



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

**Regular Meeting  
Tuesday, February 24, 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 JANUARY 27, 2009
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Recommend approval of City of Henderson Redevelopment Agency Advisory Commission minutes of January 27, 2009 meeting.

2.	ACCEPT THE BOULDER HIGHWAY CORRIDOR TAX INCREMENT FINANCING CRITERIA
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Recommend approval to accept the Boulder Highway Corridor tax increment financing criteria.

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

3.	DISCUSS AND REVIEW GENERAL CRITERIA TO EVALUATE TAX INCREMENT FINANCING DEVELOPMENT ASSISTANCE REQUESTS FOR THE EASTSIDE AND DOWNTOWN REDEVELOPMENT AREAS AND DIRECT STAFF ACCORDINGLY.
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Discuss and review general criteria to evaluate tax increment financing development assistance requests for the Eastside and Downtown Redevelopment areas and direct staff accordingly.

4.	REDEVELOPMENT LOAN COMMITTEE COMPOSITION AND AUTHORITY
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Recommend approval to accept the composition and extend authority as outlined in this agenda item to the Redevelopment Agency Loan Committee and to include the above wording in each program for which the Loan Committee has authority.

5.	AN AGREEMENT BETWEEN THE CITY AND NV ENERGY (“NVE”), A NEVADA CORPORATION, TO HAVE NVE EXTEND ITS ELECTRIC FACILITIES FROM AN EXISTING UNDERGROUND CONDUIT SYSTEM THROUGH ADDITIONAL CONDUITS AND CONDUIT SUBSTRUCTURES TO BE INSTALLED BY THE CITY AND RESERVED FOR FUTURE ELECTRIC SERVICE TO THE DOWNTOWN REDEVELOPMENT AREA.
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Recommend approval of funds to NV Energy related to the contract to upgrade electric service to the Water Street District in an amount not to exceed \$2,200,000.

6.	RESOLUTION NO. _____ OF THE REDEVELOPMENT AGENCY OF THE CITY OF HENDERSON APPROVING THE EXECUTION OF A COMMERCIAL MONTH-TO-MONTH LEASE FOR 203 S. WATER STREET, SUITE 100 WITH MARCO BALDIERI.
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Recommend approval of the commercial month-to-month lease for 203 S. Water Street, Suite 100 with Marco Baldieri.

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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 Retention; 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; 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 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; Museum Site-95/Galleria; Façade Improvement Program; Homeowners Assistance Program; Sign Grant; Lakemoor Canyon; Public Relations/Outreach; 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**

- January 2009 Financial Reports

**VII. SET NEXT MEETING**

- March 24, 2009

**VIII. ADJOURNMENT**

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**Revised Agenda posted prior to 9:00 a.m. on February 18, 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