



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

**Regular Meeting  
Tuesday, September 25, 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 August 28, 2012 (For Possible Action)
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Approve the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of August 28, 2012.

2.	DOWNTOWN FAÇADE LOAN TO GRANT BOUNDARY EXPANSION (For Possible Action)
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Approve the Boundary Expansion to the Downtown Façade Loan to Grant Program.

**(CONTINUED ON NEXT PAGE)**

3.	TERMINATION OF THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF HENDERSON REDEVELOPMENT AGENCY AND THE TOWNHOUSE MOTOR LODGE, LLC (For Possible Action)
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Approve termination of the Owner Participation Agreement between the City of Henderson Redevelopment Agency and The Townhouse Motor Lodge, LLC.

4.	PROJECTS UPDATE
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Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: Griffin Park; 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); Cultural and Events Center RFP; Create Comprehensive Development and Business Recruitment Incentive Packages; Downtown Residential Civic Alliance; Environmental Protection Agency Grant for Technical Assistance; Fencing; Former Asset Central Site: Former Parkline Site; Marketing the Water Street District; Marketing To Developers, Business Owners & Consumers; Meridian; 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 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; 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; RAC Meeting; Redevelopment Association of Nevada (RAN); Revenue; Tax Increment Distribution.

**VI. 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.

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

**VIII. SET NEXT MEETING**

- October 23, 2012 at 4:00 p.m.

**IX. ADJOURNMENT**

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**Agenda posted prior to 9:00 a.m. on September 12, 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



**RAC**

## REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

RAC-001

<b>SUBJECT</b>	Minutes—City of Henderson Redevelopment Agency Advisory Commission Meeting of August 28, 2012
<b>PETITIONER</b>	Economic Development/Redevelopment Division of the City Manager's Office
<b>RECOMMENDATION</b>	Approve

**FISCAL IMPACT:**

No Impact

Budget funds available

Augmentation required

**BACKGROUND / DISCUSSION / ALTERNATIVES:**

**RECOMMENDED MOTION:**

Approve the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of August 28, 2012.

**Supporting Documentation:**

Minutes consisting of five (5) pages

**CITY OF HENDERSON REDEVELOPMENT AGENCY  
ADVISORY COMMISSION  
MINUTES  
August 28, 2012**

**I. CALL TO ORDER**

Vice-Chairman Mark McGinty called the Redevelopment Advisory Commission to order at 4:03 p.m. in the Annex Conference Room, City Hall Annex, 280 Water Street, Henderson, Nevada.

**II. CONFIRMATION OF POSTING AND ROLL CALL**

MaryAnne Cruzado, Recording Secretary, confirmed the meeting had been noticed in accordance with the Open Meeting Law by posting the Agenda three working days prior to the meeting at City Hall, Henderson Convention Center, Green Valley Police Substation, and Fire Station No. 86.

Present: Vice-Chairman Mark McGinty  
David Chavez  
Tom Fay  
Tom Foster (4:16 p.m.)  
Richard Serfas  
Stan Southwick  
Laura Jane Spina

Excused: None

Staff: MaryAnne Cruzado, Admin Assistant III  
Christine Guerri-Nyhus, Senior Assistant City Attorney  
Anthony Molloy, Business Development Supervisor  
Michelle Romero, Redevelopment Manager  
Lisa Sich, Special Projects Accountant  
April Parra, Minutes Clerk

Guests: None

**III. ACCEPTANCE OF AGENDA**

(Motion) Ms. Spina introduced a motion to accept the agenda. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

**IV. PUBLIC COMMENT:**

There were no comments presented by the public.

**V. NEW BUSINESS**

1.	MINUTES FOR THE CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF JULY 24, 2012.
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Recommend approval of the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of July 24, 2012.

Mr. Chavez abstained from voting on this item due to being absent at the July 24, 2012, Redevelopment Agency Advisory Commission meeting.

