



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

**Regular Meeting
Tuesday, November 24, 2009
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 OCTOBER 27, 2009
----	--

Recommend approval of City of Henderson Redevelopment Agency Advisory Commission minutes of October 27, 2009 meeting.

2.	RESOLUTION NO. _____ APPROVING THE ASSUMPTION AGREEMENT TO RECOGNIZE HOF FINANCIAL AS A PERMITTED SUCCESSOR TO THE LADERA RESIDENTIAL, LLC OPA (CORNERSTONE RDA)
----	--

Recommend approval of Assumption Agreement to Recognize HOF Financial as a Permitted Successor to the Ladera Residential, LLC OPA.

(CONTINUED ON NEXT PAGE)

V. ITEMS OF BUSINESS (Cont.)

3.	AMENDMENT TO THE OPA BY AND BETWEEN THE CITY OF HENDERSON REDEVELOPMENT AGENCY AND HOF FINANCIAL I, LLC.
----	--

Recommend approval of Amendment to the OPA by and between the City of Henderson Redevelopment Agency and HOF Financial I, LLC.

4.	RESOLUTION NO. _____ - THIRD AMENDMENT TO COMMERCE ASSOCIATES, LLC OWNER PARTICIPATION AGREEMENT
----	--

Recommend approval of the extension of time for the completion of public and private improvements in the Tuscany Redevelopment Area to April 30, 2009.

5.	PROJECTS UPDATE
----	-----------------

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 Retention; City Lights Gallery (3 Army); City Tower (Southwest corner of Lake Mead Parkway and Water Street); Creating Communities Project; Crisman Building (147 Water Street); Downtown Arts & Culture; Downtown Investment Strategy; Downtown Monumentation and Signage; Downtown Power Needs; 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; Pacific Ridges (Parkline Lofts - Southeast corner of Basic Road and Pacific Avenue); Pinnacle (203 S. Water Street); Prepayment to Parks; Public Art; Public Relations/Branding; Senior Center Infrastructure; 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 Loan to Grant Program; Façade Improvement Program; Homeowners Assistance Program; Revolving Loan Fund Program; Sign Grant Program; Farmer's Market Coupon Program. Eastside Redevelopment Area: Boulder Highway Investment Strategy; Bruce/Randy Way; Eastside Funding Assistance; Landwell/Cadence; Museum Site-95/Galleria; Wells Park and Boys and Girls Club. Tuscany. Lakemoor Canyon. Administration/All Areas: Burkholder Wall; Collaborative Community/ Neighborhood Relations/ Enforcement Committee; Community Development-RDA; Public Relations/ Outreach; Real Estate Management Strategy; Redevelopment Performance Objectives; LEED ND; Legislative Requests.

(CONTINUED ON NEXT PAGE)

VI. 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).

VII. DIRECTOR'S/CHAIRMAN'S BUSINESS

- September and October 2009 Financial Reports

VII. SET NEXT MEETING

- December 15, 2009

VIII. ADJOURNMENT

Agenda posted prior to 9:00 a.m. on November 19, 2009 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