



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

**Regular Meeting
Tuesday, April 24, 2012
4:00 p.m.**

**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 ADVISORY COMMISSION MEETING OF FEBRUARY 28, 2012 (For Possible Action)
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Recommend approval of the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of February 28, 2012.

2.	FINANCIAL MANAGEMENT POLICIES (For Possible Action)
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Recommend adoption of Redevelopment Financial Management Policies for: Fund Balance and Loan Subordination.

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3.	CITY OF HENDERSON – REDEVELOPMENT AGENCY’S 2012/2013 BUDGET (For Possible Action)
Recommend approval for the Board to direct the Budget Manager to prepare, in the State prescribed forms, the FY13 Tentative Budget as amended at this public hearing and submit to the State of Nevada as the City of Henderson – Redevelopment Agency’s Final Budget.	
4.	ENVIRONMENTAL FEES REIMBURSEMENT AGREEMENT BY AND BETWEEN THE LANDWELL COMPANY, LP, THE CITY OF HENDERSON AND THE CITY OF HENDERSON REDEVELOPMENT AGENCY (For Possible Action)
Recommend approval of the Environmental Fees Reimbursement Agreement by and between the LandWell Company, LP, City of Henderson and City of Henderson Redevelopment Agency.	
5.	SEWER MAIN AGREEMENT BY AND BETWEEN THE LANDWELL COMPANY, LP, THE CITY OF HENDERSON AND THE CITY OF HENDERSON REDEVELOPMENT AGENCY (For Possible Action)
Recommend approval of the Sewer Main Agreement by and between the LandWell Company, LP, City of Henderson and City of Henderson Redevelopment Agency.	
6.	PROJECTS UPDATE
Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: DR Horton Purchase; Shortfall Note; HOF Financial Properties; Diamond Cornerstone; Ladera Parcels; Loretto Bay. Downtown Redevelopment Area: 323 Water Street; Business Recruitment/Development; 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; Environmental Protection Agency Sustainable Community Building Blocks Program Grant; Former Asset Central Site: Former Parkline Site; Henderson Hyundai; Increase Curb Appeal; Targeted Façade Improvement; Lake Mead Crossing; Marketing the Water Street District; Marketing To Developers, Business Owners & Consumers; Outreach; 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 Business; Water Street District Business Association; Façade Improvement Program. Eastside Redevelopment Area: Bifurcation; Boulder Highway Business Coalition; Business Recruitment; 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; TIF Reimbursement. Lakemoor Canyon: House Subcommittee on Energy and Mineral Resources, Federal Land sale. Administration/All Areas: Audit; Bonds; Budget; Business License Counts; Financials; Homeowner Assistance Program; IMPLAN Software; NDC; Outreach; Revenue; Tax Increment Distribution.	
7.	AMENDMENT TO OWNER PARTICIPATION AGREEMENT BY AND BETWEEN THE LANDWELL COMPANY, L.P., AND THE CITY OF HENDERSON REDEVELOPMENT AGENCY (For Possible Action)
Recommend approval of the Amendment to Owner Participation Agreement between the LandWell Company, L.P., and the City of Henderson Redevelopment Agency.	

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VI. **PUBLIC COMMENT**

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

VIII. **SET NEXT MEETING**

- May 22, 2012 at 4:00 p.m.

IX. **ADJOURNMENT**

Agenda posted prior to 9:00 a.m. on April 18, 2012 at the following locations:

City Hall Annex, 280 Water Street
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