



**AGENDA  
CITY OF HENDERSON  
REDEVELOPMENT AGENCY ADVISORY COMMISSION**

**Regular Meeting  
Tuesday, May 25, 2004  
4:00 p.m.**

**Henderson Convention Center  
200 Water Street  
Henderson, Nevada 89015**

**Notice to persons with special needs:** For those requiring special assistance or accommodation at the meeting, please contact 702-267-1500 or the City's TTY telephone 702-267-6358 at least 72 hours in advance of the meeting.

The Chairman reserves the right to hear agenda items out of order. All items are action items unless otherwise noted.

CITY OF HENDERSON WEB SITE ADDRESS: <http://www.cityofhenderson.com>

- I. CALL TO ORDER**
- II. CONFIRMATION OF POSTING AND ROLL CALL**
- III. ACCEPTANCE OF AGENDA**
- IV. ITEMS OF BUSINESS**

1.	MINUTES CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF APRIL 27, 2004
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Approval of City of Henderson Redevelopment Agency Advisory Commission minutes of April 27, 2004.

2.	RECOMMENDATION OF EXCLUSIVE RIGHT TO NEGOTIATE— OPPORTUNITY SITE C
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Recommend approval of Opportunity Site C – Exclusive Right to Negotiate with the selected developer and authorize Agency staff and redevelopment counsel to negotiate a Disposition and Development Agreement.

*Presentation by developers and Keyser Marston evaluation.*

3.	FAÇADE IMPROVEMENT PROGRAM—LOAN COMMITTEE RESULTS
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No action required—informational item only.

4.	PROFESSIONAL SERVICES CONTRACT—CHABIN CONCEPTS, INC.
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Recommend approval of the contract for Professional Services with Chabin Concepts, Inc., for implementation of the Downtown Market Feasibility and Development Plan (not to exceed \$50,000).

5.	LEASES—THREE PROPERTIES FOR THE DEVELOPMENT OF THREE PUBLIC PARKING LOTS IN THE DOWNTOWN CORE COMMERCIAL AREA
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Recommend approval of three parking lot leases.

6.	REDEVELOPMENT AGENCY LEASE TEMPLATE AND SUBSIDIZED LEASE TERMS
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Recommend approval of lease template, standardized subsidy formula, and staff level approval of leases.

7.	REDEVELOPMENT AGENCY BUDGET AUGMENTATION—FISCAL YEAR 2003-2004
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Recommend approval of the Redevelopment Agency Budget Augmentation.

**V. PUBLIC COMMENT**

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020).

**VI. DIRECTOR'S/CHAIRMAN'S BUSINESS**

- Review of Financial Statements (Lisa Sich)
- Projects Update Report (Robert Ryan)
- PowerPoint Presentation (Robert Ryan)

**VII. SET NEXT MEETING**

- June 22, 2004

**VIII. ADJOURNMENT**

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**Posted May 19, 2004, at the following locations:**

City Hall (main reception area) – 240 Water Street, Henderson, Nevada 89015  
Henderson Convention Center – 200 Water Street, Henderson, Nevada 89015  
Green Valley Police Substation – 300 S. Green Valley Parkway, Henderson, Nevada 89014  
Fire Station No. 86, 96 Via Antincendio, Henderson, Nevada 89011



REDEVELOPMENT AGENCY ADVISORY COMMISSION DATE:  
**May 25, 2004**

**CERTIFICATION OF MAILING**

I hereby certify that on \_\_\_\_\_, I mailed to each individual and/or Agency listed on the Master Agenda Mailing Request List a copy of the Agenda of **the May 25, 2004**, meeting of the Redevelopment Agency Advisory Commission.

\_\_\_\_\_

**CERTIFICATION OF AGENDA POSTING**

I hereby certify that on \_\_\_\_\_, a copy of the Agenda for the **May 25, 2004**, meeting of the Redevelopment Agency Advisory Commission was posted at each of the following places:

- City Hall (main reception area), 240 Water Street
- Green Valley Police Substation, 300 South Green Valley Parkway
- Henderson Convention Center, 200 Water Street
- Fire Station 86, 96 Via Antincendio

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**CERTIFICATION OF AGENDA RETENTION**

I hereby certify that on \_\_\_\_\_, an agenda for the Redevelopment Agency Advisory Commission meeting of **May 25, 2004**, was forwarded to the City Clerk's office for permanent retention.

REDEVELOPMENT SECRETARY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_