



**CITY OF HENDERSON  
REDEVELOPMENT AGENCY LOAN COMMITTEE  
MEETING AGENDA**

**Regular Meeting  
Tuesday, November 22, 2011  
3:30 p.m.**

**City Hall Annex  
City Hall Annex Conference Room  
280 Water Street  
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, 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/)

---

**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 LOAN COMMITTEE MEETING OF SEPTEMBER 27, 2011 <i>(For Possible Action)</i>
----	---

RECOMMEND APPROVAL OF THE MINUTES FROM THE CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF SEPTEMBER 27, 2011.

**(CONTINUED ON NEXT PAGE)**

2.	REQUEST FOR A HOMEOWNERS ASSISTANCE PROGRAM LOAN MODIFICATION FOR 16 MALLORY STREET (RODOLFO AND NEOMA FLORES) <i>(For Possible Action)</i>
----	--

RECOMMEND APPROVAL OF A HOMEOWNERS ASSISTANCE PROGRAM LOAN MODIFICATION FOR 16 MALLORY STREET (RODOLFO AND NEOMA FLORES)

**VI. 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.

**VII. ADJOURNMENT**

---

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



## REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

NOVEMBER 22, 2011

LC-001

<b>SUBJECT</b>	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF September 27, 2011
<b>PETITIONER</b>	Economic Development/Redevelopment Division of the City Manager's Office
<b>RECOMMENDATION</b>	Recommend Approval

**CITY OF HENDERSON REDEVELOPMENT AGENCY  
LOAN COMMITTEE  
MINUTES**

**September 27, 2011**

**I. CALL TO ORDER**

Chairman Foster called the Redevelopment Agency Loan Committee to order at 3:32 p.m. in the City Hall Annex Conference Room, City Hall Annex, 280 Water Street, Henderson, Nevada.

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

Mary-Anne Cruzado, Administrative Assistant III, confirmed the meeting had been noticed in accordance with the Open Meeting Law by posting the Agenda three working days prior to the meeting at City Hall, Henderson Convention Center, Green Valley Police Substation, and Fire Station No. 86.

Present:       Chairman Tom Foster  
                  Roy Borsellino  
                  Tom Fay  
                  Michelle Romero  
                  Richard Serfas

Excused:

Staff:           Mary-Anne Cruzado, Administrative Assistant III  
                  Christine Guerri-Nyhus, Interim City Attorney  
                  Anthony Molloy, Redevelopment Project Manager  
                  Lisa Sich, Special Projects Accountant  
                  April Parra, Minutes Clerk

**III. ACCEPTANCE OF AGENDA**

(Motion) Mr. Fay introduced a motion to accept the agenda as presented. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

**IV. PUBLIC COMMENT**

There were no comments presented by the public.

**V. ITEMS OF BUSINESS**

1.	MINUTES – CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF AUGUST 11, 2011.
----	---

Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of August 11, 2011.

(Motion) Mr. Borsellino introduced a motion to approve the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of August 11, 2011. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

2.	RATIFICATION OF AN EMERGENCY BUSINESS ASSISTANCE LOAN FOR 11 S. WATER STREET
----	--

Recommend ratification of an emergency business assistance loan to Kenputer Guru located at 11 S. Water Street in the amount of \$5,000.

Anthony Molloy, Redevelopment Project Manager, gave a presentation on the proposed item and stated staff recommends ratification.

Responding to a question by Mr. Borsellino regarding if the business will be sustainable with the approval of the loan, Mr. Molloy said he believes they will be.

(Motion) Ms. Romero introduced a motion recommending ratification of an emergency business assistance loan to Kenputer Guru located at 11 S. Water Street in the amount of \$5,000. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

3.	REQUEST FOR A FAÇADE LOAN TO GRANT FOR 19 S. WATER STREET
----	---

Recommend conditional approval of a façade loan to grant to 19 S. Water Street in an amount not to exceed \$81,000.

Mr. Molloy gave a presentation on the proposed item and stated staff recommends approval.

Responding to a question by Chairman Foster regarding the use of the second floor, Mr. Molloy stated it is residential.

Ms. Romero confirmed that the applicant has been working with Code Enforcement to come into compliance with Code.