(Motion) Ms. Spina introduced a motion to approve the minutes of July 24, 2012, as submitted. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

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

Lisa Sich, Special Projects Accountant, gave a brief summary of the proposed item and noted that some of the wording was changed slightly for clarity purposes.

(Motion) Mr. Chavez introduced a motion to adopt the Redevelopment Financial Management Policy for Eligibility Criteria for Projects to be Considered for TIF Reimbursement. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

3.	FY2012 CARRYOVER OF UNSPENT FUNDS
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Approve the carryover of unspent 2012 funds to Fiscal Year 2013.

Ms. Sich gave a brief summary of the proposed item and stated staff recommends approval.

(Motion) Ms. Spina introduced a motion to approve the carryover of unspent 2012 funds to Fiscal Year 2013. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

4.	DOWNTOWN AND EASTSIDE TENANT IMPROVEMENT GRANT MODIFICATIONS
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Approve the Modifications to the Downtown and Eastside Tenant Improvement Grant Programs.

Anthony Molloy, Business Development Supervisor, gave a brief summary of the item and stated staff recommends approval.

Responding to a question posed by Mr. Stanwick regarding if problems occur when the grant recipient is the general contractor, Mr. Molloy stated that it is difficult to document expenses and this has caused project delays.

Mr. Chavez said he feels the contractor should be able to do his own job and there should be accounting guidelines to allow for this.

Mr. Fay suggested using the American Institute of Architects' (AIA) standard or other type of form to document expenses more clearly and standardize the process.

Michelle Romero, Redevelopment Manager, noted that there is a form that they use for the loan program that could be modified and used for this program.

(Motion) Ms. Spina introduced a motion to approve the modification to the Downtown and Eastside Tenant Improvement Grant Programs except for the change related to not allowing a grant recipient to also act as the general contractor. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

5.	DOWNTOWN AND EASTSIDE FAÇADE LOAN TO GRANT MODIFICATIONS
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Approve the Modification to the Downtown and Eastside Façade Loan to Grant Programs.

Mr. Molloy gave a summary of the proposed item and stated staff recommends approval.

Mr. Chavez said he has the same concerns as in Item 4 and feels the contractor should be able to do his own job.

(Motion) Ms. Spina introduced a motion to approve the modification to the Downtown and Eastside Tenant Improvement Grant Programs except for the change related to not allowing a grant recipient to also act as the general contractor. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

6.	CONSIDERATION OF A PROPOSED PLAN AMENDMENT TO THE EASTSIDE REDEVELOPMENT PLAN BY ADDING 58 ACRES TO THE EASTSIDE REDEVELOPMENT AREA
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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.

Ms. Romero read a summary of the proposed item and stated staff recommends approval.

(Motion) Mr. Serfas introduced a motion to 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. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

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
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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.

Ms. Sich read a summary of the proposed item and stated staff recommends approval.

- (Motion) Mr. Fay introduced a motion to 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. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

8.	PROJECTS UPDATE
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Discuss project updates and accept the report.

Ms. Romero reviewed a memorandum regarding the status of projects as of August 9, 2012.

- (Motion) Mr. Fay introduced a motion to accept the report. The vote favoring approval was unanimous. Vice-Chairman McGinty declared the motion carried.

**V. PUBLIC COMMENT**

There were no comments presented by the public.

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

There was no business to be discussed.

**VII. SET NEXT MEETING**

The next meeting was scheduled for September 25, 2012, at 4:00 p.m.

**VIII. ADJOURNMENT**

There being no further business to be discussed, the meeting was adjourned at 4:24 p.m.

Respectfully submitted,

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April Parra,  
Minutes Clerk



RAC

# REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

RAC-002

<b>SUBJECT</b>	Downtown Façade Loan to Grant Boundary Expansion
<b>PETITIONER</b>	Economic Development/Redevelopment Division of the City Manager's Office
<b>RECOMMENDATION</b>	Approve

**FISCAL IMPACT:**

No Impact                       Budgeted funds available                       Augmentation required

CMTS Number(s): N/A

**FUNDING SOURCE, AMOUNT, AND ACCOUNT NUMBER(S) TO BE CHARGED:**

**BACKGROUND / DISCUSSION / ALTERNATIVES:**

Staff is proposing that the Downtown Façade Loan to Grant Program be expanded to include the entire Downtown redevelopment area. Currently, the program is only offered in a predetermined section of the Downtown area. The modification, if approved, will expand the opportunity to participate in the program to all eligible businesses operating throughout the entire Downtown redevelopment area.

