



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

**Regular Meeting
Tuesday, November 19, 2013
3:30 p.m.
Meeting Inquiries: (702)267-1515**

**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 to attend or participate in this meeting, arrangements for a sign language interpreter or services necessary for effective communication for qualified persons with disabilities should be made as soon as possible, but no later than 72 hours before the scheduled event. Listening devices are available for persons with hearing impairments.

Please contact **MaryAnne Cruzado 702-267-1515** or TTY: 7-1-1, **at least 72 hours in advance** to request a sign language interpreter. You may also submit your request by using [Contact Henderson](#).

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.

Backup materials for agenda items can be found at:
http://www.cityofhenderson.com/redevelopment_agency/meeting_agendas_2013.php
To request backup materials, please contact MaryAnne Cruzado at (702)267-1515.

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 24, 2013 <i>(For Possible Action)</i>
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APPROVE THE MINUTES FROM THE CITY OF HENDERSON
REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF
SEPTEMBER 24, 2013.

(CONTINUED ON NEXT PAGE)

2.	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF OCTOBER 22, 2013 <i>(For Possible Action)</i>
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APPROVE THE MINUTES FROM THE CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF OCTOBER 22, 2013.

3.	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 845 CENTER STREET <i>(For Possible Action)</i>
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APPROVE A RESIDENTIAL IMPROVEMENT GRANT FOR 845 Center Street.

4.	REQUEST FOR A FAÇADE IMPROVEMENT GRANT FOR 50 W. PACIFIC AVENUE <i>(For Possible Action)</i>
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DENIAL OF A FAÇADE IMPROVEMENT GRANT FOR 50 W. PACIFIC AVENUE.

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., November 14, 2013 at the following locations:

City Hall Annex, 280 Water Street, Lobby
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

NOVEMBER 19, 2013

LC-001

SUBJECT	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF SEPTEMBER 24, 2013
PETITIONER	Economic Development/Redevelopment Division of the Public Affairs Department
RECOMMENDATION	Approve

**CITY OF HENDERSON REDEVELOPMENT AGENCY
LOAN COMMITTEE
MINUTES
September 24, 2013**

I. CALL TO ORDER

Acting-Chairman Romero called the Redevelopment Agency Loan Committee to order at 3:34 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 Michelle Romero
 Roy Borsellino
 Richard Serfas

Excused: Tom Foster

Staff: MaryAnne Cruzado, Administrative Assistant III
 Daphney Jeffers, Sr. Administrative Analyst
 Anthony Molloy, Business Development Supervisor
 April Parra, Minutes Clerk
 Rory Robinson, Assistant City Attorney III

III. ACCEPTANCE OF AGENDA

Anthony Molloy, Business Development Supervisor, noted that Item 3 was continued to the October meeting.

(Motion) Mr. Borsellino introduced a motion to accept the agenda as amended. The vote favoring approval was unanimous. Acting-Chairman Romero 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 AUGUST 27, 2013.
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Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of August 27, 2013.

(Motion) Mr. Serfas introduced a motion to approve the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of August 27, 2013. The vote favoring approval was unanimous. Acting-Chairman Romero declared the motion carried.

2.	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 429 WEST BASIC ROAD
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Approve a residential improvement grant for 429 West Basic Road.

Mr. Molloy read a summary of the proposed item and stated staff recommends approval. He also circulated a photograph of the damaged wall.

There were no questions from the Committee.

(Motion) Mr. Serfas introduced a motion to approve a residential improvement grant for 429 West Basic Road. The vote favoring approval was unanimous. Acting-Chairman Romero declared the motion carried.

3.	REQUEST FO A RESIDENTIAL IMPROVEMENT GRANT FOR 206 WEST BASIC ROAD
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Approve a residential improvement grant for 206 West Basic Road.

This item was continued to the October meeting.

4.	REQUEST FOR A FAÇADE IMPROVEMENT GRANT FOR 418 BASIC ROAD
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Approve a façade improvement grant for 418 Basic Road.

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

Mr. Borsellino inquired about the conversion of the building from residential to commercial.

Ms. Jeffers replied that this was approved by City Council on September 17, 2013.

