



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

**Regular Meeting  
Tuesday, January 26, 2010  
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 DECEMBER 15, 2009
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Recommend approval of City of Henderson Redevelopment Agency Advisory Commission minutes of December 15, 2009 meeting.

2.	TENANT IMPROVEMENT GRANT PROGRAM
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Recommend approval of the Tenant Improvement Grant Program and Program Guidelines.

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**ITEMS OF BUSINESS (Cont.)**

3.	RESCIND THE EXTENSION OF TIME FOR A PROMISSORY NOTE CONDITION TO CONSTRUCT IMPROVEMENTS AND ALSO THE AMENDMENT TO THE OPA AND PROMISSORY NOTE BY AND BETWEEN THE CITY OF HENDERSON REDEVELOPMENT AGENCY AND DIAMOND CORNERSTONE, LLC.
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Recommend approval to rescind the Extension of Time for a Condition to Construct Improvements of the Promissory Note and also the Amendment to the OPA and Promissory Note by and between the City of Henderson Redevelopment Agency and Diamond Cornerstone, LLC.

4.	FUNDING FOR CONTRACT #131-10-GG-R25-001 WITH SOUTHWICK LANDSCAPE ARCHITECT FOR DESIGN AND CONSTRUCTION DRAWINGS FOR THE WELLS PARK RENOVATIONS.
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Recommend approval of funding for Contract #131-10-GG-R25-001 with Southwick Landscape Architect for the design and construction drawings for the Wells Park Renovations.

5.	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 for fiscal year 2010 in the amount of \$200,000.

6.	RAFI ARCHITECTURE LOAN RESTRUCTURE
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Recommend approval the restructure of the RAFI Architecture Revolving Loan as outlined herein.

7.	EL MEXICANO LOAN RESTRUCTURE
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Recommend approval the restructure of the El Mexicano Revolving Loan as outlined herein.

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## ITEMS OF BUSINESS (Cont.)

8.	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 (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.

### 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

- December 2009 Financial Report

### VII. SET NEXT MEETING

- February 23, 2010

### VIII. ADJOURNMENT

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**REVISED Agenda posted prior to 9:00 a.m. on January 21, 2010 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