(Motion) Mr. Serfas introduced a motion recommending approval of a façade loan to grant to 19 S. Water Street in an amount not to exceed \$81,000. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

#### **V. PUBLIC COMMENT**

There were no comments presented by the public.

#### **VI. ADJOURNMENT**

There being no further business to be discussed, the meeting was adjourned at 3:46 p.m.

Respectfully submitted,

---

April Parra,  
Minutes Clerk



## REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

NOVEMBER 22, 2011

LC-002

<b>SUBJECT</b>	REQUEST FOR A HOMEOWNERS ASSISTANCE PROGRAM LOAN MODIFICATION FOR 16 MALLORY STREET (RODOLFO AND NEOMA FLORES)
<b>PETITIONER</b>	Economic Development/Redevelopment Division of the City Manager's Office
<b>RECOMMENDATION</b>	Recommend Approval

**Guerra HAP Modification Staff Summary  
Loan Committee Meeting  
November 22, 2011  
4:00 pm Council Chambers Conference Room**

Property Address:	16 Mallory Street
Applicant:	Rodolfo and Neoma Flores
Proposed Used:	N/A
Redevelopment Area:	Downtown
City Zoning:	Residential with Redevelopment Overlay
Design Review Required:	N/A
Sign Permit Required:	N/A

Per the Agency's Financial Management Policy 500-02:

The Agency's Loan Committee has the authority to restructure existing loans under the following conditions:

1. The principal amount owed at the time is not reduced.
2. Deferral of payments cannot exceed six (6) months.
3. The term is not being extended more than an additional five (5) years.
4. The interest rate approved is not lower than two percent (2%) above like Treasury.

The Agency's Loan Committee has the authority to restructure the loans under the conditions above and on a case-by-case basis to waive penalties and interest that have accrued from non-payment, based on the following criteria:

1. Borrower can document that a financial hardship exists that has caused the non-payment.
2. Delinquency has occurred because of staff error in creation of the legal documents or administration of the loan.

#### Summary

---

The loan borrowers (Mr. and Mrs. Flores) received a Homeowners' Assistance Program loan from the City of Henderson in May 2009 for \$19,899.90. The original terms of the loan were 5 years at 3% interest with payments of \$374.49/month. The borrowers made payments from inception until March 2010 on time, then payments began to lag a day or two past the due date. Additionally, a \$799.10 adjustment was not processed by staff for 18 months, ultimately reducing the monthly payment from \$374.49 to \$353.44. Even though there was a reduction in the monthly payment, the borrowers continue to pay between \$375 to \$385 per month. Upon taking over the loan assignment to the Agency in May, 2011, staff contacted the borrowers in June to explain when the payments were due. Since that time, the borrowers have paid, on time every month, and continue to pay more than the monthly payment due.

Staff is recommending that \$296.81 in penalties be waived.

Please note:

1. The principal amount is not being reduced.
2. Payments are not being deferred.
3. The term is not being extended beyond 5 additional years.
4. The interest rate is the original rate.

[Print Page](#)