(Motion) Mr. Borsellino introduced a motion to approve a façade improvement grant for 418 Basic Road. The vote favoring approval was unanimous. Acting-Chairman Romero declared the motion carried.

5.	REQUEST FOR A TENANT IMPROVEMENT GRANT FOR 418 BASIC ROAD
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Approve a tenant improvement grant for 418 Basic Road.

(Motion) Mr. Borsellino introduced a motion to approve a façade improvement grant for 418 Basic Road. The vote favoring approval was unanimous. Acting-Chairman Romero declared the motion carried.

6.	REQUEST FOR A SIGN GRANT FOR 418 BASIC ROAD
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Approve a sign grant for 418 Basic Road.

Ms. Jeffers read a summary of the proposed item and stated staff recommend approval.

There were no questions from the Committee.

(Motion) Mr. Borsellino introduced a motion to approve a sign grant for 418 Basic Road. The vote favoring approval was unanimous. Acting-Chairman Romero declared the motion carried.

VI. PUBLIC COMMENT

There were no comments presented by the public.

VII. ADJOURNMENT

There being no further business to be discussed, the meeting was adjourned at 3:47 p.m.

Respectfully submitted,

April Parra,
Minutes Clerk



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

NOVEMBER 19, 2013

LC-002

SUBJECT	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF OCTOBER 22, 2013
PETITIONER	Economic Development/Redevelopment Division of the Public Affairs Department
RECOMMENDATION	Approve

**CITY OF HENDERSON REDEVELOPMENT AGENCY
LOAN COMMITTEE
MINUTES
October 22, 2013**

I. CALL TO ORDER

Chairman Foster called the Redevelopment Agency Loan Committee to order at 3:32 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
Richard Serfas
Lisa Sich (for Michelle Romero)

Excused: Michelle Romero

Staff: MaryAnne Cruzado, Administrative Assistant III
Daphney Jeffers, Sr. Administrative Analyst
Rory Robinson, Assistant City Attorney III

III. ACCEPTANCE OF AGENDA

(Motion) Mr. Serfas introduced a motion to accept the agenda. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

IV. PUBLIC COMMENT

There were no comments presented by the public.

IV. ITEMS OF BUSINESS

1.	MINUTES – CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF SEPTEMBER 24, 2013.
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Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of September 24, 2013.

This item was continued to the November meeting.

2.	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 206 W. BASIC ROAD
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Approve a residential improvement grant for 206 West Basic Road.

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

Chairman Foster inquired if there was an indication that the applicant cannot meet requirements. Ms. Jeffers replied there is no indication of this.

Chairman Foster further inquired if the contractor selected has a license. Ms. Jeffers confirmed that the contractor did have a license.

(Motion) Mr. Borsellino introduced a motion to approve a residential improvement grant for 206 West Basic Road. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

3.	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 285 W. BASIC ROAD
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Approve a residential improvement grant for 285 West Basic Road.

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

Chairman Foster commented that many of the residential improvements are being made on Basic Road. Ms. Jeffers explained that the target areas for the program are only for those on Basic Road from Lake Mead Parkway to Water Street and on Center Street from Warm Springs Road to Burkholder Boulevard.

(Motion) Mr. Serfas introduced a motion to approve a residential improvement grant for 285 West Basic Road. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

VI. PUBLIC COMMENT

There were no comments presented by the public.

VII. ADJOURNMENT

There being no further business to be discussed, the meeting was adjourned at 3:44 p.m.

Respectfully submitted,

MaryAnne Cruzado
Board Secretary



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

NOVEMBER 19, 2013

LC-003

SUBJECT	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 845 CENTER STREET
PETITIONER	Economic Development/Redevelopment Division of the Public Affairs Department
RECOMMENDATION	Approve

**Residential Improvement Program Grant
Loan Committee Meeting
November 19, 2013
3:30 pm City Hall Annex Conference Room**

Property Address:	845 Center Street
Applicant:	Marlene D. Maske
Improvement:	Façade Painting
Redevelopment Area:	Eastside
City Zoning:	RS6-RD –Low Density Residential with Redevelopment Overlay

Summary

The current use of this property is as an owner-occupied single family residence in a RS6-RD Zone. The home was constructed in 1971 and is located in the Eastside Redevelopment Area and in the targeted location for the Residential Improvement Program. The application before the Loan Committee is for exterior façade painting.

