank you. Anyone else here to speak on public comment? Seeing no one, I'll close the public comment, and open it up to our Director.

ACTION: No action was taken by the Board.

ITEM NO. 2 Approval of Agenda with the Inclusion of Any Emergency Items and Deletion of Any Items. (For possible action)

SEGERBLOM Oh, approval of the agenda.

JUSTIN JONES (inaudible)

SEGERBLOM Alright, there's a motion to approve the agenda. Please cast your votes.

JIM GIBSON Aye.

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the agenda be approved.

ITEM NO. 3 Review, discuss and adopt Clark County's policies, guidelines, and directives for the operation of the Clark County Redevelopment Agency, including fiscal directives and make any necessary modifications; or take other action as appropriate. (For possible action)

SHANI COLEMAN Okay. Your next item on the agenda is to review and discuss, and a stop (adopt) Clark County's policies, guidelines, and directives for the operation of Clark County's Redevelopment Agency, including fiscal directives, and make any necessary modifications, or take other actions as appropriate.

SEGERBLOM Mister County Manager, do you have any comments?

KEVIN SCHILLER I'll just add to this. I think, given this is the first RDA, and we're standing this up, I think what we're really doing, and it's familiar to you, is adopting our County policies and procedures. As you know, this guides the fiscal directives and our overall procedures. So, I think, at any time, if we come back and we wanted to make adjustments or changes to those as, as we focus on economic development, we certainly can do that. But I think it's just adopting our existing policies and procedures pursuant to the activities that will occur at the RDA, and I'm happy to answer any questions. Rob, I don't know if you want to add anything.

SEGERBLOM Rob, can we do a motion for that?

ROBERT WARHOLA Yes.

MICHAEL NAFT (inaudible)

SEGERBLOM Commissioner Naft made a motion, so I'll... cast your votes.

GIBSON Aye.

SEGERBLOM And that motion passes.

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

ITEM NO. 4 Provide status and update for the current Clark County Redevelopment Agency blight study for possible addition of new redevelopment areas. (For possible action)

COLEMAN Commissioners, I as the Director of Operations for the Redevelopment Agency, I wanted to provide you with an update on the Blight Study.

So, in November of 2021, the Board of County Commissioners passed a resolution to conduct the Blight Study on six potential redevelopment areas. We engaged Applied Analysis, who originally did the feasibility study on the redevelopment area, to do the work. And so, we started that work in April of last year. And so, we are culminating that. Some of you have already received a draft version of that report. And so, in that report, and what we're looking to do is to identify, in each of your study areas, to identify the lands that are considered blighted based on what is defined in NRS 279.

So NRS 279 states that at least 75% of the land must be improved. So, you just can't have vast swaths of vacant land in a redevelopment area. The land can be publicly or privately owned. It doesn't have to be contiguous. So, when you create a redevelopment area, you can have blighted pieces of land in different, different portions of that, and not all of it has to be contiguous. Must be a regular shape. So, what you generally wanna do is, you wanna use roadways or natural boundaries, to create the shape of an RDA area, so it's easily identifiable. Proposed areas conform with redevelopment goals, and then finally, they must be blighted.

And so, NRS defines blight...there are actually 11 different categories. And so, in order for a property to be blighted, they must meet at least 4 of the 11 categories that you see. So, building structures that are unfit, economic dislocation, irregular subdivision lots that don't fit physical characteristics, inadequate streets or infrastructure, areas of land that may be submerged, depreciated values, lack of proper utilization, so not using land for its highest and best use, loss of populations, environmental issues, and then something we don't really deal with out here, but abandonment of mines.

And so, through the Blight Study, the study areas that you defined, Applied Analysis went through all of those parcels and identified parcels that meet at least 4 of those 11 categories.

And by way of example, so this is what we got back, just the visual

COLEMAN

representation. So, what you see on the right-hand side is actually District A. So, the study area was defined as the Stadium District, and as you can see there, that small orange, that is the only parcel in District A that was identified as blighted. Because of that being the only parcel, this particular, this particular study area would not be recommended for a redevelopment area.

But if you look to the right, this is actually District D. What you see is, is there's a lotta orange, right? So, here's a lotta properties in that particular district that have been identified as potentially blighted. And so, what next steps are, is that I'll be working with each Commissioner... We have big posters of these maps, and we'll go through the individual maps. And so, that way, we can make adjustments. And so, if you look here, you have a lot of blighted area on the south side of Las Vegas Boulevard. It may make sense to reduce the size of this redevelopment area to Las Vegas Boulevard, and that way you have a concentrated area where you can focus your redevelopment areas on.

And so, next steps, I will be going through this process with each Commissioner that had a study area, and then what we will do is, we will narrow down your areas. We will take the new defined areas. We will update the information and demographics that go along with that, and then we will bring it back to the Redevelopment Agency Board for consideration.

MARILYN KIRKPATRICK

May I ask a couple questions, Mister Chair?

SEGERBLOM

Please.

KIRKPATRICK

So go back to that map. So, on the right-hand side, and I'll just disclose, I don't have a redevelopment area, 'cause with the cash, I could do a lot more, faster (laughs). So, we are doing it. So, let me ask on these orange parcels, are they vacant parcels, or are you gonna... I'm concerned that you're not gonna come back with a plan on things that we can do, right?

COLEMAN

Right.

KIRKPATRICK

So, are you gonna come back and say, "Okay, out of these parcels, many of those are houses..."

COLEMAN

Mm-hmm.

KIRKPATRICK

So, what is it that, that Commissioner can do? Can he go in? Can he rebuild them? Can he put facades on 'em? Can he paint them? I mean, there's gotta be... Gotta give us what you can do with it, because it doesn't do any good to declare it a blight, and then not have a plan of action on what are available tools.

So, and I'm gonna use the example in my District, and we've gone through some changes. But we took an apartment complex that was gang-riddled, full of all kinds of stuff, and we've been able, Economic Development, to help maybe put a... And we put a roof on, so then, that way, it's a quality home for people.

We've been able to help put some landscaping in there, fix the carport, all those things. So, I'm asking for the other Commissioners, that could potentially have a study, what does that mean? I think that if you went into some of those areas, and you put all brand-new landscaping, or you put water-smart landscaping, or...

COLEMAN

Alright.

SEGERBLOM

And just so I know, the yellow areas, like, on these maps, those were actually blight studies, but for redevelopment, aren't you allowed to go outside those boundaries for some distance to incorporate a larger area?