**RECOMMENDED MOTION:**

Approve the Boundary Expansion to the Downtown Façade Loan to Grant Program.

**Supporting Documentation:**

Downtown Façade Loan to Grant Program Extended Boundary Map Consisting of (1) one page.  
Downtown Façade Loan to Grant Program Current Boundary Map Consisting of (1) one page.



# Downtown Façade Improvement Program Eligible Area

Prepared by Geographic Information Systems, Community Development

Printed: September 4, 2012



## City of Henderson Redevelopment Agency



**RAC**

## REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

RAC-003

<b>SUBJECT</b>	Termination of the Owner Participation Agreement between the City of Henderson Redevelopment Agency and The Townhouse Motor Lodge, LLC.
<b>PETITIONER</b>	Economic Development/Redevelopment Division of the City Manager's Office
<b>RECOMMENDATION</b>	Approve

**FISCAL IMPACT:**

No Impact                       Budget funds available                       Augmentation required

CMTS Number(s):

**Funding Source, Amount, and Account Number(s) to be charged:**

**BACKGROUND / DISCUSSION / ALTERNATIVES:**

The Owner Participation Agreement ("OPA") with the Agency was approved on October 24, 2012 and was recorded as Document No. 201110270002486 of the Official Records of Clark County. The OPA provided reimbursement for a portion of the Participant's proposed project, the rehabilitation of a two-story, 6,750 square-foot blighted building in the Downtown Redevelopment Area located on three parcels at 27, 31, and 73 S. Water Street that was to be improved as a 21-room boutique motel and for other commercial uses.

Significant changes have occurred in the economy making the project not financially feasible at this time. The parties have mutually agreed to terminate the OPA.

**RECOMMENDED MOTION:**

Approve termination of the Owner Participation Agreement between the City of Henderson Redevelopment Agency and The Townhouse Motor Lodge, LLC.

**Supporting Documentation:**

Termination Agreement between City of Henderson Redevelopment Agency and Townhouse Motor Lodge, LLC consisting of three (3) pages

**APN: 179-18-611-054**  
**179-18-611-055**  
**179-18-611-056**

**When Recorded Please Mail To:**  
City of Henderson, Redevelopment  
240 Water Street, MSC 116  
Henderson, NV 89009-5050  
Attn: Michelle Romero

**TERMINATION AGREEMENT  
OWNER PARTICIPATION AGREEMENT**

**THIS TERMINATION AGREEMENT** ("Termination") dated the \_\_\_\_\_ of October, 2012 ("Effective Date") is entered into by and between the CITY OF HENDERSON REDEVELOPMENT AGENCY, a public body corporate and politic ("Agency") and THE TOWNHOUSE MOTOR LODGE, INC., a Nevada domestic corporation ("Participant"). Agency and Participant are hereinafter collectively referred to as the "Parties."

**WHEREAS**, the Participant did enter into an Owner Participation Agreement ("OPA") with the Agency on October 24, 2012 recorded as Document No. 201110270002486 of the Official Records of Clark County; and

**WHEREAS**, the OPA provided reimbursement for a portion of the Participant's proposed project, to wit, the rehabilitation of a two-story, 6,750 square foot blighted building in the Downtown Redevelopment Area located on three parcels at 27, 31, and 73 S. Water Street that was to be improved as a 21-room boutique motel and for other commercial uses; and

**WHEREAS**, the OPA included specific performance requirements for both Parties; and

**WHEREAS**, significant changes have occurred in the economy and the project originally contemplated by the OPA is no longer feasible,

**NOW THEREFORE**, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and adequacy of which are mutually acknowledged, the parties agree as follows:

1. The foregoing recitals are incorporated herein as if fully set forth. Unless otherwise defined herein, all capitalized terms shall have the meaning set forth in the OPA.