The Façade Painting will include pressure washing the exterior of the house, scraping away loose paint, and the application of two-tone paint. The applicant is requesting the approval to use “Pueblo” for the field and “Bitter Chocolate” for the trim work, with the sample colors shown on the left and right respectively.



The applicant has provided the following three estimates:

1. Abel’s Home Repair - \$1,300.00
2. Five Star Painting - \$1,528.85
3. CertaPro Painters - \$2,260.00

The applicant has selected Abel’s Home Repair to perform the improvements based upon them being the lowest estimate and also because of referrals of good workmanship. This company does have a City of Henderson Business License.

Attached are several photos of the house showing the current paint scheme and condition of the exterior paint. In the opinion of staff, this home would benefit from an award of grant funding.

The Façade Paint Program will pay up to \$1,500 for an owner occupied unit, but requires an owner contribution of 15%. As a result, the Program will pay:

Façade Paint Program - \$1,105.00 with owner contribution of \$195

Staff Recommendation

It is the recommendation of staff that the Loan Committee conditionally approve a Residential Improvement Grant for Façade Painting to 845 Center Street in an amount not to exceed \$1,105.00 based on the following listed conditions of approval:

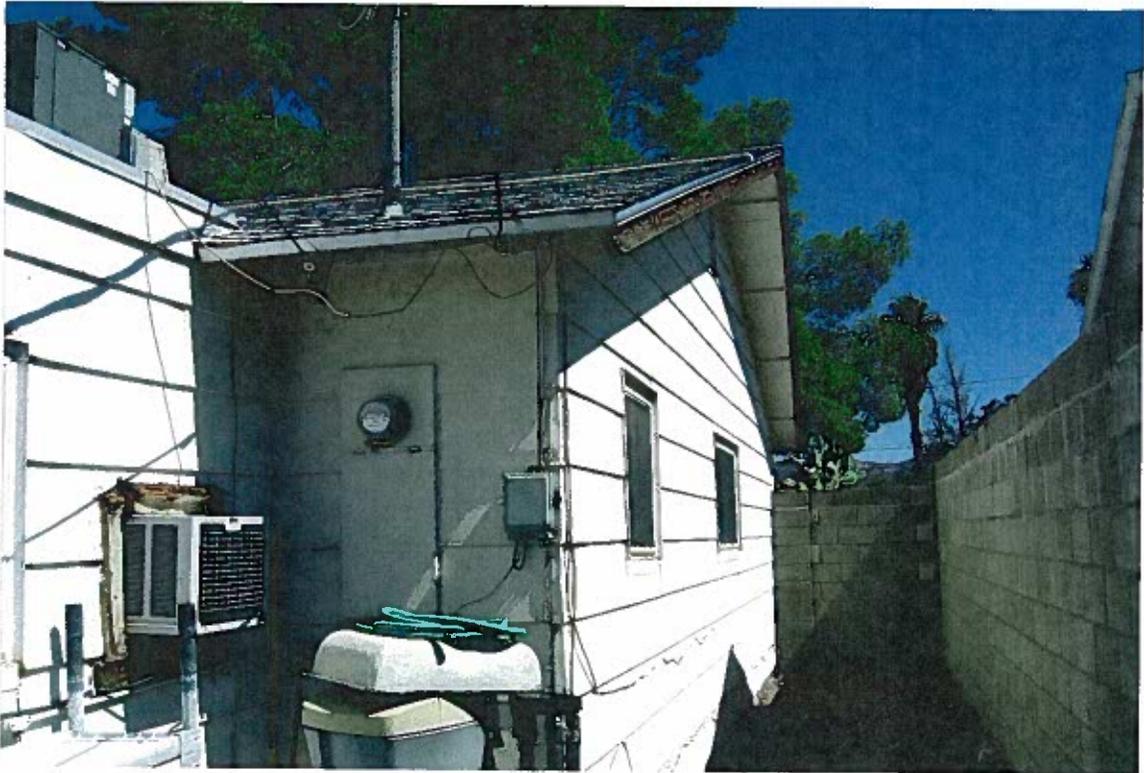
1. Execution of Grant Agreement;
2. Issuance of a City of Henderson Building Permit if required;
3. Improvements completed as described on estimates and above;
4. Applicant to provide Agency with a copy of contractor's current City of Henderson Business License and State Contractor's License.