COLEMAN

Chair, you are correct. So NRS.279 does allow you to address adjacent properties, so that way, you don't have situations where you're dealing, where you've redeveloped one side of the street, and you haven't done the other side of the street. So, there is an opportunity to slightly deviate outside of a redevelopment area to address that.

SEGERBLOM

Alright, thank you.

COLEMAN

You're welcome.

So, next steps in the Blight Study. As I mentioned, you see the small versions of the map. We have big posters, and so, the thought is, is that we'll be meeting with each Commissioner that has a study area to kind of look at those blighted parcels, and determine if there needs to be adjustment to the boundary. But what the law requires after that is that there is a final presentation to the Redevelopment Agency Board, and if the Redevelopment Agency's interested, then they have to make a recommendation to the Board of County Commissioners. And so, in that recommendation, what it requires is that the Redevelopment Agency hold a public meeting. That public meeting requires a notice in the newspaper, but it also requires that we send a letter, or a postcard, or some type of notification to each property owner that is potentially impacted by the change. After holding the public hearings if there are any additional changes or requests that come from the public hearings, those adjustments need to be made. And then, because this could materially impact Clark County's overall Master Plan, we're required to send this to the Planning Commission.

The Planning Commission then has 30 days to review the final recommendation that was sent from the Redevelopment Agency, and once they review that, then the Planning Commission actually submits the recommendations to the Board of County Commissioners. And then, from that point, there is another public notice to make sure everybody has an opportunity to have a say, and then, after the final public notice, then the Board of County Commissioners can actually pass an ordinance that would amend the original Redevelopment Agency plan ordinance to add in the new areas.

And so, with all those 30-day notices in there, we suspect, at least that's a 90-day process, to Commissioner Kirkpatrick's point. I've added a couple months on there, based on how we move, and so, I'm hoping... The goal is to try to get this done by February, so that way we can hit next fiscal year. So, we have to, in order to add Redevelopment Agencies, to make sure they're hitting the Assessor site appropriately, and we can collect dollars into the agency fund appropriately, they have requested that we submit all of the legal descriptions for new areas, and have all of that buttoned up by mid-March.

That also includes the budget as well. So, making sure that we can submit the Redevelopment Agency, in accordance with State regulations, just like we do our County budget. So...

JONES Mister Chair?

SEGERBLOM Yes.

JONES Yeah, I just wanna, like I said, I'm ready to go. So, can we set a deadline backing up from that February date, to make sure that everybody's on track to get this done? 'Cause I'm ready to go today. But-

SEGERBLOM And, and I'm not sure.

JONES Right.

SEGERBLOM Would it be possible to, to even pick out a certain area, like, like Chinatown, and let Justin go now, as opposed to have to wait for everybody?

JONES So...

COLEMAN You could do it separately, but you have to go through that whole process. And so, from an economies of scale, it makes sense to do them all once. But the process is the process. We can do, we can do separate districts, if that's the desire of this Board, or we could do them all together. It's just...

JONES So here, here would be my suggestion. Can we just... In terms of backing it up from February, just set a deadline by which Commissioners need to have their areas identified?

COLEMAN Sure.

JONES If you're ready to go by that date, whether it be September 30th, or whatever it is, then cool....

COLEMAN Okay.

JONES - we're moving forward with those districts. If you're not, then you get the next round. Is that fair? So, you determine whatever that date is...

COLEMAN That's fine. We will look at a calendar, based on the date that we received from the Assessor, and then we will back into dates and put some timelines on a calendar, so everybody knows what the expectations are.

JONES And then the one other issue, I think, that has to be determined, I don't know that we ever determined it, is are we simply adding these areas into the existing RDA, or are we creating a new RDA, and if it's going into the existing RDA, then how are the dollars that are going into the existing RDA boundary used or not used in newly-designated RDA areas?

COLEMAN The process that we're going through right now is an addition to the existing RDA. We would have to go through a different process if we wanted to create an RDA, a new RDA, and that would take longer. Because we already have a plan, adding to is easier than doing new. We can definitely have that conversation if the Board believes that is something that's a direction they would like to go. We have not had a discussion about how the dollars are used, and that's a policy discussion, at some point, this Board will need to have.

COLEMAN

There are a couple of ways that it can be done. So, City of Las Vegas, just by way of example, all of their redevelopment agency money goes into one large pot, regardless of what redevelopment area it comes from. And as a board, they decide how that money is used. So, some of it is used for bonding, that gives them greater capacity. And so, City of Henderson actually does the opposite. They use redevelopment dollars only in the district where that money was actually, where that revenue was actually derived from.

So, you could do it both ways. And then, there's a hybrid, and the hybrid is to look at it by district. And so, Commissioner, as way of example, Commissioner Segerblom actually has three different redevelopment areas in his District. And so, it could be, okay, all money, redevelopment money derived from that district can be used in any redevelopment area in that district. Potentially, that could be a similar scenario for you, because, you have potentially two districts as well, or two study areas that have been identified in your district as well. So, you could say, "Okay, everything coming from any redevelopment area in your district can be used anywhere in the district," opposed to just saying, "It only has to come from that specific area and can be only used in that specific area."

So, you know, there's pros and cons to every... And I think...

SEGERBLOM

So, I think you've hit the scab. So, we'll keep talking about that.

COLEMAN

Yeah, but I just ask that we...

JONES

Yeah, no, so I just ask that we... Oh, sorry, that we just, at the next meeting, that we have this discussion, because I think it is critical, as each of us are considering redevelopment areas, what we're communicating to the potential investors in our respective redevelopment areas. Yeah.

KIRKPATRICK

Well...And I just wanna add to that, that it makes a difference, though, right? So, if... And I'll use my District. Let's just say, if I had a study area, and you took my District. I'm never gonna generate the money that they're gonna generate in the Enterprise Districts, so really not helping me, which is why I said just give me the cash. But I think that each Commissioner needs to kind of know, what does that look like, so that before they can determine if it's the hybrid, if it's as a whole, a portion of everybody else's money goes to kind of help. Because nothing's more frustrating than having half the tools, right? Because then you can't really make the difference, and I just think that it's important for folks to know kinda what is that potential that could be generated in each different scenario. Because it would, at least for me, it would make a difference on whether or not I chose to stay the route that I'm on, or to go.