## Transaction Detail for Parcel #17918510005 from 5/28/2009

Date	Description	Over	Principal	Interest	Ad/Cr	Other	Late	Total
5/28/2009	Installment Charges	\$0.00	\$196.45	\$67.73	\$0.00	\$0.00	\$0.00	\$264.18
8/6/2009	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.21	\$13.21
8/6/2009	Installment Charges	\$0.00	\$307.20	\$48.76	\$0.00	\$0.00	\$0.00	\$355.96
8/11/2009	Payment Received - X	\$0.00	(\$369.17)	\$0.00	\$0.00	\$0.00	\$0.00	(\$369.17)
8/12/2009	Acct Adjustment - LPA Grace Period	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.21	(\$13.21)
9/11/2009	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.55	\$12.55
9/11/2009	Installment Charges	\$0.00	\$323.99	\$50.49	\$0.00	\$0.00	\$0.00	\$374.48
9/15/2009	Payment Received - X	\$0.00	(\$374.48)	\$0.00	\$0.00	\$0.00	\$0.00	(\$374.48)
9/18/2009	Acct Adjustment - LPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$12.55)	(\$12.55)
10/9/2009	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.55	\$12.55
10/9/2009	Installment Charges	\$0.00	\$324.80	\$49.68	\$0.00	\$0.00	\$0.00	\$374.48
10/15/2009	Payment Received - X	\$0.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$300.00)
10/16/2009	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$12.55)	(\$12.55)
11/10/2009	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.27	\$16.27
11/10/2009	Installment Charges	\$0.00	\$325.61	\$48.87	\$0.00	\$0.00	\$0.00	\$374.48
11/12/2009	Payment Received - X @ City	\$0.00	(\$358.10)	\$0.00	\$0.00	\$0.00	\$0.00	(\$358.10)
11/13/2009	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$16.27)	(\$16.27)
12/8/2009	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.09	\$17.09
12/8/2009	Installment Charges	\$0.00	\$326.43	\$48.05	\$0.00	\$0.00	\$0.00	\$374.48
12/15/2009	Payment Received - X	\$0.00	(\$360.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$360.00)
12/18/2009	Acct Adjustment - LPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$17.09)	(\$17.09)
1/11/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.82	\$17.82
1/11/2010	Installment Charges	\$0.00	\$327.24	\$47.24	\$0.00	\$0.00	\$0.00	\$374.48
1/14/2010	Payment Received - X	\$0.00	(\$369.97)	(\$5.03)	\$0.00	\$0.00	\$0.00	(\$375.00)
1/19/2010	Acct Adjustment - LPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$17.82)	(\$17.82)
2/9/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.79	\$17.79
2/9/2010	Installment Charges	\$0.00	\$328.06	\$46.42	\$0.00	\$0.00	\$0.00	\$374.48
2/11/2010	Payment Received - X	\$0.00	(\$328.06)	(\$31.94)	\$0.00	\$0.00	\$0.00	(\$360.00)
2/17/2010	Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$17.79)	(\$17.79)
3/9/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.51	\$18.51
3/9/2010	Installment Charges	\$0.00	\$328.88	\$45.60	\$0.00	\$0.00	\$0.00	\$374.48
3/16/2010	Payment Received - X	\$0.00	(\$328.88)	(\$27.12)	\$0.00	\$0.00	\$0.00	(\$356.00)
4/7/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.44	\$19.44
4/7/2010	Installment Charges	\$0.00	\$329.70	\$44.78	\$0.00	\$0.00	\$0.00	\$374.48
4/15/2010	Payment Received - X	\$0.00	(\$329.70)	(\$45.30)	\$0.00	\$0.00	\$0.00	(\$375.00)
5/6/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.41	\$19.41
5/6/2010	Installment Charges	\$0.00	\$330.54	\$43.95	\$0.00	\$0.00	\$0.00	\$374.49
5/13/2010	Payment Received - X	\$0.00	(\$330.54)	(\$44.46)	\$0.00	\$0.00	\$0.00	(\$375.00)
6/8/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.39	\$19.39
6/8/2010	Installment Charges	\$0.00	\$331.35	\$43.13	\$0.00	\$0.00	\$0.00	\$374.48
6/16/2010	Payment Received - X	\$0.00	(\$331.35)	(\$43.65)	\$0.00	\$0.00	\$0.00	(\$375.00)
7/8/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.36	\$19.36
7/8/2010	Installment Charges	\$0.00	\$332.19	\$42.30	\$0.00	\$0.00	\$0.00	\$374.49
7/15/2010	Payment Received - X	\$0.00	\$0.00	(\$375.00)	\$0.00	\$0.00	\$0.00	(\$375.00)
8/9/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.33	\$19.33
8/9/2010	Installment Charges	\$0.00	\$333.02	\$41.47	\$0.00	\$0.00	\$0.00	\$374.49
8/12/2010	Payment Received - X	\$0.00	(\$375.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$375.00)
9/9/2010	Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.31	\$19.31