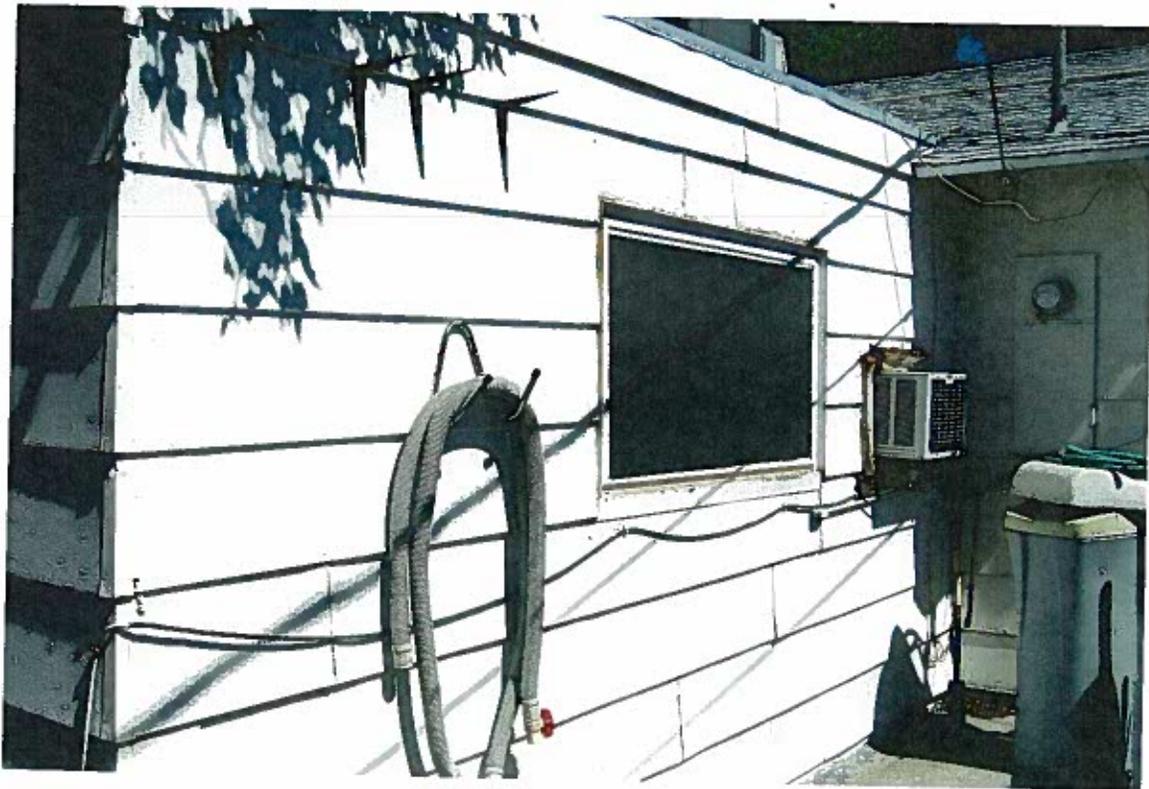
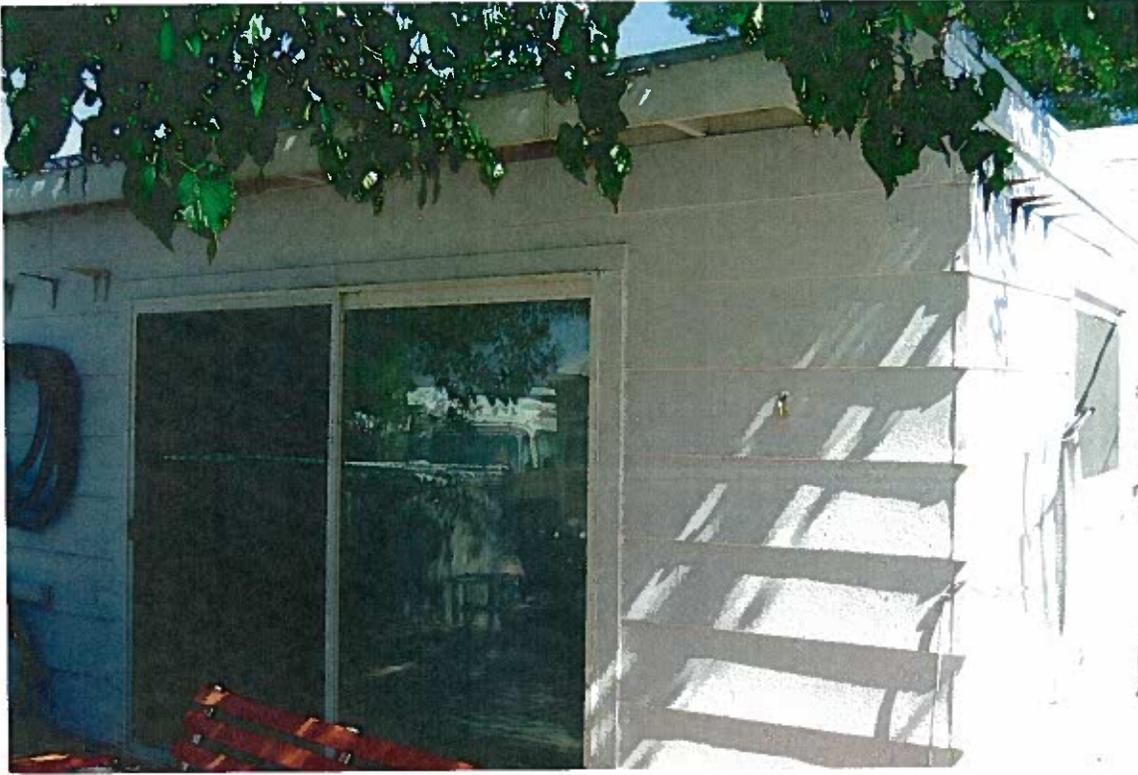


