



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

**Regular Meeting
Tuesday, April 22, 2008
4:00 p.m.**

**City Hall Council Chambers Conference Room
240 Water Street
Henderson, Nevada 89015**

Notice to persons with special needs: For those requiring special assistance or accommodation at the meeting, please contact 702-267-1515 or the Relay Nevada TTY telephone 7-1-1 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 MARCH 25, 2008
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Approval of City of Henderson Redevelopment Agency Advisory Commission minutes of March 25, 2008.

2.	CITY OF HENDERSON – REDEVELOPMENT AGENCY’S 2008/2009 BUDGET
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Recommend approval that the Board direct the Budget Manager to prepare, in the State prescribed forms, the tentative budget as amended at this public hearing and submit to the State of Nevada as the City of Henderson – Redevelopment Agency’s Final Budget.

V. ITEMS OF BUSINESS (Cont.)

3.	CONTRACT FOR SERVICES – NATIONAL DEVELOPMENT COUNCIL
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Recommend approval of the professional services contract with the NDC not to exceed \$75,000 for FY09.

4.	MONUMENT SITE EASEMENT– CITY TOWER
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Recommend approval of the modification to the RDA action taken on April 10, 2007 to clarify that the purchase price for the Monument Site shall be its appraised fair market value (\$210,000) and that the amount shall be offset by an equal credit amount against the developer's note to the Agency to purchase 7 East Lake Mead Drive per the terms of the Development and Disposition Agreement.

5.	ELECTION OF OPTION TO PURCHASE OWNER'S PROPERTY WITHIN PROJECT BOUNDARIES UNDER THE PULSIPHER OPA AND BUY OUT OWNER'S PARTICIPATION IN A FUTURE PROJECT
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Recommend approval of the purchase of 211 Bruce Way for \$145,000 and buyout of Mr. Pulsipher's right to participate in a future project within the designated area for \$155,000, and termination of the OPA.

6.	PARK HEIGHTS CONCEPT PLAN REVIEW – CORNERSTONE REDEVELOPMENT AREA
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This item is informational only. No action is necessary.

7.	BOULDER HIGHWAY CORRIDOR INVESTMENT STRATEGY UPDATE
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This item is informational only. No action is necessary.

V. ITEMS OF BUSINESS (Cont.)

8.	PROJECTS UPDATE
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Discuss project updates for the following projects and accept report.
Cornerstone Redevelopment Area: GSG Development. Downtown
Redevelopment Area: Asset Central; Boulder Highway Investment Strategy;
Business Recruitment and Expansion; City Tower; Coues Deer Corner; Design
Competition/Property Leap Frog Program; Downtown Arts & Culture;
Downtown Investment Strategy; Downtown Monumentation and Signage;
Gateway; Lake Mead Crossing; Lake Mead/Warm Springs Retail; North Water
Street Improvements; 147 Water Street (Crisman Building); Parking Study;
Public Relations/Branding; Site A (Cherry Development); Shurtleff Building;
The Meridian; Water Street South, Phase I & II; Art Assistance Program; Art
Loan to Grant Program; Façade Improvement Program; Homeowners
Assistance Program; Revolving Loan Fund Program; Sign Grant Program.
Eastside Redevelopment Area: Boulder Highway Investment Strategy;
Bruce/Randy Way; Landwell; Real Estate Management Strategy.

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

- March 2008 Financial Report

VII. SET NEXT MEETING

- May 27, 2008

VIII. ADJOURNMENT

Posted prior to 9:00 a.m. on April 15, 2008 at the following locations:

City Hall, 240 Water Street, 1st Floor Lobbies (2)
Multigenerational Center, 250 S. Green Valley Parkway
Whitney Ranch Recreational Center, 1575 Galleria Drive
Fire Station No. 86, 96 Via Antincendio