



**CITY OF HENDERSON
REDEVELOPMENT AGENCY LOAN COMMITTEE
MEETING AGENDA**

**Regular Meeting
Tuesday, October 23, 2012
3:30 p.m.**

**City Hall Annex
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 LOAN COMMITTEE MEETING OF SEPTEMBER 25, 2012 <i>(For Possible Action)</i>
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APPROVE THE MINUTES FROM THE CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF SEPTEMBER 25, 2012.

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2.	REQUEST TO TERMINATE FAÇADE LOAN TO GRANT AWARD FOR 19 S. WATER STREET <i>(For Possible Action)</i>
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APPROVE THE TERMINATION OF THE FAÇADE LOAN TO GRANT AWARD FOR 19 S. WATER STREET.

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. ADJOURNMENT

Agenda posted prior to 9:00 a.m. on October 11, 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



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

SEPTEMBER 25, 2012

LC-001

SUBJECT	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF SEPTEMBER 25, 2012
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

**CITY OF HENDERSON REDEVELOPMENT AGENCY
LOAN COMMITTEE
MINUTES**

September 25, 2012

I. CALL TO ORDER

Vice-Chairman Fay called the Redevelopment Agency Loan Committee to order at 3:37 p.m. in the City Hall 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: Chairman Tom Foster (arrived at 3:42 p.m.)
Roy Borsellino
Tom Fay
Mark McGinty
Anthony Molloy (for Michelle Romero)
Richard Serfas

Excused: None

Staff: MaryAnne Cruzado, Administrative Assistant III
Christine Guerri-Nyhus, Senior Assistant City Attorney
Daphney Jeffers, Senior Administrative Analyst
April Parra, Minutes Clerk
Lisa Sich, Special Projects Accountant

III. ACCEPTANCE OF AGENDA

(Motion) Mr. Borsellino introduced a motion to accept the agenda as presented. The vote favoring approval was unanimous. Vice-Chairman Fay declared the motion carried.

IV. PUBLIC COMMENT

There were no comments presented by the public.

V. ITEMS OF BUSINESS

Note: Chairman Foster arrived at this time and presided over the remainder of the meeting.

1.	MINUTES – CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF JULY 24, 2012.
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Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of July 24, 2012.

(Motion) Mr. Borsellino introduced a motion to approve the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of July 24, 2012. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

2.	REQUEST FOR A HOMEOWNERS ASSISTANCE PROGRAM LOAN MODIFICATION FOR 255 MEYERS AVENUE (JON PAUL AND DAWN DAVIS)
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Approve the Homeowners Assistance Program loan modification for 255 Meyers Avenue (Jon Paul and Dawn Davis).

Lisa Sich, Special Projects Accountant, gave a brief summary of the item and stated staff recommends approval.

A brief discussion ensued regarding what could happen if the applicant is no longer employed with the City of Henderson.

(Motion) Mr. Fay introduced a motion to approve the Homeowners Assistance Program loan modification for 255 Meyers Avenue (Jon Paul and Dawn Davis). The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

3.	REQUEST FOR A FAÇADE LOAN TO GRANT FOR 414 BASIC ROAD
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Conditional approval of a façade loan to grant for 414 Basic Road in an amount not to exceed \$10,500.

Daphney Jeffers, Senior Administrative Analyst, read a summary of the proposed item and stated staff recommends approval.

(Motion) Mr. Serfas introduced a motion for the conditional approval of a façade loan to grant for 414 Basic Road in an amount not to exceed \$10,500. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

4.	REQUEST FOR A TENANT IMPROVEMENT GRANT FOR 414 BASIC ROAD
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Conditional approval of a tenant improvement grant for 414 Basic Road in an amount not to exceed \$34,725.

Daphney Jeffers, Senior Administrative Analyst, read a summary of the proposed item and stated staff recommends approval.

(Motion) Mr. Borsellino introduced a motion for the conditional approval of a tenant improvement grant for 414 Basic Road in an amount not to exceed \$34,725. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

VI. PUBLIC COMMENT

There were no comments presented by the public.

VI. ADJOURNMENT

There being no further business to be discussed, the meeting was adjourned at 3:55 p.m.

Respectfully submitted,

April Parra,
Minutes Clerk



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

October 23, 2012

LC-002

SUBJECT	REQUEST TO TERMINATE FAÇADE LOAN TO GRANT AWARD FOR 19 S. WATER STREET
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

Facade Loan to Grant Staff Summary
Loan Committee Meeting
October 23, 2012
3:30 pm City Hall Annex Conference Room

Property Address:	19 S. Water Street
Applicant:	Paul Ferrando
Proposed Used:	Mixed Use – Commercial and Residential
Redevelopment Area:	Downtown
City Zoning:	DCC-RD Downtown Core Commercial with Redevelopment Overlay
Design Review Required:	As required by Community Development
Building Permit Required:	As required by Building and Fire Safety

Summary

The property applicant, Paul Ferrando, was approved for a Façade Improvement Program Loan to Grant on September 27, 2011 for up to \$81,000 to be used for façade improvements to the property located at 19 S. Water Street. Per the program terms, all work must be completed within nine (9) months of the Loan to Grant approval. The deadline for the project to be completed was June 27, 2012.

In a letter dated April 9, 2012, Mr. Ferrando was reminded of the above time constraints and informed by staff that if the project was either not completed by June 27, 2012 or a written extension of time provided, he would not be eligible for reimbursement. In a subsequent face-to-face meeting with staff, Mr. Ferrando was informed that staff had the expectation that in order to support an extension of time, substantial progress towards completion must be made before the June 27, 2012 deadline.

Due to a lack of progress to the improvement project, a letter was sent to Mr. Ferrando on June 20, 2012 informing him that staff intended to recommend termination of the agreement and encouraging him to attend the July 24, 2012 Loan Committee (LC) meeting. However, prior to the June 24, 2012 LC meeting, staff met with Mr. Ferrando's relative, Tonia Fowler, who informed us that Mr. Ferrando had fallen ill and that she and her husband, Jason Fowler, were now the appointed project managers and intended to complete the project, but would need an extension to do so. After reviewing the proposed construction schedule and considering the circumstances, staff agreed to pull the item from the July 24, 2012 LC meeting and management made an administrative decision to grant an 8-week extension good until September 24, 2012.

As the extension deadline approached, staff closely monitored the project status and no significant progress has been made. Staff has made several attempts to contact the project managers with no success. Therefore, a letter was prepared and mailed to Mr. Ferrando on September 27, 2012 informing him of our recommendation to terminate the agreement and encouraging him to attend the LC meeting on October 23, 2012.

When a project receives approval from the Loan Committee, funding is reserved for that project until it is completed, expires, or is terminated. With reduced budgets, it is the opinion of staff that this agreement should be terminated based on a lack of performance so that funding can be released and used for other redevelopment purposes in the Downtown Redevelopment Area.