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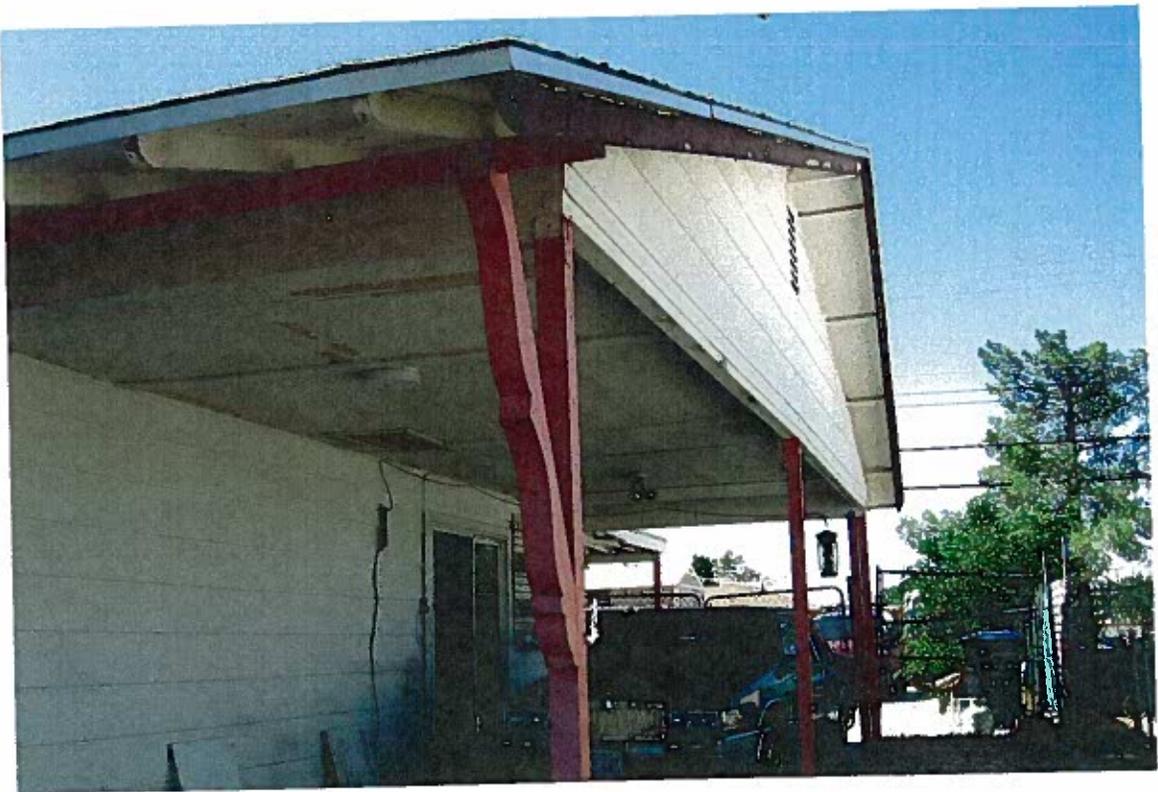


