



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

**Regular Meeting
Tuesday, February 22, 2011
4:00 p.m.**

**Council Chambers Conference Room
240 Water Street, First Floor
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 JANUARY 25, 2011
Approve the minutes of the City of Henderson Redevelopment Advisory Commission meeting of January 25, 2011. |
| 2. | TERMINATION OF PARKLINE PROPERTIES, LLC DISPOSITION AND
DEVELOPMENT AGREEMENT WITH REDEVELOPMENT AGENCY
Recommend approval of termination of the Disposition and Development Agreement with Parkline Properties, LLC and that the Agency retain the \$50,000 deposit. |
| 3. | APPROVAL OF FUNDING TO PURCHASE 2.14 ACRES OF REAL PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF BASIC ROAD AND PACIFIC
AVENUE, APN 179-18-405-005
Recommend approval of the purchase of the property located at the southeast corner of Basic Road and Pacific Avenue, APN 179-18-405-005. |
| 4. | RESOLUTION NO. _____ - AMENDMENT OF CITY OF HENDERSON LOAN TO
CITY OF HENDERSON REDEVELOPMENT AGENCY (PARKLINE LOFTS) AND
EXTENSION OF TERM UNDER THE LOAN AGREEMENT
Ratify the approval of Resolution No. _____ - Amendment of City of Henderson Loan to City of Henderson Redevelopment Agency (Parkline Lofts) and for the City to exercise the option to extend the Maturity Date for three years to September 7, 2015. |

(CONTINUED ON NEXT PAGE)

5.	RESOLUTION NO. _____ - AMENDMENT OF CITY OF HENDERSON LOAN TO CITY OF HENDERSON REDEVELOPMENT AGENCY (PINNACLE)
----	---

Ratify the approval of Resolution No. _____ - Amendment of City of Henderson Loan to City of Henderson Redevelopment Agency (Pinnacle).

6.	AUGMENTATION TO REPAIR, RE-PAVE AND RE-STRIPE THE CITY-OWNED SURFACE PARKING LOT, LOCATED SOUTH OF AND IMMEDIATELY ADJACENT TO THE AGENCY-OWNED PARKING LOT AT THE SOUTHWEST CORNER OF VICTORY AND WATER STREET, FOR AN AMOUNT NOT TO EXCEED \$50,000.
----	--

Ratify approval of an augmentation to repair, re-pave and re-stripe the City-owned surface parking lot, located south of and immediately adjacent to the Agency-owned parking lot at the southwest corner of Victory and Water Street, for an amount not to exceed \$50,000.

7.	REVIEW AND ACCEPTANCE OF THE DOWNTOWN INCEPTION TO JUNE 30, 2010 FINANCIAL REPORT
----	---

Recommend acceptance of the Downtown Inception to June 30, 2010 Financial Report.

8.	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); 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

- Financial Report
- Ethics Training Presentation by Christine Guerici-Nyhus, Senior Assistant City Attorney

VII. SET NEXT MEETING

- March 22, 2011 at 4:00 p.m.

VIII. ADJOURNMENT

Agenda posted prior to 9:00 a.m. on February 14, 2011 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