



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

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

**City Hall Annex Conference Room  
280 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, combine two or more agenda items for consideration, remove an item from the agenda, or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.

Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

Electronic agendas can be found at: [HTTP://WWW.CITYOFHENDERSON.COM/](http://www.cityofhenderson.com/)

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**I. CALL TO ORDER**

**II. CONFIRMATION OF POSTING AND ROLL CALL**

**III. ACCEPTANCE OF AGENDA (For Possible Action)**

**IV. 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). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

**V. NEW BUSINESS**

1.	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF SEPTEMBER 27, 2011 (For Possible Action) Recommend approval of the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of September 27, 2011.
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2.	PRESENTATION AND DISCUSSION BY LANDWELL COMPANY REGARDING PROPOSED CHANGES TO THE DEVELOPMENT AGREEMENT AND DEVELOPMENT STANDARDS FOR CADENCE PLANNED COMMUNITY. No action required.
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| 3.  | GROUND LEASE AGREEMENT BY AND BETWEEN THE CITY OF HENDERSON REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC, AND PATRAN LAND LIMITED, FOR THE PURPOSE OF PROVIDING PUBLIC PARKING IN THE WATER STREET DISTRICT (For Possible Action) |
| Recommend approval of the Ground Lease Agreement between the City of Henderson Redevelopment Agency and PATRAN Land Limited for the purpose of providing public parking in Water Street District in an amount of \$2,960.00 per year, plus a 2 per cent per year inflation adjustment.  |  |
| 4.  | TERMINATION AGREEMENT AND RELEASE OF PROMISSORY NOTE BY AND BETWEEN DIAMOND CORNERSTONE LLC AND THE CITY OF HENDERSON REDEVELOPMENT AGENCY (For Possible Action)   |
| Ratify approval of the Termination Agreement and Release of Promissory Note by and between Diamond Cornerstone LLC and the City of Henderson Redevelopment Agency.  |  |
| 5.  | REDEVELOPMENT AGENCY ADVISORY COMMISSION AMENDED BYLAWS (For Possible Action)  |
| Recommend adoption of the amendments to the Redevelopment Advisory Commission Bylaws.   |  |
| 6.  | SUBMISSION OF REDEVELOPMENT AGENCY ANNUAL AUDIT – FISCAL YEAR 2010-2011 AND REQUIRED COMMUNICATIONS LETTER (For Possible Action)   |
| Recommend adoption of the Redevelopment Agency's Fiscal Year 2010-2011 Audited Financial Statements.  |  |
| 7.  | FINANCIAL MANAGEMENT POLICIES (For Possible Action)  |
| Recommend adoption of Redevelopment Financial Management Policies for: Introduction, Financial Status Reports and Annual Audited Financial Statements, Conformance to Accounting Principles, Selection of Auditors, Fund Balance Classification, Separation of Duties, Proper Recording, Access to Assets and Records, Internal Control Evaluation, Returned Checks and Costs and Benefits.   |  |
| 8.  | FINANCIAL MANAGEMENT POLICIES (For Possible Action)  |
| Recommend adoption of Redevelopment Financial Management Policies for: RDA Loan Write Off.  |  |
| 9.  | PROJECTS UPDATE  |
| Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: Shortfall Note; HOF Financial Properties; Diamond Cornerstone; Ladera Parcels; Loretto Bay. Downtown Redevelopment Area: 323 Water Street; Business Recruitment Marketing Team; City Tower (Southeast corner of Lake Mead Parkway and Water Street); Create Comprehensive Development and Business Recruitment Incentive Packages; Downtown Power Need; Emergency Assistance Loan; Former Parkline Site; Henderson Hyundai; Historic Walking Tour; Increase Curb Appeal; Targeted Façade Improvement; Lake Mead Crossing; Marketing the Water Street District Team; Marketing To Developers, Business Owners & Consumers; Outreach; |  |

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Phase III Improvements; Pinnacle Building; Residential Development Team; Social Gathering Space Team; Shurtleff Building (38 S. Water Street); Site A; The Meridian (155 S. Water Street); Townhouse Motor Lodge; Urban Lounge; Water Street Business; Water Street District Business Association; Façade Improvement Program. Eastside Redevelopment Area: Bifurcation; Business; Eastside Business Coalition; Landwell/Cadence; Museum Site-95/Galleria; Union Village; Wells Park; Façade Improvement Program; Sign Grant Program. Tuscany: OPA; Semi-Annual Payment. Lakemoor Canyon. Administration/All Areas: Audit; Bonds; Business License Counts; Homeowner Assistance Program; NDC; Revenue.

VI. **PUBLIC COMMENT**

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

VII. **SET NEXT MEETING**

- December 20, 2011 at 4:00 p.m.

VIII. **ADJOURNMENT**

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**Agenda posted prior to 9:00 a.m. on November 16, 2011 at the following locations:**

City Hall Annex, 280 Water Street  
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

