



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

**Special Meeting
Thursday, August 14, 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 JUNE 24, 2008
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Approval of City of Henderson Redevelopment Agency Advisory Commission minutes of June 24, 2008.

2.	SITE A, 4.5 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF VICTORY ROAD AND WATER STREET- NEVADA POWER, APPROVAL OF FUNDS FOR POWER UTILITY RELOCATION IN ACCORDANCE WITH THE APPROVED DISPOSITION AND DEVELOPMENT AGREEMENT WITH CHERRY DEVELOPMENT.
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Recommend approval of funds for the Nevada Power, Site A relocation in an amount not to exceed \$125,000.

V. ITEMS OF BUSINESS (Cont.)

3.	RESOLUTION NO. _____ - SECOND AMENDMENT TO COMMERCE ASSOCIATES, LLC OWNER PARTICIPATION AGREEMENT
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Recommend approval of the extension of time for the completion of public and private improvements in the Tuscany Redevelopment Area.

4.	WATER STREET DISTRICT NEW BUSINESS COMMERCIAL RENTAL INCENTIVE PROGRAM
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Recommend approval of the Water Street District New Business Commercial Rental Incentive Program.

5.	RESOLUTION NO. _____ - CONVENTION CENTER REMODEL FUNDING ASSISTANCE
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Recommend approval of Convention Center Remodel financial assistance not to exceed \$900,000.

6.	RESOLUTION NO. _____ - AMENDMENT OF CITY OF HENDERSON LOAN TO CITY OF HENDERSON REDEVELOPMENT AGENCY (PARKLINE LOFTS)
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Recommend approval of Amending the Loan by and between the City of Henderson and City of Henderson Redevelopment Agency to repay a portion of the principal (\$170,332.15) and extend the maturity date for the remaining balance by three years, with the option of two additional three-year periods, at the sole option of the City.

7.	PROJECTS UPDATE
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Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: GSG Development/Park Heights. Downtown Redevelopment Area: Asset Central (323 Water Street); Boulder Highway Investment Strategy; Business Recruitment and Expansion; City Tower (Southwest corner of Lake Mead Parkway and Water Street); Coues Deer Corner (74 E. Victory Road and 87 E. Lake Mead Parkway); Creating Communities Project; Crisman Building (147 Water Street); Downtown Arts & Culture; Downtown Investment Strategy; Downtown Monumentation and Signage; Gateway (3 S. Water Street); Lake Mead Crossing (Parcels located on the north side of Lake Mead Parkway between Water Street and Basic Road); Lake Mead/Warm Springs Retail; North Water Street Improvements;

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7.	PROJECTS UPDATE (CONTINUED)
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Parking Study; Parkline Lofts (Southeast corner of Basic Road and Pacific Avenue); Pinnacle (203 S. Water Street); Public Relations/Branding; Site A/Cherry Development (4.5 acres generally located at the southwest corner of Victory Road and Water Street); Shurtleff Building (38 S. Water Street); The Meridian (155 S. Water Street); Water Street South, Phase I & II (303, 311 S. Water Street); 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/Cadence; 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

VII. SET NEXT MEETING

- September 23, 2008

VIII. ADJOURNMENT

Posted prior to 9:00 a.m. on August 6, 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