



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

**Regular Meeting  
Tuesday, December 15, 2009  
4:00 p.m.**

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

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***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>

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- 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 24, 2009
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Recommend approval of City of Henderson Redevelopment Agency Advisory Commission minutes of November 24, 2009 meeting.

2.	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 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

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**V. ITEMS OF BUSINESS (Cont.)**

2.	<b>PROJECTS UPDATE (CONT.)</b>
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(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.

3.	<b>REDEVELOPMENT AGENCY ANNUAL AUDIT – FISCAL YEAR 2008-2009</b>
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Recommend acceptance of the Fiscal Year 2008-2009 Audited Financial Statements.

4.	<b>PERFORMANCE REVIEW/AUDITS POLICIES AND PROCEDURES</b>
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Recommend adoption of the Policies & Procedures for Performance Reviews/Audits of City of Henderson Redevelopment Projects and authorize staff to implement the policy set forth in development documents; waive or enforce the policy; and, make minor modifications to the policy.

5.	<b>WATER AND SEWER MUNICIPAL UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT FOR SITE A GENERALLY LOCATED NEAR THE INTERSECTION OF LAKE MEAD AND WATER STREET</b>
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Recommend approval of the Municipal Utility Easement and Public Access Easement for Site A generally located near the intersection of Lake Mead and Water Street.

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6.	CONTRACT WR # 900277 WITH SOUTHWEST GAS FOR AN UPGRADE OF NATURAL GAS SERVICE TO SUPPORT DEVELOPMENT GENERALLY LOCATED NEAR THE INTERSECTION OF LAKE MEAD AND WATER STREET
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Recommend approval of the Southwest Gas Contract WR # 900277 in an amount not to exceed \$80,000.

7.	CONTRACT WR # 892649 AND WR # 889566 WITH SOUTHWEST GAS FOR AN UPGRADE OF NATURAL GAS SERVICE TO SUPPORT DEVELOPMENT GENERALLY LOCATED NEAR THE INTERSECTION OF LAKE MEAD AND WATER STREET
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Recommend approval of the Southwest Gas Contract WR # 892649 and WR # 889566 in an amount not to exceed \$135,150.

8.	CONTRACT WR # 983564 AND WR # 900281 WITH SOUTHWEST GAS FOR AN UPGRADE OF NATURAL GAS SERVICE TO SUPPORT DEVELOPMENT GENERALLY LOCATED NEAR THE INTERSECTION OF LAKE MEAD AND WATER STREET
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Recommend approval of the Southwest Gas Contract # 983564 and WR # 900281 in an amount not to exceed \$620,675.

**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**

**VII. SET NEXT MEETING**

- January 26, 2010

**VIII. ADJOURNMENT**

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**Agenda posted prior to 9:00 a.m. on December 7, 2009 at the following locations:**

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