



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

**Regular Meeting
Tuesday, December 16, 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 NOVEMBER 26, 2008
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Recommend approval of City of Henderson Redevelopment Agency Advisory Commission minutes of November 26, 2008 meeting.

2.	REDEVELOPMENT AGENCY ANNUAL AUDIT – FISCAL YEAR 2007-2008
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Recommend acceptance the Fiscal Year 2007-2008 Audited Financial Statements.

3.	LAKEMOOR CANYON, LLC – INCREASE IN REIMBURSABLE THIRD PARTY COSTS ASSOCIATED WITH THE MEMORANDUM OF UNDERSTANDING
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Recommend approval of an increase in reimbursable Third-Party Costs associated with the MOU by and between the Agency and Lakemoor Canyon, LLC in the amount of \$200,000.

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IV. ITEMS OF BUSINESS (Cont.)

4.	FUNDING TO SOUTHWEST GAS FOR AN UPGRADE OF NATURAL GAS SERVICE TO SUPPORT DEVELOPMENT GENERALLY LOCATED NEAR THE CORNER OF LAKE MEAD AND WATER STREET
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Recommend approval of funds to Southwest Gas to upgrade gas service to the Water Street District in an amount not to exceed \$1,500,000.

5.	A 12-MONTH EXTENSION OF THE CLOSE OF ESCROW PURSUANT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH CHERRY DEVELOPMENT CORPORATE INC.
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Recommend approval of a second 12-month extension of the close of escrow pursuant to the Second Amendment to the Disposition and Development Agreement with Cherry Development Corporate Inc.

6.	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; 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.

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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

- October 2008 Financial Reports

VII. SET NEXT MEETING

- January 27, 2009

VIII. ADJOURNMENT

Posted prior to 9:00 a.m. on December 11, 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