



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

**Regular Meeting
Tuesday, July 24, 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 APRIL 24, 2012 <i>(For Possible Action)</i>
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APPROVE THE MINUTES FROM THE CITY OF HENDERSON
REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF
APRIL 24, 2012

(CONTINUED ON NEXT PAGE)

2.	REQUEST FOR A SIGN GRANT AWARD FOR 127 WATER STREET HEALTHQUEST CHIROPRACTIC & ACTIVE REHAB., PLLC <i>(For Possible Action)</i>
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CONDITIONAL APPROVAL OF THE SIGN GRANT TO 127 WATER STREET
IN AN AMOUNT NOT TO EXCEED \$2,500

3.	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 July 12, 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

JULY 24, 2012

LC-001

SUBJECT	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF APRIL 24, 2012
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

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

April 24, 2012

I. CALL TO ORDER

Acting Chairman Fay called the Redevelopment Agency Loan Committee to order at 3:35 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: Acting Chairman Tom Fay
 Roy Borsellino
 Mark McGinty
 Michelle Romero
 Richard Serfas

Excused: Chairman Tom Foster

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

III. ACCEPTANCE OF AGENDA

(Motion) Ms. Romero introduced a motion to accept the agenda as presented. The vote favoring approval was unanimous. Acting Chairman Fay declared the motion carried.

IV. PUBLIC COMMENT

There were no comments presented by the public.

V. ITEMS OF BUSINESS

1.	MINUTES – CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF FEBRUARY 28, 2012.
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Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of February 28, 2012.

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

2.	REQUEST FOR A HOMEOWNERS ASSISTANCE PROGRAM LOAN MODIFICATION FOR 532 VAN DORNUM (VICTOR AND REBECCA SALAZAR)
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Recommend approval of a homeowners assistance program loan modification for 532 Van Dornum (Victor and Rebecca Salazar)

Daphney Jeffers, Senior Administrative Analyst, presented a summary of this item and noted that the applicants were consistent in their payments until November 2011. She said the applicants did make a \$300.00 payment on February 15, 2012. The applicants are requesting a loan modification to reduce their payments to \$100.00 per month due to financial hardship. Staff recommends extending the loan an additional three years beyond September 2013, interest remaining at three percent, and payments to begin May 2012 for approximately \$110.00 per month. Due to the hardship, staff is also requesting that approximately \$327.00, but not to exceed \$400.00 in penalties be waived.

Responding to a question as to the loan balance, Ms. Jeffers said the outstanding balance is \$4,944.00.

(Motion) Mr. Borsellino introduced a motion recommending approval of the extension of the loan for three years, and to waive an amount not to exceed \$400.00 for penalties, seconded by Mr. McGinty. The vote favoring approval was unanimous. Acting Chairman Fay declared the motion for approval carried.

V. 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 3:44 p.m.

Respectfully submitted,

Tedie Jackson,
Minutes Clerk



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

July 24, 2012

LC-002

SUBJECT	REQUEST FOR A SIGN GRANT AWARD FOR 127 WATER STREET HEALTHQUEST CHIROPRACTIC & ACTIVE REHAB., PLLC
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Conditional Approval

**Sign Grant Staff Summary
Loan Committee Meeting
July 24, 2012
3:30 pm City Hall Annex Conference Room**

Property Address:	127 Water Street
Applicant:	Mark Hoffman, D.C.
Proposed Used:	HealthQuest Chiropractic & Active Rehab., PLLC
Redevelopment Area:	Downtown
City Zoning:	Downtown Core Commercial - DCC
Design Review Required:	No
Building Permit Required:	Yes

Summary

The applicant is requesting a Sign Grant for a new business that will be located at 127 Water Street, in the Downtown Redevelopment Area. According to information provided by the applicant, the establishment will have approximately 3 employees—2 full-time and 1 part-time.

Per the Program Guidelines, the applicant requested and received estimates from three (3) licensed sign companies. Those estimates are as follows:

*All Star Electrical Signs – \$2,271.28
Thompson Neon Sign Co. - \$3,434.70
Patrick’s Sign Company - \$3,856.31

*The applicant intends to use All Star Electrical Signs.

Staff Recommendation

It is the recommendation of staff that the Loan Committee conditionally approve the Sign Grant to 127 Water Street in an amount not to exceed \$2,500 according to the following conditions:

1. Applicant obtaining the required building/sign permit prior to construction commencing;
2. Execution of Grant Agreement;
3. Applicant submitting all required paper work for reimbursement; and
4. Applicant to provide Agency with a copy of contractor’s current City of Henderson Business License and State Contractor’s License.



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

July 24, 2012

LC-003

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
July 24, 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.

A permit for the project was issued on May 7, 2012. As of June 20, 2012, work completed on the project included the removal of the entrance doors to the apartments on the second floor and removal of the carpeting on the outdoor balcony of the second floor. It is the opinion of staff that the work completed does not show significant progress to the project. Therefore, 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 meeting.

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.