



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

**Regular Meeting  
Tuesday, February 26, 2013  
3:30 p.m.**

**City Hall Annex  
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 LOAN COMMITTEE MEETING OF DECEMBER 18, 2012 <i>(For Possible Action)</i>
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APPROVE THE MINUTES FROM THE CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF DECEMBER 18, 2012.

**(CONTINUED ON NEXT PAGE)**

2.	<b>MODIFICATION OF LOAN TO LISA AND MIKEL CONRAD TO EXCHANGE COLLATERAL</b> <i>(For Possible Action)</i>
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APPROVE MODIFICATION OF LOAN TO LISA AND MIKEL CONRAD TO EXCHANGE COLLATERAL.

**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**

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**Agenda posted prior to 9:00 a.m. on February 14, 2013 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



## REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

FEBRUARY 26, 2013

LC-001

<b>SUBJECT</b>	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF DECEMBER 18, 2012
<b>PETITIONER</b>	Economic Development/Redevelopment Division of the City Manager's Office
<b>RECOMMENDATION</b>	Approve

**CITY OF HENDERSON REDEVELOPMENT AGENCY  
LOAN COMMITTEE  
MINUTES  
December 18, 2012**

**I. CALL TO ORDER**

Chairman Foster called the Redevelopment Agency Loan Committee to order at 3:38 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  
                  Roy Borsellino  
                  Tom Fay  
                  Michelle Romero  
                  Richard Serfas

Excused:       None

Staff:           MaryAnne Cruzado, Administrative Assistant III  
                  Christine Guerri-Nyhus, Assistant City Attorney  
                  Daphney Jeffers, Sr. Administrative Analyst  
                  April Parra, Minutes Clerk

**III. ACCEPTANCE OF AGENDA**

(Motion) Mr. Fay introduced a motion to accept the agenda as presented. The vote favoring approval was unanimous. Chairman Foster 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 NOVEMBER 27, 2012.
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Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of November 27, 2012.

(Motion) Mr. Fay introduced a motion to approve the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of November 27, 2012. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

2.	REQUEST FOR A FAÇADE LOAN TO GRANT FOR 920 N. BOULDER HIGHWAY
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Approve a façade loan to grant for 920 N. Boulder Highway.

Daphney Jeffers, Sr. Administrative Analyst, gave a brief summary of the proposed item and stated staff recommends approval. She noted that this project will include a total of 11 awnings.

(Motion) Ms. Romero introduced a motion to approve a façade loan to grant for 920 N. Boulder Highway. 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 3:43 p.m.

Respectfully submitted,

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April Parra,  
Minutes Clerk



## REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

FEBRUARY 26, 2013

LC-002

<b>SUBJECT</b>	MODIFICATION OF LOAN TO LISA AND MIKEL CONRAD TO EXCHANGE COLLATERAL
<b>PETITIONER</b>	Economic Development/Redevelopment Division of the City Manager's Office
<b>RECOMMENDATION</b>	Approve

**Facade Loan to Grant Staff Summary**  
**Loan Committee Meeting**  
**February 26, 2012**  
**3:30 pm City Hall Annex Conference Room**

Property Address:	155 Water Street
Applicant:	Michael and Lisa Conrad
Proposed Used:	Revolving Loan
Redevelopment Area:	Downtown
City Zoning:	Downtown Commercial
Design Review Required:	No
Building Permit Required:	No

Summary

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The borrowers received a loan through the Revolving Loan Fund for \$30,000 on November 23, 2009 for their business, Mikel's Fine Art Photography located at 155 Water Street in the Downtown redevelopment area. On March 16, 2010, the Agency began a Tenant Improvement program for which the borrowers were eligible. The TI Grant was approved in the amount of \$9,402.32; however, it had to be applied to the outstanding balance of the Loan. With the grant and payments by the borrowers, the current loan balance is \$10,037.

Since the time of the loan, the borrowers have experienced financial strain causing them to enter into Chapter 7 Bankruptcy. The borrowers submitted a letter on January 30, 2013 requesting that the collateral, their personal residence (APN 179-09-414-079), be exchanged for a vehicle and business assets in order to allow for a short sale of the residence:

1999 Dodge Durango (paid in full)	\$3,200
Office furniture, computers and television	\$4,800
Studio equipment, cameras, backgrounds	\$8,300

Staff Recommendation

Because the borrowers have made timely payments on their loan, staff is recommending that the Loan Committee approve the collateral exchange, directing staff to create the appropriate documents to effectuate the exchange along with a Release and Reconveyance of the Deed of Trust on the personal residence to allow the short sale to proceed. All other terms of the Note are to remain intact.

Please note:

1. The principal amount is not being reduced.
2. Payments are not being deferred.
3. The term is not being extended beyond five (5) additional years.
4. The interest rate is the original rate.

# Mikel's Fine Art Photography Portrait Studio

Studio: (702) 564-7166  
www.MikelsFineArtPhotography.com

Dear Henderson Redevelopment,

I have a loan with about \$13,000 still owed to you. When the loan was set up but a lean on my home, 919 Clipper Dr. Henderson NV. Since that time I have had to file for a chapter 7 bankruptcy and have gone upside down in my home by \$140,000, like many others. As part of the Chapter 7 I need to short sell my home but cannot do so until you release the lean. I would like to use my 1999 Dodge Durango and some studio and office equipment, all of which is paid for in full, as collateral in place of my home.

Property value approximately:

1999 Dodge Durango	\$3200
Office furniture and computers, and TV	\$4800
Studio equipment cameras, background etc	\$8300

Thank you your time and help in this matter.

Sincerely,

*Mikel Conrad*

Owner/Photographer  
155 S. Water St. #100  
Henderson, NV  
564-7166