So, if I'm only gonna generate \$50,000, because it's already a blighted area, for, you know, the next two years, I, what can I do with that? I can't even buy paint for that, right? So, I'm just saying that it's, we probably should have something to look at, to determine what direction we wanna go.

COLEMAN

So...

SEGERBLOM

Next agenda.

COLEMAN

So, we...(crosstalk) So, in order to do that, we actually need to define, get the

COLEMAN

legal description. So, it would be closer to the end of the process, opposed to next meeting. 'Cause what happens is the Assessor will take that legal description, and then they will run all of the valuations, like they do now for the areas that we have, and they will give us an estimate on what they believe each redevelopment area will process.

So, if we want to wait to have that policy discussion until we have a better sense of what those areas are gonna be, and then we can actually give you estimated numbers. We can do that, or we can just have a general conversation about it at the next Board meeting. But if we're looking for numbers, we need to wait 'til we get closer to the end of the process.

JONES

Mister Chair?

SEGERBLOM

Okay.

JONES

Yeah, so, I think that we should have the policy discussion first, just so all of us understand the models, and then obviously, the end, terms of the actual dollar value, that's not gonna be until later. But I think we need to understand the models, because that may determine how big or how small we decide our different areas are gonna be.

SEGERBLOM

I agree. So, if we could, on the next agenda, put that as one of the topics.

COLEMAN

We will do that.

So that's the process, that we would need to go through. Like I said, that's with all the timelines, and so, I'm happy to answer any additional questions about the blight study, where we're at, and the next steps that we look forward to, and the estimated timeline. As requested, we will backdate, and we will set some milestones for everybody to work towards.

SEGERBLOM

That's the request. Thank you. And you might be able to reach out to the Assessor right away, and just have them start ball-parking how, what kind of revenue those, those areas would generate.

ACTION:

Staff directed.

ITEM NO. 5 Approve and authorize the Director of Operations to prepare a new grant program to support the cost of installing new grease traps in Commercial Center. (For possible action)

COLEMAN

Alright, Commissioners, your next item on the agenda is to approve and authorize the Director of Operations to prepare a new grant program to support the cost of installing new grease traps in Commercial Center.

So we received a request from the Chair, looking at Commercial Center. There are a number of restaurants, that have older infrastructure, and some new that are looking to go into the area, and grease traps have been identified as a barrier to entry. And so, it was requested that we develop a program to support that. And so, this is not the program itself. This is just an allocation of \$150,000 so we can start building the program for consideration.

SEGERBLOM

And just to follow up on that, what we found at Commercial Center is a lot of

SEGERBLOM the buildings have restaurants, that new owners are coming in, but it turns out that the, the old grease traps are no longer allowed by the Water Reclamation. And there's actually a huge expense for these small businesses to come in. So, if we could use this as an economic incentive to bring in some really neat restaurants and bars, I think that would be complementary to what we're trying to do in Commercial Center.

NAFT I think that's a great idea. This is a huge barrier that we've come across for small businesses in my District and would support it. Are there any parameters in place for applicants?

COLEMAN I haven't built it out yet, so I'm not sure. This is just allocating the funds-

NAFT Got it.

COLEMAN ... for the program.(crosstalk) I need to build out the program, and try to figure out some of those parameters. But we can definitely bring that to you once we, once I have an opportunity to flesh it out.

NAFT On principle, I'm fully supportive.

SEGERBLOM Alright, does that take a motion, or...

NAFT In the form of a motion.

SEGERBLOM Yes, alright. Cast your votes.

GIBSON Aye.

SEGERBLOM And that motion passes.

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

ITEM NO. 6 Approve and authorize the Executive Director or their designee to sign a Memorandum of Understanding (MOU) between the Clark County Redevelopment Agency and the Las Vegas Redevelopment Agency for the coordination of joint redevelopment activities along the shared redevelopment area boundary of East Sahara Avenue between South Maryland Parkway to the East and Paradise Road to the West. (For possible action)

COLEMAN Oh, right. Commissioners, Item Number Six is to approve and authorize the Executive Director or their designee to sign a Memorandum of Understanding between the Clark County Redevelopment Agency and the Las Vegas Redevelopment Agency for the coordination of joint redevelopment activities along the shared redevelopment area boundary of East Sahara Avenue between South Maryland Parkway to the east, and Paradise Road to the west.

So, this is an item that was actually brought before the BCC some time ago, and we've actually been working and coordinating with the City of Las Vegas on developing a Memorandum of Understanding. You each should have a copy of that. Both Clark County DAs and the City of Las Vegas attorneys have actually reviewed and approved this item. Basically, what this is, is just an opportunity for both redevelopment agencies to get together, talk about potential projects,

COLEMAN identify potential goals, set some objectives, identify responsibilities. This can be terminated at any time, and so, it's just something that formalizes the potential relationship between the two redevelopment agencies if the Board wishes to move in that direction.

SEGERBLOM Thank you. And this is something I also had suggested. It just makes so much sense, when you're looking at Sahara between Maryland Parkway and Paradise. Both sides are in redevelopment areas, and rather than individually decide what we're gonna do, if we could work together, I know based on prior votes, I think we agreed we wouldn't give any money from the County to the City. But the truth is, if we could coordinate together and just have an in-... This is pretty much an informal recognition, but, I think it's important that we at least talk together, and if we can share ideas. And they can do one thing, and we could do the other thing, as opposed to both trying to do the exact same thing. It makes sense.

JUSTIN JONES Move approval.

SEGERBLOM Alright, there's a motion for approval. Cast your vote.

GIBSON Aye.

SEGERBLOM And that passes.

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation be approved.

ITEM NO. 7 Discuss potential future projects and programs for the Clark County Redevelopment Agency and direct staff accordingly. (For possible action)

COLEMAN And Item Number Seven is to discuss potential future projects and programs for the Clark County Redevelopment Agency and to direct staff accordingly.

SCHILLER Commissioners, first, I wanna highlight our brand, as you notice. Gonna promote that in our PowerPoint.

I just wanted to do a brief intro for all of you, just a little bit of the historical perspective. I don't wanna waste a lot of time on it. Commissioner Miller has a presentation he wants to give but wanted to kinda just show chronology of the dating-back, when you look at the RDA, from '95 up through September. I wanna make sure everybody's kinda of aware the history that has occurred. There's been studies, reports, different components tied specifically into the RDA and Commercial Center. With this being kind of he first meeting, thought it would be good just to give the perspective and the dating-back. Don't need to go through it specifically. I think most of you are aware of that.

