



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

**Special Meeting  
Thursday, December 2, 2010  
4:00 p.m.**

**Council Chambers Conference Room  
240 Water Street, First Floor  
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 September 28, 2010.
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Recommend approval of the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of September 28, 2010.

2.	Submission of Redevelopment Agency Annual Audit – Fiscal Year 2009-2010 and Required Communications Letter
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Recommend acceptance of the Redevelopment Agency's Fiscal Year 2009-2010 Audited Financial Statements.

3.	Resolution pertaining to the issuance of bonds by the City of Henderson Redevelopment Agency authorizing the Treasurer of the Agency to arrange for the sale of the bonds; and providing other details in connection therewith in an amount not to exceed \$40 million.
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Recommend approval of a resolution pertaining to the issuance of bonds by the City of Henderson Redevelopment Agency, authorizing the Treasurer of the Agency to arrange for the sale of the bonds; and providing other details in connection therewith in an amount not to exceed \$40 million.

4.	Fifth Amendment to the Owner Participation Agreement by and between the City of Henderson Redevelopment Agency and Commerce Associates, LLC
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Recommend approval of Fifth Amendment to the Owner Participation Agreement by and between the City of Henderson Redevelopment Agency and Commerce Associates, LLC.

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5.	Augmentation for property acquisition in the Downtown Redevelopment Area for an amount not to exceed \$55,000.
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Recommend approval of the augmentation for property acquisition in the Downtown Redevelopment Area for an amount not to exceed \$55,000.

6.	Receive a presentation on and accept the business and consumer branding campaigns for Water Street District
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Recommend acceptance of the business and consumer branding campaigns for Water Street District.

7.	Augmentation for a 175 stall parking lot on Site A, located at Victory and Water Street, for an amount not to exceed \$331,000.
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Recommend approval of augmentation for a 175 stall parking lot on Site A, located at Victory and Water Street, for an amount not to exceed \$331,000.

8.	<b>PROJECTS UPDATE</b>
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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); Townhouse Motor Lodge; 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; 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).

**(CONTINUED ON NEXT PAGE)**

**VI. DIRECTOR'S/CHAIRMAN'S BUSINESS**

- Manager Updates
- Potential Sign Workshop

**VII. SET NEXT MEETING**

- Special Meeting, January 11, 2011 at 3:30 p.m.
- Regular Meeting, January 25, 2011 at 4:00 p.m.

**VIII. ADJOURNMENT**

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**Agenda posted prior to 9:00 a.m. on November 23, 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