



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

**Regular Meeting
Tuesday, August 28, 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 July 24, 2012 (For Possible Action)
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Approve the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of July 24, 2012.

2.	FINANCIAL MANAGEMENT POLICIES (For Possible Action)
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Adopt the Redevelopment Financial Management Policy for: Eligibility Criteria for Projects to be Considered for TIF Reimbursement.

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3.	FY2012 CARRYOVER OF UNSPENT FUNDS (For Possible Action)
Approve the carryover of unspent 2012 funds to Fiscal Year 2013.	
4.	DOWNTOWN AND EASTSIDE TENANT IMPROVEMENT GRANT MODIFICATIONS (For Possible Action)
Approve the Modifications to the Downtown and Eastside Tenant Improvement Grant Programs.	
5.	DOWNTOWN AND EASTSIDE FAÇADE LOAN TO GRANT MODIFICATIONS (For Possible Action)
Approve the Modifications to the Downtown and Eastside Façade Loan to Grant Programs.	
6.	CONSIDERATION OF A PROPOSED PLAN AMENDMENT TO THE EASTSIDE REDEVELOPMENT PLAN BY ADDING 58 ACRES TO THE EASTSIDE REDEVELOPMENT AREA (For Possible Action)
Approve the proposed plan amendment to the Eastside Redevelopment Plan by adding 58 acres to the Eastside Redevelopment Area, and directing staff to take all steps necessary to comply with NRS chapter 279.	
7.	TERMINATION OF THE AGREEMENT BETWEEN THE CITY OF HENDERSON NEIGHBORHOOD SERVICES DIVISION AND THE CITY OF HENDERSON REDEVELOPMENT AGENCY IN WHICH THE AGENCY WAS TO 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)
Approve termination of the agreement between the City of Henderson Neighborhood Services Division and the City of Henderson Redevelopment Agency in which the Agency was to 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.	
8.	PROJECTS UPDATE
Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: Shortfall Note; Ladera Parcels; Loretto Bay. Downtown Redevelopment Area: 19 S. 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 Residential Civic Alliance; Environmental Protection Agency Grant for Technical Assistance; Former Asset Central Site: Former Parkline Site; Marketing the Water Street District; Marketing To Developers, Business Owners & Consumers; Outreach; Pinnacle Building; Residential; Senior Center/Pacific Pines; Social Gathering Space Team; Site A; Townhouse Motor Lodge; Water Street District Business Association; Façade Improvement Program; Sign Grant Program. Eastside	

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Redevelopment Area: Boulder Highway Business Coalition; Business Recruitment; Eastside Investment Strategy; Eastside Business Coalition; KMA Tax Increment Analysis; Landwell/Cadence; Museum Site-95/Galleria; Union Village; Wells Park; Façade Improvement Program; Sign Grant Program. Tuscany: Note; OPA; Semi-Annual Payment. Lakemoor Canyon: Bill; Development; House Subcommittee on Energy and Mineral Resources, Federal Land Sale. Administration/All Areas: Audit; Applied Analysis White Paper on Tax Increment; Assistance Programs; Bonds; Budget; Financials; 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**

VIII. **SET NEXT MEETING**

- September 25, 2012 at 4:00 p.m.

IX. **ADJOURNMENT**

Agenda posted prior to 9:00 a.m. on August 15, 2012 at the following locations:

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