And then, I also wanted to kinda hone in on Commercial Center, relating to the buildings and parcels tied to the areas, the areas one, two, and three. So, you can kind see those components as kind of a preamble to Commissioner Miller's presentation.

And then, the last piece, which I won't go into the details of those, but the last piece that I kinda wanted to talk about, is, as we hone in on this, and we try to

SCHILLER

look at how we move forward, in terms of the area, what those, what tenets look like in terms of the components of a plan, and what we would be looking at.

So, I think there's a couple key pieces. You just adopted policies and procedures, which I think tie into this, but a master plan obviously is critical. So, a couple key pieces that I think are gonna be considered over time, is project manager tied to a master plan, related to those details, and then just some examples of things that have occurred, much to Commissioner Jones' point, the issue of parallel moving forward. What are we doing now while we work on the larger, you know, the issue of fine arts, film, preservation, those pieces that are tied into Commercial Center, and how we utilize expertise in that to kind of look at the redevelopment plan overall. So that kind of, I kind of treat it as a pyramid. You have the top of the master plan, but there's also components that are happening now. Land acquisition, parcels, surrounding areas, I think, are all a critical component to that, which also fits into kind of the general, probably future discussion items and action items that you're going to see. And then, again, what do those programs look like? What are the small pieces that we're working on, in terms of the larger? But I think the key component being that master plan.

And then, with that, I'm gonna turn this over to Commissioner Miller. He wants to give a... (Laughs) I'll say "brief presentation." He says he can talk fast, so, several slides that he wants to cover related to some of those activities, and kinda get open for discussion with the Board.

ROSS MILLER

Alright, okay. Yeah. Great. So I'll try to blow through these, for those that may be watching and are generally unfamiliar with the district we're talking about.

This is redevelopment area number one. It was commonly called SOSA, which was a government acronym when, the last time we took up the redevelopment of this area, and tried to get things moving, stood for South of Sahara Avenue. With the update of the new language in the code, that's been repealed, so that, arguably could be renamed, but it's the one we've gone with, during the initial listening tour and and early stages of potential planning that we're hoping to move forward with.

Back in 2003, we had three redevelopment agents, redevelopment areas. As I said, this was number one. This is, we get some analysis that this district generates almost all the money that we have in the Redevelopment Agency accounts to date, and we're still accruing additional funding for it. It was subject to a blight study, back then. You could see some of the photos that were supplied by Applied Analysis. I'd suggest to you that those are flattering photographs of the conditions that are there. Couple of more shots. I think Applied Analysis must've hired a realtor because if this was a dating profile pic, you'd show up and think you got catfished.

This is an area that was originally developed in the 1960s, and just not a lot has happened since then. But we have seen some sparks of businesses that have done incredible things out of this area, and still a tremendous amount of passion, and nostalgia. So many people want to see it come back.

So one of the things that we've done is, we, Shani Coleman put out a study, case studies, looking at this area, and it came back with some initial recommendations of what had worked in other areas and potentially applying it

to what can happen in the SOSA area. They came back with three areas, Belmar, the Village at Market Creek, and Fruitvale Village. If you look across the country at other redevelopment efforts, those three are very common to be identified. Belmar is actually pretty old at this point. It was started in the late 1990s. It's 100 acres, that was originally a 100-acre plot from the 1960s. They did an incredible job, but that one's almost time for a re-up. They're already starting to explore additional redevelopment for Belmar.

Another one is Fruitvale, a little bit dated. It was in 2003, that one was completed. And notable for its transit connections to the BART and other things in Oakland. Lot of business incubators happen there and they did an incredible job of maintaining the cultural diversity of the area.

And the last one is the Village, which is the newest, in San Diego from 2012. It's, they, they came up with a 20-year plan to redevelop 90 acres in partnership with the Jacobs Foundation. Some of these, when we engaged in our original planning from the 2003 effort, actually incorporated some of the ideas from Fruitvale and Belmar. In fact, you'll see some of the photos on the recommendations from the master plan on slides to follow.

But if we're gonna synthesize the plans that are out there, for which we have a lot to talk about SOSA, and the things you can do, ranging from the Transit-Oriented Development Plan that the RTC put forth to the 2008 plan that you can see on the screen. Urban Land Institute's done some analysis. These are the three that I would say the three areas to focus on, but that we try to create a Pedestrian Centered Urban Village, that, that we look to create, towards the creation of a central common area or public plaza, and that we put a focus on transit access.

And those reports make a number of recommendations as to how to get there. They talk about sustainable design, street improvements. You'll see some of the photos on the right, is actually kinda the master plan and conceptual drawings of our SOSA plan from 2008 that, you know, obviously, didn't materialize in the way that we had hoped. It would require, as you look at those renderings, quite a bit of private investment to ride alongside our redevelopment dollars, which are limited, but do provide us some opportunity to try to get to our objectives here.

You can see that they also recommend public plazas, key design elements, and mention those specifically in the various reports that we all have access to. They said it was building standards and guidelines, largely recommending that mixed-use residential flat hamlets or commercial block buildings. On the upper right, you can see a street reconfiguration that was proposed in 2008, where they tried to create smaller hamlet-type community centers, and improve pedestrian access, including a potential beltway, a green beltway for pedestrian and bike use that could run through the entire corridor.

And so, how do we get there? The successful case studies that they had provided us those redevelopment efforts spent a considerable amount of money, and/or they had significant partners at the table. The Jacobs Foundation in San Diego largely spearheaded that project. They managed to bring in all kinds of private developers. Obviously, I think that, that's something that we should explore, but we also, I think, also need to recognize that we need to link it with the economic development efforts.

And so, that's what our initial listening tour has demonstrated to us, is that Commercial Center and the surrounding area have always been a home to artists, whether that be restaurants that have taken up and gone tremendous places, to artists that have taken and had success developing things on the strip. It's got incredible diversity and a lot of culture, and so, in keeping with that, one of the target industries of the economic development reports is now framed creative arts. When we started our economic development efforts in 2011, in this state, we identified seven target industries. This sector was originally called hospitality and tourism. Obviously, we didn't put a ton of focus into that sector, because we were attempting to diversify the economy. The new terminology that we have settled on in all these various reports is creative arts. And it's defined, in my opinion, a little bit narrowly, as you look at the description here in the reports. I think it's actually something much bigger, 'cause it encompasses the opportunities that we see for sports entertainment and film production, really the entire creative industry that we would need in order to maintain our status as the world's leader in entertainment.