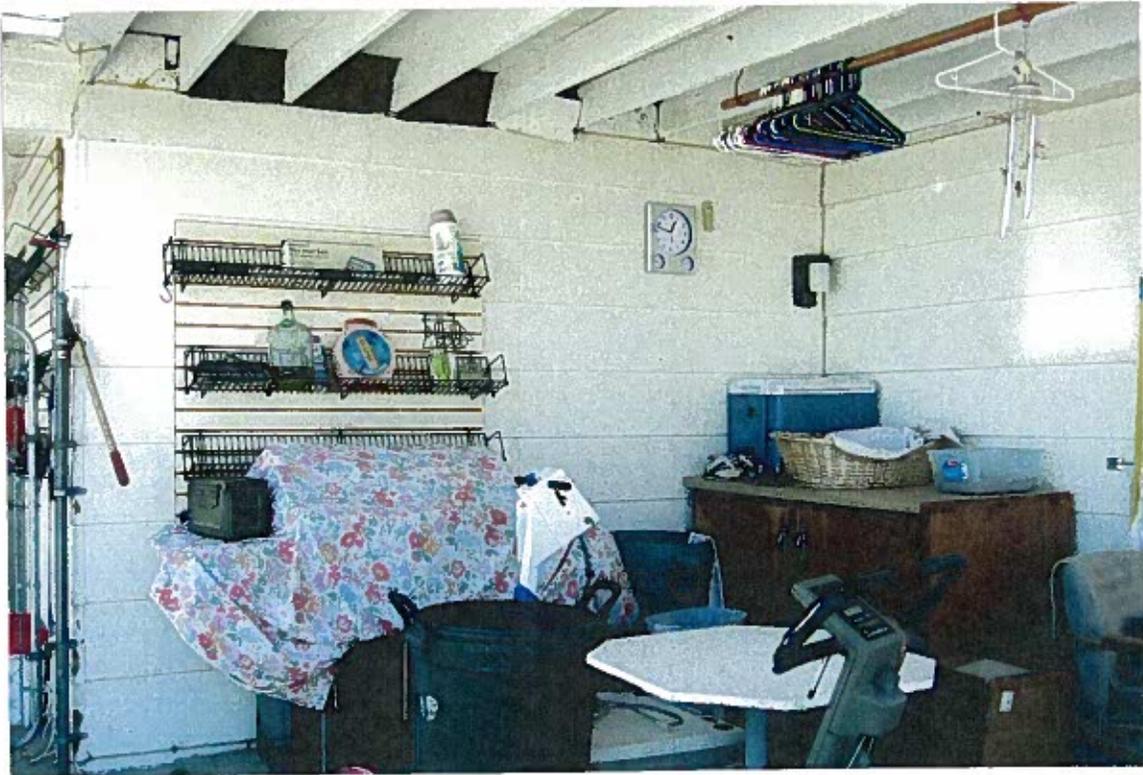
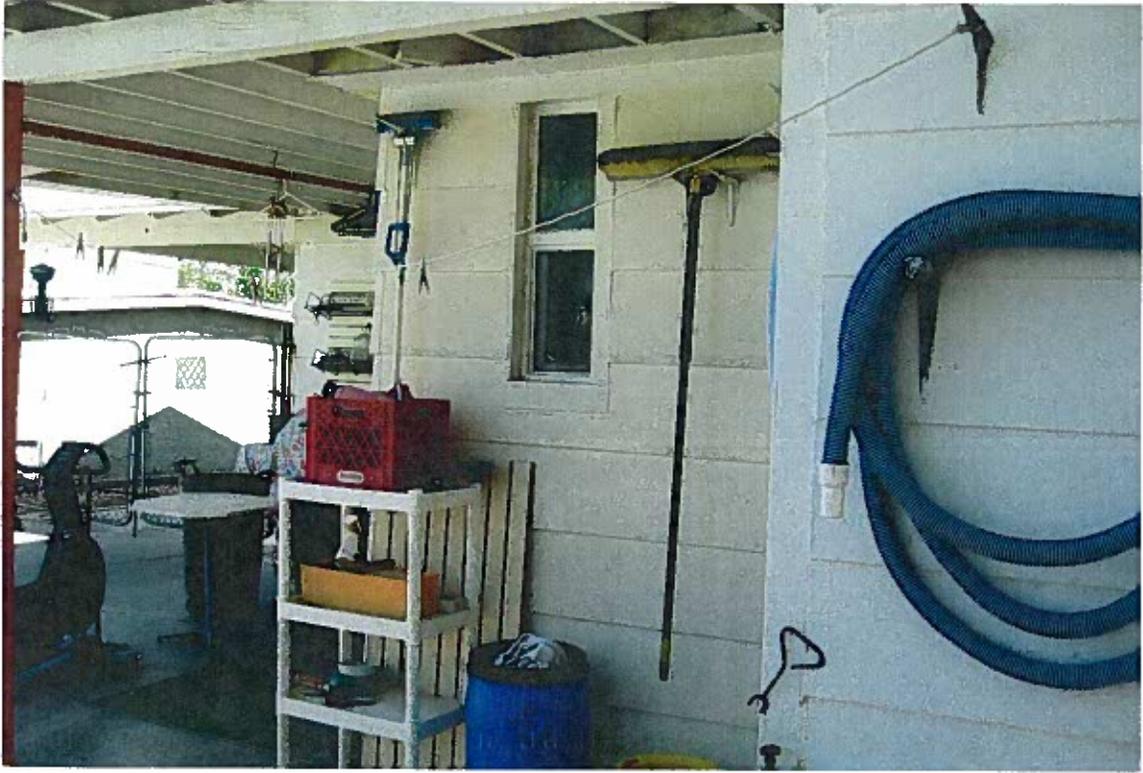
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REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