2. The parties mutually agree to terminate the OPA.

3. Notwithstanding anything to the contrary in the OPA, the parties desire to settle and compromise any and all claims arising under the OPA pursuant to the terms of this Termination Agreement. Each party agrees to release and forever discharge the other party, its representatives, agents, assigns, attorneys, employees, divisions, departments, agencies and all other persons acting or purporting to act on its behalf, from any and all claims, demands, and causes of action of any kind whatsoever, in law or in equity, whether known or unknown, which they have had, now have or will have against the other party, its representatives, agents, assigns, attorneys, employees, divisions, departments, agencies and all other persons acting or purporting to act on its behalf, at any time now, or hereafter based upon, arising out of, or relating to the OPA.

4. This executed Termination Agreement contains the entire agreement among the parties hereto relating to rights granted and obligations assumed by the parties herein. Any prior agreement, contract, promise, negotiation, or representation, either oral or written, relating to the subject matter for this agreement not expressly set forth in this Termination Agreement is superseded by this agreement and of no further force or effect. No changes, amendments, modifications, cancellation or discharge of this Termination Agreement, or any part of this Termination Agreement shall be valid unless in writing and signed by the authorized agents of the parties, or their respective successors and assigns. If any provision of this Termination Agreement is held invalid or unenforceable by any court of competent jurisdiction, this Termination Agreement shall be construed without such provision.

5. The parties represent and agree that each party is authorized to enter into this Termination Agreement and that each party has been represented by counsel of its choosing in the negotiation and preparation of this Termination Agreement.

6. The parties acknowledge and agree that the covenants, agreements and obligations herein contained shall extend to, bind, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, transferees, assigns, officers, officials, principals, beneficiaries, agents and partners.

7. This Termination Agreement shall be governed by and construed in accordance with the laws of the State of Nevada. The parties, and each of them, agree that any party to this Termination Agreement may in law or in equity, by suit, action, mandamus or any other proceeding, including specific





RAC

# REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

RAC-004

<b>SUBJECT</b>	Projects Update
<b>PETITIONER</b>	Economic Development/Redevelopment Division of the City Manager's Office
<b>RECOMMENDATION</b>	Accept

**FISCAL IMPACT:**

No Impact

Budget funds available

Augmentation required

**BACKGROUND / DISCUSSION / ALTERNATIVES:**

**RECOMMENDED MOTION:**

Accept report.

**Supporting Documentation:**

Memorandum consisting of three (3) pages



## Memorandum

**TO:** Redevelopment Agency Advisory Commission  
**FROM:** Michelle Romero, Redevelopment Manager  
**SUBJECT:** Projects Update

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Following are new or ongoing redevelopment projects, as compiled by staff, in our Redevelopment Areas and their status as of September 11, 2012:

### **I. CORNERSTONE REDEVELOPMENT AREA**

- Griffin Park: Cornerstone Partners and Richmond American have submitted a Concept Plan Review for a proposed single-family project with 83 lots to be rezoned from RH-24 to RS-8. This parcel is under the Cornerstone OPA and may require Richmond American to complete an Assumption Agreement. Staff is reviewing the application and has included a condition on the permit that may require action. Staff will also alert the CAO.
- Shortfall Note