And if we're gonna maintain that status, I think we've gotta prioritize the development of the newest and most exciting entertainment. So if the strip is just a canvas where we're gonna continually demolish the aging ideas in order to paint bigger dreams in entertainment, then we need a district, to nurture the development of those ideas, and we need to align higher education and workforce training behind those goals. And we need to do it, collectively as a region, and work in partnership. I think the Memorandum of Understanding with the City of Las Vegas is outstanding. Obviously, they have spent time in development of an Arts District. We don't only need one arts district in my opinion. I think we need a whole host of them. Everybody needs to be working on those same goals. We need a real colony of artists, and if Paris in the 1920s was the home for so many artists from across the world, Las Vegas needs to do the same, if we're gonna maintain our status over the next 50 years. 'Cause we're competing on a global scale. Just last week, I think, Berlin announced that they're putting a billion dollars in public money into the creation of entertainment ideas to go alongside private investment. So it's an area that's rich with opportunity, and as I mentioned, I think there's a broader context of additional forms of creative arts that are coming here. Film production is one that may have a specific fit to the Commercial Center that we can talk about in a bit.

Among the sectors, if you look at the report, it's the third-highest median earnings among the target industries, but also the one that we've seen the lowest growth. If you see on a percentage change, creative industries over the last eight years had less than 20% growth. The highest would be IT, information and communication technologies, at 150% growth. Most of them are at least double, The percent change in growth. So, it's a tremendous opportunity, just looking at those.

Shani Coleman had also prepared a report, a real strategic plan that aligns with our Economic Development Initiatives in which they looked at the seven target sectors, and they gave us six goals in order to track to further the initiatives in each of those sectors.

Those goals relate to all seven sectors, some of them more specifically than others. Under each goal, there's a series of objectives, and then they provided us

with a series of activities. I think we can, we can look at all of those reports as to how we can further SOSA and, and probably incorporate every single goal. I'm just gonna use a couple of case examples of the ones that I thought are most applicable, starting with goal five, which is to promote community center design of the built environment. This really has to do with place-making, where you're connecting people and places to where they live, work, and play.

They talk about things like smart city innovation, improving and diversity, diversifying access to mobility that we incorporate sustainable energy and infrastructure, and that you encourage revitalization of distressed areas of Clark County. And then you do so through creating opportunities for alternative transit, walkable neighborhoods, expansions of new technologies into those neighborhoods. So they talk about very specific things, and so, with that in mind, I'll walk through, as Kevin had briefly approached, we've kind of tried to compartmentalize the 120 acres into three areas, which have each different opportunities.

Area number one is the area right around the Las Vegas Strip, which still has some vacant parcels, and has some tremendous opportunities for, for development. Among those vacant parcels, we have seen proposals, some of which unfortunately didn't materialize, but I think it speaks to what potentially could go there. You'll see that the A's had considered this site, and in fact, that there's a rendering you can see with the Stratosphere Tower in the background, for the Las Vegas Festival Grounds. That's in the district. There is a proposal for a resort, including an NBA stadium that has been delayed a few times. Who knows whether or not that'll materialize, but, we have vacant plots of land on the Las Vegas Strip that can really serve as anchor on the bookends of the 120 acres that we're trying to develop.

In the middle, which we'd call area two, largely at this point, mainly residential housing, with some of commercial establishments along Sahara Avenue. It is, candidly, a higher crime area. Metro's done an incredible job of trying to push out the crime, but it's lower-income housing that tends to be very transient. We have seen some development taking place. In fact, 3DE Investments acquired some of these parcels, and have already started to put money into the redevelopment of really what are apartment complexes, but could, I think arguably work to suit our goals here, as we try to create a live-work-play campus environment.

We've also seen some proposals for something bigger in scale. This is a specific proposal that was ultimately abandoned, but was put in front of us in this last couple of years. You can see on the slide in the picture below, that's the Commercial Center footprint, so it was immediately adjacent to it. Even though that one didn't go forward, I think we've seen some interest in this area already. And it could be an ideal place for mixed-use, or even mixed price point residential towers, where you'd have some component of affordable housing, even student housing.

They have the residential towers like that in many communities and other metros, where the price point may be determined by the types of amenities you have, even with a separate entrance. You don't have entrance. You don't have access to the pools, different creative things that they've come up with, in order to try to meet our objectives.

And then, finally, area three, which if you look at many of the reports, they all seem to suggest that, if we could revitalize Commercial Center, it could lead to the revitalization of really the entire area. There is a huge amount of historic significance to Commercial Center. It was truly the heart and soul of Las Vegas in the 1960s, so much so that after their shows, the Rat Pack would constantly get dinner there at night. Elvis bought his engagement ring for Priscilla in one of the shops here, and both Elvis and Liberace took their costumes to be dry-cleaned. This is where the entire community came to shop, to dine, and ultimately, to gather. But since its days of glory, it's obviously declined, and you see that reflected in a number of the reports. The TOD did their SWAT report and pointed out the obvious, but I wanna focus on the weaknesses. Because, I think that's an area that we could easily correct. Lack of shade, vacant buildings, crime, and that it's audio-oriented, and unsafe for pedestrians.

And here's the key make-or-break that I think this Board can really play a key role in transitioning this effort into a real redevelopment effort that ultimately takes hold. The County owns the parking lot in and around Commercial Center. There's 1,329 spaces currently. We had dedicated those to the benefit of the business owners in perpetuity in the '60s, to maintain that forever, for use of a parking lot and pedestrian access.

Changing that would require unanimous consent, unless we can find some alternative way of providing parking, and that's the key focus. Because it allows for so many of the common elements and recommendations for redevelopment that you see, throughout all these reports. And so, the idea that came back to us, through our listening tour is that we'd try to create an immersive theme park, that's really capitalized and played towards the needs and requirements of the creative arts district, where business and residents could gather and utilize that open space.

And that's reflected in the recommendations on the other reports. This is from the RTC report, the community service, what was community survey, indicated that the prioritized development of public gathering and open space, and that recommendation, I think, is reflected in numerous reports that we have in front of us. It's really a, I think, a unique opportunity that not many cities have. If you look at Europe, a European-type square, most areas in the United States don't have anything like that, but it's obviously very successful for a reason, and I think can be a tremendous asset if we plan it right, and allow the community to utilize it in the way that they envision.

