



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

**Regular Meeting  
Tuesday, July 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**

1.	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF June 26, 2012 (For Possible Action)
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Approve the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of June 26, 2012.

2.	FINANCIAL MANAGEMENT POLICIES (For Possible Action)
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Adopt the new and revised Redevelopment Financial Management Policies for: Budget Reporting, Appropriation Carryover, Current Funding Basis, Avoidance of Operating Deficits, Set Aside Expenditures, Fund Balance Restricted for Future Redevelopment Projects, Financial Stabilization-Redevelopment General Fund, Loan Subordination, Loan Default, Loan Short-Sale/Settlement, Loan Write-Off,

**(CONTINUED ON NEXT PAGE)**

Use of Debt, Cash Management, Investment Strategy, Grant Guidelines, Grant Indirect Costs, Grant Review, Grant Procedures and Reporting, Grant Program Termination, Submission of Initial and Annual Reports, Compliance with Agency Policy Statements, Five-Year Forecast of Revenues and Expenditures, Use of Financial Consultants, and Fiscal Signature Authority.

3.	<b>TERMINATION OF CITY TOWER DISPOSITION AND DEVELOPMENT AGREEMENT AND SETTLEMENT OF PROMISSORY NOTE (For Possible Action)</b>
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Approve the termination of the Disposition and Development Agreement with City Tower LLC and Settlement of the Promissory Note.

4.	<b>PROJECTS UPDATE</b>
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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; 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; Massage Envy; NSP Funds; 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. Eastside Redevelopment Area: Bifurcation; 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; Business License Counts; Estimated Fiscal Impact Analysis for FY Ended 2012; Financials; Homeowner Assistance Program; IMPLAN Software; NDC; New Markets Tax Credit; Outreach; Purdue Marion; 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**

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

**IX. ADJOURNMENT**

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