



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

**Regular Meeting  
Tuesday, January 24, 2012  
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**

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| 1. | MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF NOVEMBER 22, 2011 (For Possible Action)<br>Recommend approval of the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of November 22, 2011. |
| 2. | ELECTION OF CHAIRMAN (For Possible Action)<br>Election of Chairman of the Redevelopment Advisory Commission to hold office for one (1) year or until their successor(s) is elected and qualified.  |
| 3. | ELECTION OF VICE-CHAIRMAN (For Possible Action)<br>Election of Vice-Chairman of the Redevelopment Advisory Commission to hold office for one (1) year or until their successor(s) is elected and qualified.  |

**(CONTINUED ON NEXT PAGE)**

4.	AGREEMENT BETWEEN THE CITY OF HENDERSON NEIGHBORHOOD SERVICES DIVISION AND THE CITY OF HENDERSON REDEVELOPMENT AGENCY IN WHICH THE AGENCY WILL RECEIVE \$500,000 FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT-NEIGHBORHOOD STABILIZATION PROGRAM FOR THE PURCHASE OF ELIGIBLE RESIDENTIAL PROPERTIES WITHIN THE TARGET AREA BOUNDED BY WEST BASIC ROAD, WEST PACIFIC AVENUE, WEST ATLANTIC AVENUE, AND NICKEL STREET (For Possible Action)
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Ratify approval of the agreement between the City of Henderson Neighborhood Services Division and the City of Henderson Redevelopment Agency in which the Agency will receive \$500,000 from the Community Development Block Grant-Neighborhood Stabilization Program for the purchase of eligible residential properties within the Target Area bounded by West Basic Road, West Pacific Avenue, West Atlantic Avenue, and Nickel Street.

5.	A RESOLUTION OF THE CITY OF HENDERSON REDEVELOPMENT AGENCY APPROVING THE ASSUMPTION AGREEMENT TO RECOGNIZE DR HORTON, INC. AS A PERMITTED SUCCESSOR TO THE HOF FINANCIAL I, LLC OPA (CORNERSTONE RDA) (For Possible Action)
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Ratify adoption of the Assumption Agreement to recognize DR Horton Homes of Nevada, Inc. as a Permitted Successor to the HOF Financial I, LLC OPA.

6.	FINANCIAL MANAGEMENT POLICIES (For Possible Action)
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Recommend adoption of Redevelopment Financial Management Policies for: Appropriation Carryover, Transfer of Budget Appropriations, Limit Mid-Year Adjustments, Revenue Estimates for Budgeting, Revenue Sources, User Fees, and Administrative Service Charges.

7.	PROJECTS UPDATE
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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 Asset Central Site; 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; Parking Signs; Phase III Improvements; Pinnacle Building; Residential Development Team; Senior Center/Pacific Pines; 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 District 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; Reimbursement; Semi-Annual Payment. Lakemoor Canyon. Administration/All Areas: Audit; Bonds; Business License Counts; Homeowner Assistance Program; NDC; Outreach; Revenue.

VI. **PUBLIC COMMENT**

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

- Financial Update

VII. **SET NEXT MEETING**

- February 28, 2012 at 4:00 p.m.

VIII. **ADJOURNMENT**

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**Agenda posted prior to 9:00 a.m. on January 17, 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