These reports talk about the desire for parks and open spaces alongside the redevelopment, that you'd have opportunities for entertainment, perhaps an outdoor stage for concerts and events that there'd be opportunities for public art, small public vendors, and those are all components that were effectively utilized in the case studies that were provided to us, and also the recommendations from the other report from the different public bodies that have also looked at it.

And then, we'd also like to consider the use of this space as potentially a museum district. If this is the place where we gather together, in order to try to create the next ideas for the future of the Las Vegas Strip, this can also be the place that we align and preserve Vegas history. And so, can we recruit the museums that are already in existence, or some component of them, the Neon Museum for example? Is there an opportunity to utilize some of that signage for

visual architecture in and around the SOSA district? The Liberace Collection, the Showgirl Museum, some of these artifacts that we have from Las Vegas history, can we resurrect those?

And then, can we look for new opportunities? Are there fine art museums and other museums that we can put in and around this area that would help drive traffic. Insomniac Productions, who does EDC, has mentioned that they have interest potentially in doing a rave museum someplace. These are the kind of things that I think we should explore, as we're looking towards the creation of ultimately, this entertainment district. In order to do that, obviously, as we discussed, we have to figure out how to deal with the parking and accommodate those businesses. Do we create a parking garage, or a series of parking garages? Do we perhaps underground the parking? As we look towards different forms of alternative transit, are there partnerships that we could explore? Could you do, for example, a mini-loop, in the Commercial Center footprint, as much like the Vegas loop, but only a smaller scale? We have already changed the alignment, for the Boring Company Loop, so that we potentially could have a station at Commercial Center.

If you did that loop, could you use those dirt chompers in order to help excavate the space? These are questions that we have that I think just requires the right management team and staff to help us address as to how we best tackle it. You saw in the 2008 Master Plan, they had a pedestrian and bicycle green belt. That's not the easiest to do, because obviously, we don't have a lot of public land that would run through the entire corridor stretching from Maryland Parkway to the Las Vegas Strip, but it's achievable. And we know that, because you see it happening routinely in other metros, where it's tremendously successful.

And so, we've tried to incorporate those ideas and put together a concept site plan. Not much weight, candidly, should be put into these drawings. They're just renderings and just ideas, to the extent that there were other proposals out there for this area, that were abandoned. We tried to incorporate those, but these are just sketches of potentially what this could look like, if we brought the right partners to the table and had large-scale private investment alongside our limited RDA dollars. You see the inclusion of the green belt, some opportunities for big public space, the use of the European square-type concept, that could be converted into any number of different uses. And quite a bit residential housing, really trying to ultimately create a campus feel, for the biggest and brightest artists to coalesce and create an artist colony, where we get an opportunity to live-work-play.

You can see the use of the gondola. That wasn't pulled from nowhere. The Oakland A's, when they were considering remaining in Oakland, actually had a gondola. It was a \$100 million expenditure, but if the A's stadium had come here, towards the Las Vegas Strip, I mean, do you look at something like that, where you've got a big entertainment district that's about a mile from the stadium, and a gondola can get you back and forth?

Those are bigger ideas, obviously require some partner to come up with a lot of funding, but there's just tremendous opportunity to have this much available land and a real effort like this this close to the Las Vegas Strip. And so, as we've looked at partnerships, obviously, they're trying to align the initiatives of higher education and training our workforce with the goals of the creation of, of a

MILLER creative arts district. One of the initial partnerships that we've created is a partnership with the UNLV College of Fine Arts. We'd love to talk to you, to this Board, if appropriate, if we need to bring it back for approval, whatever needs to happen.

But they've submitted a proposal to us that I think is very interesting. They wanna play an instrumental role in helping us create this. They wanna be alongside us. The College of Fine Arts has a proposal where they, over this school year, they would take every department and have programming, lectures, and seminars tied to the development of Commercial Center. So, the Department of Dance would have a dance program at Commercial Center, tied to an arts talk. The Department of Theater would have a couple of performances. The School of Architecture would be aligned alongside our team, on the creation of this district. They would do lectures on how architecture can inform and inspire a live-work-play district in Vegas. The School of Music has proposals throughout the year, that they would get engaged, Department of Art, Entertainment, and Engineering. So, that would require us-

KIRKPATRICK May I ask a question, Commissioner?

MILLER Yep.

KIRKPATRICK Is this... I'm trying to understand. Is this the same group that we started with, with the project on this campus, and then they left and came back? Is that the same folks, or is this a new entity, a new group, a group?

MILLER I don't know. I can check on that. It's the College of Fine Arts, so...

KIRKPATRICK Yeah, I'd be curious, because we've tried to do a deal with them three times (laughs), and they pull out every time. So maybe it's a new group, and we can see. Because I feel like we had this discussion. Didn't we have it, Commissioner Segerblom? I'm looking at you, 'cause...

SEGERBLOM (inaudible)

MILLER That hasn't candidly come up in the meetings that we've had.

KIRKPATRICK Yeah, no, I'd be curious, okay?

MILLER Well, I'm glad it's somebody else that ticked you off, so (laughs)...

KIRKPATRICK No, I'd just say, if we're gonna have partners, and...

MILLER Yeah. So, this is just a rendering of New Orleans Square, for example. If you were able to convert that to have some presence of the Fine Arts campus, what could that look like, and how could that help us achieve our goals? The other goal, and I'll try to go through these very quickly also, is really just what resulted in a case study. So, if you take these goals, the accelerated economic diversification, objective 2.3, fuel lifestyle, entrepreneurship in arts and culture, and outdoor recreation that objective in this report comes with a series of activities. So, they gave us specific recommendations as to what you need to do, in order to drive these initiatives forward.

So, the first one was to launch an annual showcase sponsored by Clark County Parks and Rec and other organizations for outdoor recreation service providers and vendors to demonstrate their goods and services in various outdoor elements.

So what this resulted in was a lot of planning, trying to get to a place where we would throw a community block party, looking for the right partner as we put some planning in. We had the alignment of art installations and other things. We weren't sure exactly what it would look like. We knew we needed, kind of a musical headliner. We reached out to Insomniac, who does EDC, to see if they could help us, and I think three weeks before the date that we had reserved the space, they came back to us and said, "We can get you Deadmau5, to perform," who I think is the most well-known DJ (laughs) in the world on a weekend when you had 150,000 tourists coming to Las Vegas, for EDC, with the same genre of music. So, that was no easy task and doing it in that district, where something like that had never been done before took a tremendous lift from not only Parks and Rec but Metro, in order to try to create a safe event.