#### **Projects**

- Ladera Parcels
- Loretto Bay

### **II. DOWNTOWN REDEVELOPMENT AREA**

#### **Projects**

- 19 S. Water Street
- Business Recruitment/Development
- City Tower (Southeast corner of Lake Mead Parkway and Water Street): Staff has received all three bids. The bids have been reviewed by Public Works, who made some suggestions. Staff is following up with the contractors on those suggestions.
- Cultural and Events Center RFP: Staff participated in the Evaluation Committee Meeting to distribute proposals and disclosure forms for RFP 103-13 "Cultural and Events Center Consulting Services". Staff is reviewing and rating the RFP responses.
- Create Comprehensive Development and Business Recruitment Incentive Packages
  - Downtown Investment Strategy (DTIS): (Update Implementation)
- Downtown Residential Civic Alliance
- Environmental Protection Agency Grant for Technical Assistance
- Fencing: Staff discussed possible funding sources for chain link fence removal with Neighborhood Services. They will research and provide information at the next meeting with city management.
- Former Asset Central Site
- Former Parkline Site
- Marketing the Water Street District
- Marketing to Developers, Business Owners & Consumers
- Meridian: It is anticipated that the RLK partners will complete personal bankruptcy and that the Agency loan will be wiped out. The current book value of the loan is zero, so this would have no fiscal impact to the Agency.

- Outreach
- Pinnacle Building: A letter of interest to purchase the building has been received. Staff will order appraisals for the building.
- Residential
- Senior Center/Pacific Pines
- Social Gathering Space Team
- Site A (SW corner of Victory and Water)
- Townhouse Motor Lodge
- Water Street District Business Association

### **Programs**

- Façade Improvement Program
- Sign Grant Program

## **III. EASTSIDE REDEVELOPMENT AREA**

### **Projects**

- Boulder Highway Business Coalition
- Business Recruitment
- Eastside Amendment: The amendment to add 58 acres from Central Christian Church to the Eastside Redevelopment Area Plan is scheduled for the September 18 RDA meeting. Notices of the public hearing have been mailed and the information has been published in the Review Journal.
- Eastside Investment Strategy
- Eastside Business Coalition
- KMA Tax Increment Analysis
- LandWell/Cadence (Cadence)
- Museum Site-95/Galleria
- Union Village: Staff has reviewed the changes suggested by the developer to the OPA and will be sending a response within the next few weeks.

Staff met with NDC to review infrastructure costs for Union Village for eligibility of EB-5 Funding. Staff will forward the contact information to the project manager for distribution to UV. Staff alerted NDC that UV will be contacting them to ask for a list of items to fulfill the Agency's policies for financial due diligence

- Wells Park: The grand re-opening event had a slow start because many families were at the Back to School event at Valley View Recreation Center. However, the attendance picked up greatly the second half of the event. Lunch was served to 400+ residents, and the pool was full all afternoon with families enjoying the free swim time.

### **Programs**

- Façade Improvement Program
- Sign Grant Program

## **IV. TUSCANY REDEVELOPMENT AREA**

- Note
- OPA
- Semi-Annual Payment

## **V. LAKEMOOR CANYON**

- Bill
- Development
- House Subcommittee on Energy and Mineral Resources
- Federal Land Sale

## VI. ADMINISTRATION / ALL AREAS

- Audit
- Applied Analysis White Paper on Tax Increment: Applied Analysis is still reporting issues with getting accurate information from the Treasurer's office and reported that this is the most difficult project he has worked on and is currently over budget by 60 percent.
- Assistance Programs
- Bonds
- Budget
- Financials
- Homeowner Assistance Program: One of the HAP participants, paid off their entire loan this week. A Release and Reconveyance of the Deed of Trust has been prepared and routed for signature. Two other homeowners paid off their loans and were short a few cents. The remaining balances were written off. Release and Reconveyances were recorded and copies were sent to the borrowers.
- NDC
- New Markets Tax Credit
- Outreach
- RAC Meeting: At the August 28 RAC meeting, the following items were recommended for approval to the RDA:
  - Financial management policy for Eligibility Criteria for Projects to be considered for TIF Reimbursement
  - FY 2012 carryover of unspent funds
  - Modifications to both the Tenant Improvement and Façade Improvement Programs in both Downtown and Eastside
  - Consideration of a proposed plan to amend Eastside by adding 58 acres (Central Christian Church property)
  - Termination of the agreement between Neighborhood Services and the Agency
- Redevelopment Association of Nevada (RAN)
- Revenue
- Tax Increment Distribution