9/9/2010 Installment Charges	\$0.00	\$333.86	\$40.63	\$0.00	\$0.00	\$0.00	\$374.49
9/16/2010 Payment Received - X	\$0.00	(\$375.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$375.00)
10/7/2010 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.28	\$19.28
10/7/2010 Installment Charges	\$0.00	\$334.68	\$39.80	\$0.00	\$0.00	\$0.00	\$374.48
10/14/2010 Payment Received - X	\$0.00	(\$380.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$380.00)
11/10/2010 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.01	\$19.01
11/10/2010 Installment Charges	\$0.00	\$335.53	\$38.96	\$0.00	\$0.00	\$0.00	\$374.49
11/17/2010 Payment Received - X	\$0.00	(\$375.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$375.00)
12/8/2010 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.98	\$18.98
12/8/2010 Installment Charges	\$0.00	\$336.36	\$38.12	\$0.00	\$0.00	\$0.00	\$374.48
12/14/2010 Payment Received - X	\$0.00	(\$375.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$375.00)
1/11/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.96	\$18.96
1/11/2011 Installment Charges	\$0.00	\$337.20	\$37.28	\$0.00	\$0.00	\$0.00	\$374.48
1/13/2011 Payment Received - X	\$0.00	(\$375.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$375.00)
2/10/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.93	\$18.93
2/10/2011 Installment Charges	\$0.00	\$338.04	\$36.44	\$0.00	\$0.00	\$0.00	\$374.48
2/15/2011 Payment Received - X	\$0.00	(\$380.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$380.00)
2/23/2011 Acct Adjustment - MISC Per Amendment From City	(\$799.10)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$799.10)
2/23/2011 Acct Adjustment - Principal ADJ Per Amendment From City	\$0.00	\$0.00	\$0.00	\$0.00	\$799.10	\$0.00	\$799.10
2/23/2011 Overpayments Applied	\$799.10	\$0.00	\$0.00	\$0.00	(\$799.10)	\$0.00	\$0.00
3/8/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.65	\$18.65
3/8/2011 Installment Charges	\$0.00	\$319.85	\$33.59	\$0.00	\$0.00	\$0.00	\$353.44
3/16/2011 Payment Received - X	\$0.00	(\$365.73)	(\$14.27)	\$0.00	\$0.00	\$0.00	(\$380.00)
4/7/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.33	\$17.33
4/7/2011 Installment Charges	\$0.00	\$320.67	\$32.80	\$0.00	\$0.00	\$0.00	\$353.47
4/14/2011 Payment Received - X	\$0.00	(\$320.67)	(\$54.33)	\$0.00	\$0.00	\$0.00	(\$375.00)
5/10/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.25	\$16.25
5/10/2011 Installment Charges	\$0.00	\$321.47	\$32.00	\$0.00	\$0.00	\$0.00	\$353.47
5/16/2011 Payment Received - X	\$0.00	(\$321.47)	(\$63.53)	\$0.00	\$0.00	\$0.00	(\$385.00)
6/7/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.67	\$14.67
6/7/2011 Installment Charges	\$0.00	\$322.28	\$31.19	\$0.00	\$0.00	\$0.00	\$353.47
6/13/2011 Payment Received - X	\$0.00	(\$322.28)	(\$57.72)	\$0.00	\$0.00	\$0.00	(\$380.00)
7/7/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.35	\$13.35
7/7/2011 Installment Charges	\$0.00	\$323.08	\$30.39	\$0.00	\$0.00	\$0.00	\$353.47
7/14/2011 Payment Received - X	\$0.00	(\$323.08)	(\$56.92)	\$0.00	\$0.00	\$0.00	(\$380.00)
7/14/2011 Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.35	(\$13.35)
8/8/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.02	\$12.02
8/8/2011 Installment Charges	\$0.00	\$323.89	\$29.58	\$0.00	\$0.00	\$0.00	\$353.47
8/11/2011 Payment Received - X	\$0.00	(\$139.60)	(\$240.40)	\$0.00	\$0.00	\$0.00	(\$380.00)
8/12/2011 Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.02	(\$12.02)
9/8/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.69	\$10.69
9/8/2011 Installment Charges	\$0.00	\$324.70	\$28.77	\$0.00	\$0.00	\$0.00	\$353.47
9/15/2011 Payment Received - X	\$0.00	(\$380.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$380.00)
9/16/2011 Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.69	(\$10.69)
10/12/2011 Late Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.37	\$9.37
10/12/2011 Installment Charges	\$0.00	\$325.51	\$27.96	\$0.00	\$0.00	\$0.00	\$353.47
10/13/2011 Payment Received - X	\$0.00	(\$380.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$380.00)
10/31/2011 Acct Adjustment - LPA AutoWaiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.37	(\$9.37)

Close Window