But overall, working with Fire Department and Metro, we thought that the capacity for the use of only half of the parking lot probably would've accommodated 80,000 people. We weren't sure if we didn't secure, and the perimeter for that, how many people might show up, that we'd run into significant crowd control issues, and run the risk that this wouldn't be a safe event. Ultimately, we fenced it in. Metro had an enormous presence, but it was a tremendous success, participation of over 50 Commercial Center merchants. We Worked together with the Historical Association. Pamela spoke earlier on really the inclusion of all the businesses in Commercial Center. And UNLV College of Fine Arts and tried to bring this to life. And it works with the other activities I'd suggest.

A number, the second one is establish Las Vegas Digital Arts Foundry, content creation space for digital, virtual, and performance artists to create and share their creations. And we largely saw that. So, record attendance. It was sold out within three hours. We had featured local musical acts. Three of the four of them were local, and again, I'll point out, it was a safe event. Can't emphasize that enough.

The third was, partner with Parks and Rec's local theater companies and local performance artists to offer performance art series in municipal parks, invite food trucks, and we did that also. We had over 40 local artists, hosted booths, state and local food trucks.

Establish downtown digital arts by collaborating with selected properties to allow digital projection of large-scale interactive murals, incorporating augmented reality. This goes back to the place-making and the incorporation of new technologies. And so, we worked to try to create that also. So, we had an original hologram production by a local company that performed on stage. In fact, Ruby Pere-, or it was Ruby Lewis, who was, performed as Marilyn Monroe, and Daisy Buchanan on the Las Vegas Strip performed a duet to close one of the acts, with Frankie Perez, but she did so by hologram with El Pulpo Mecnico, which was the first time that had ever been in Las Vegas, in the background, a 40-foot-tall fire-spewing octopus, along with a locally-owned laser effects show.

MILLER

So we really wanted to showcase what this area could really become if we activated the space, and tried to program it in that way. And the last activity that they recommend under that goal is that you identify large, vacant parking lots to be used for theaters and performers, to set up drive-through performances and activities. So, this is, again, just activating the space. We tried to incorporate that also. So, we had three stages with live performances. We had three giant video screens. So, if you wanted to do drive-in movies, or anything like that, then I think a lot of these ideas would work.

We had about 5,000 attendees which was a record-setting amount for an outdoor event in Commercial Center. The Sahara Event Center, which is in Commercial Center, has had a number of historical concerts. Probably five of the top 20 concerts that have ever been in Vegas took place there. The most people that have been there, the 5,000 would be the most since 1969, I think, when that was the Grateful Dead, if I'm not mistaken. Paula's the historical expert. She could correct me.

But again, it was a safe event, not one arrest. And so, we really showcased, I think, what that area could become if we took the parking lot and converted, and activated it in a way that was meaningful for the community. In my opinion, that would be the first and most meaningful step, and really the make-or-break activity that this Redevelopment Agency should engage in, is planning alongside the major stakeholders what that can and should look like. That said, it went a little longer than I expected, but, happy to answer any additional questions.

KIRKPATRICK

Can I just... I don't want to belabor it, but let me just ask a question. Did I not hear you say early on that we'd have to make some changes to the deed restriction that's on the parking lot? Is that what you said?

MILLER

Say again?

KIRKPATRICK

Did you say that we'd need to look at making some changes to the deed restriction on the parking lot?

MILLER

So, yeah. I mean there's over 1,300 spaces there that are deeded in perpetuity for the exclusive use of parking and pedestrian use. That's completely outdated, to have a parking lot that size, and it's just gonna continue to invite blight, crime. It's a continued challenge, keeping that area clean. We have homeless encampments there, honestly, a lot of drug dealers, and other, just all kinds of problems that invite crime. So, if we're really gonna transition this area, that's gotta be the area of focus.

And so, not necessarily changing the deed restriction. Would have to work with the DA's office. We've explored some initial ideas, but, obviously, we'd have to have ways to try to offset that obligation, that we continue to provide that level of parking to the benefit of the business owners.

KIRKPATRICK

No, I... Well, I'm not opposed to it, because I worked with Chris G on trying to come up with some other ideas, and I kinda liked the Boring Station idea. Because a lot of our employees could go there, connect at Westgate, and then get to their folks. But I just didn't know what that entails. I mean, you would have to provide some level of parking, and I think it was always meant for, like... I just remember the U-Haul guy coming in every three months, right,

KIRKPATRICK Rob? (laughs)?

WARHOLA Right, yeah, mm-hmm.

SEGERBLOM Yeah, I think the U-Haul guy is kind of under control.

KIRKPATRICK Kind of what?

SEGERBLOM Under control.

KIRKPATRICK Okay.

SEGERBLOM Temporarily, at least.

KIRKPATRICK Well, I mean, I'm not opposed to looking at options. I mean, if you're gonna do something with that, there's, we gotta try and figure out something different, because we don't wanna pave it either, ourselves, right? It was the gift that keeps on giving.

WARHOLA Right, right, and we have discussed options, and we can explore options for removing those deed restrictions, at least for maybe portions of parking lot, and move on incrementally so we eventually change the entire parking lot. And so, it's no longer deed restriction, but there's a couple options. But we'd have to come up with a kind of like an idea, a plan, and then go forward from there.

SEGERBLOM Commissioner Jones?

JONES Could, is there, you look at that map, and obviously the entire area is over-parked. But there are many vacant parcels. Is there any reason specifically that those parcels have not yet been developed? 'Cause it seems like one of the options is to remove the restrictions on parking, but the other option is just build more commercial, residential, whatever it is that can also use that parking. So, is there any legal impediment to other parcels being developed, and then use the existing parking?

WARHOLA Outside of Commercial Center? Because I think the deed restriction benefits the businesses that are within Commercial Center. So, there may be an impediment. We'd have to...

SEGERBLOM But, but there's no restriction on the business next door having their customers park on that lot.

WARHOLA Well, the deed restriction's very general. So, you could probably interpret it broadly to say that it's parking lot use, and then other businesses can use it also. But there could be an argument that it only benefits the commercial businesses in Commercial Center.

It's very vague. I'm just telling you that it was, I think, drafted in the early '60s or something, and it could be interpreted several ways.

