



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

**Regular Meeting  
Tuesday, December 18, 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**

1.	<b>MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF November 27, 2012 (For Possible Action)</b>
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Approve the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of November 27, 2012.

2.	<b>RATIFICATION OF THE USE OF REVOLVING FUNDS FOR THE DEMOLITION OF 314 NEBRASKA AVENUE TO ALLEVIATE A PUBLIC SAFETY RISK. (For Possible Action)</b>
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Ratification of the use of the Redevelopment Agency's Revolving Funds for the demolition of 314 Nebraska to alleviate a public safety risk not to exceed \$22,500.

3.	<b>FINANCIAL MANAGEMENT POLICIES (For Possible Action)</b>
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Adopt the Revised Redevelopment Financial Management Policy for: Fiscal Signature Authority.

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4.	<b>OWNER PARTICIPATION AGREEMENT BY AND BETWEEN UNION VILLAGE, LLC AND THE CITY OF HENDERSON REDEVELOPMENT AGENCY</b> (For Possible Action)
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Approve the Owner Participation Agreement by and between Union Village, LLC and the City of Henderson Redevelopment Agency.

5.	<b>PROJECTS UPDATE</b>
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Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: Griffin Park; Richmond American; Tax Increment Reimbursement to the LID; Shortfall Note; Ladera Parcels; Loretto Bay. Downtown Redevelopment Area: 19 S. Water Street; 314 Nebraska; Business Recruitment/Development; Business Retention; City Tower; Create Comprehensive Development and Business Recruitment Incentive Packages; Cultural and Events Center RFP; Downtown Master Plan; Downtown Residential Civic Alliance; Environmental Protection Agency Grant for Technical Assistance; Fencing; Former Asset Central Site: Former Parkline Site; Homeless Issue; Marketing the Water Street District; Marketing To Developers, Business Owners & Consumers; Meridian; Monumentation; Outreach; Pinnacle Building; Residential; Senior Center/Pacific Pines; Social Gathering Space Team; Site A; Site B; Townhouse Motor Lodge; Water Street District Business Association; Façade Improvement Program; Sign Grant Program; Tenant Improvement Program. Eastside Redevelopment Area: Boulder Highway Business Coalition; Business Recruitment; Eastside Amendment; Eastside Investment Strategy; Eastside Business Coalition; KMA Tax Increment Analysis; Landwell/Cadence; Museum Site-95/Galleria; Union Village; Façade Improvement Program; Sign Grant Program. Tuscany: Note; Galleria Road; OPA; Semi-Annual Payment. Lakemoor Canyon: Bill; Development; House Subcommittee on Energy and Mineral Resources, Federal Land Sale. Administration/All Areas: Audit; Assistance Programs; Bonds; Budget; Economic Development Awards; Financials; Five-year Financial Plan; Homeowner Assistance Program; NDC; New Markets Tax Credit; Outreach; Redevelopment Association of Nevada (RAN); Revenue; Tax Increment Distribution.

**VI. PUBLIC COMMENT**

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

- Financial Update

**VIII. SET NEXT MEETING**

- January 22, 2013 at 4:00 p.m.

**IX. ADJOURNMENT**

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**Agenda posted prior to 9:00 a.m. on December 6, 2012 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