JONES Well, one way to perhaps bring all the parties to the table would be to build something else that would bring more pedestrian traffic to their businesses there, certainly. So just something to consider.

JONES Are there any discussions about the other parcels that were within the RDA, particularly the one that's on Maryland Parkway? I know Commissioner Segerblom and I were on a call with the folks from Department of Transportation. They have Rebuilding America Program TIFIA loans for transit-oriented development. Or is it really only, at this point, focused on Commercial Center?

SEGERBLOM So, and Ross can probably answer this in more detail, but no, we're looking at everything, as a homogeneous...

JONES This is what I was talking about before, but I'm talking about the other little piece that's on Maryland parkway.

MILLER Okay, so, yeah, I think I understand what area you're talking about. Numbers 100, 101, and one-two, those are specifically identified by the RTC as potential acquisitions for use of the creation of a pedestrian corridor to connect the efforts with the TOD plan that runs alongside Maryland Parkway, so that they'd have access to Commercial Center. That recently sold. It was on the market and so, there's another group, that I believe's out of Europe, that we don't know much about. And they have not submitted any current plans.

But, the plans certainly speak to the activation of that area. You know, we don't have any definitive ideas, but, the 96, 97, those other areas on Sahara and Maryland is an area where we could try to recruit museums. These are just ideas that we wanna float in coordination with any stakeholders that would wanna get engaged with us.

Your question about the old Village Square, 73 and 105, that parcel of land's owned by a second-generation billionaire named Wayne Boisch. His family does a lot of development. He used to live in Las Vegas. We've engaged him, took us a while to connect with him. When we finally connect with him, he admitted that he forgot he even owned the parcel. He was just kinda holding it and waiting for development to take place, and I'd say that as a broad statement that seems to be true of a number of landholders and business owners down there. They're really waiting for somebody to come together with the vision, bring everybody together, and wanna see meaningful steps towards that happening.

But, if we're able to do that, the stakeholders that we've had conversations with seem more than willing. In fact, that's why they've acquired the land. They're just looking for the right opportunity, and nobody wants to lead, and build something magnificent in a high-crime area with all the challenges currently.

SEGERBLOM Commissioner McCurdy?

KIRKPATRICK (inaudible)

WILLIAM MCCURDY II Yeah, I want to say, great job. Great job putting this all together. I think that for anything to change, you have to come up with a plan. I enjoyed the idea that this was one of the most vibrant areas, in Las Vegas. I value Las Vegas a lot. My family's been here for quite some time, and I was wondering, are you considering, at this moment, putting together a working group of just, say, the landowners at this point, and seeing coming together what realistically we can

MCCURDY

do?

Obviously, I like the idea that we focus on the weaknesses, like the weaknesses in the area, crime. These are things that we can work through. These we can get with our local area commands, and make sure that we target these areas, 'cause mostly certainly, there is multi-family housing right next door. So, there's children in there. So, I think that's overall benefit for the area.

But, we have, it seems to be, some leverage with the University. Obviously, there's a lot of opportunity there, beyond even what I think was even mentioned here, because there's a lot of conversation about where the University's gonna go in coordination with the transportation corridor there and what they're looking to do with the RTC. But just wanna ask about the working group.

MILLER

Well, I'd frankly turn it over to Kevin and Shani, and I think at this point we've completed the listening tour, and spent quite a bit of time down there. We've assembled all the ideas. We've put together some recommendations from the reports. But staff ultimately would have to drive these efforts and bring it back to the Board. So, certainly those recommendations have been out there, and are part of the past practices. In fact, Fruitvale and the one in San Diego I'm forgetting, the Village, those redevelopment efforts come with complete toolkits as to how you would do that with specific recommendations. So, I'll leave it to them as to potential next steps, but I think it's a great idea.

MCCURDY

So, as we're continuing on with the discussion, I would just ask that we obviously focus on the weaknesses and that seems like the lowest-hanging fruit to me. And from there, we could, during the course of the timeline, try to put together a working group of folks or stakeholders that we can engage and potentially share some concepts with as we work with the UNLV Architecture Department, as well as Engineering, and just put together a group of everybody who loves Las Vegas, and see what we can do.

SEGERBLOM

Don't forget the Law School.

MCCURDY

And of course, the Law School.

SEGERBLOM

Any other comments? So is that enough direction, Mister... I'm not sure who's the director and who's the assistant director, but the two directors, the manager and the director, I guess.

SCHILLER

We're in it together, so I'll say that (laughs)... I guess I'll just summarize. I think it's enough direction. I think probably, given this was the first meeting, I think we've kind of had the overview adopted some framework around kind of the goals. Commissioner McCurdy, kind of that low-hanging fruit, but I think at the same time, also kinda how we're coordinating... I think he gave a good historical perspective on previous plans, which a lot of those key tenets, as I said, are already there. I think it's modernizing it, to Commissioner Kirkpatrick's point, the issue of the parking lot, the issue of transit. How do we meld those two things together? I think that's where we probably need to get some expertise related to next steps.

But I think what we would be doing is then taking that direction, and then bringing action items forward to each of you, because this will be recurring. And

SCHILLER then moving things forward.

SEGERBLOM And our goal is to have these meetings every month, right?

SCHILLER Correct.

SEGERBLOM So...

KIRKPATRICK Can I ask a question, then, or... Are we gonna get a budget every month? It just seems that any other redevelopment agency has a budget all the time. What...

SEGERBLOM Well, if you want a budget, we'll give you a budget every week.

KIRKPATRICK I just got, so we can kinda figure out what's going on, or at the end of the day-

SCHILLER We'll add a standardized item that occurs for budget update month to month.

KIRKPATRICK Yeah.

SEGERBLOM I just wanted to comment that I think why Ross and I are such great partners is that he's got this vision of up here, I'm worried about grease traps.

AUDIENCE (laughter)

SEGERBLOM So (laughs) we, we have both sides. Alright, so, anything else, madam?

SCHILLER Just public comment.

ACTION: No action was taken by the Board.

PUBLIC COMMENT:

TICK SEGERBLOM Okay, so, this is the last period for public comment. Anyone wants to make a comment, please come forward. Seeing no one, we'll cancel this, or we won't cancel this meeting (laughs). We'll close the meeting, close the meeting, and see you next month. Thank you so much.

There being no further business to come before the Board at this time, at the hour of 12:18 p.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