NOVEMBER 19, 2013

LC-004

SUBJECT	REQUEST FOR A FAÇADE IMPROVEMENT GRANT FOR 50 W. PACIFIC AVENUE
PETITIONER	Economic Development/Redevelopment Division of the Public Affairs Department
RECOMMENDATION	Approve

Facade Improvement Grant Staff Summary
Loan Committee Meeting
November 19, 2013
3:30 pm City Hall Annex Conference Room

Property Address:	50 W. Pacific Ave.
Applicant:	Ginny Bond, Bond Tax LLC
Proposed Used:	Bookkeeping and Tax Services
Redevelopment Area:	Downtown
City Zoning:	DCC-RD – Downtown Core Commercial
Design Review Required:	No
Building Permit Required:	No

Summary

Bond Tax, LLC is a bookkeeping and tax service provider located in the Downtown Redevelopment area at 50 W. Pacific Ave. The owners have been in operation at this location since 2007 and employ three (3) full-time employees year-round and up to five (5) additional employees at various times throughout the year. This façade improvement application includes the following:

- Prep, prime, and paint exterior of the building with two (2) colors that match the existing colors.

Eligibility for Funding

The applicant scored a total of five (5) points and based on project bids is eligible for 80% of the total project cost or \$9,000, whichever is less.

The applicant provided the following three estimates:

*B Redden, Inc. - \$1,540 (max award at 80% is \$1,232)
Fine Interiors - \$2,750 (max award at 80% is \$2,200)
Rainbow Painting, Inc. - \$1,350 (max award at 80% is \$1,080)

***The applicant chose B. Redden, Inc. The applicant did not choose the lowest bid but chose to go with B. Redden because applicant has confidence in and satisfaction with past performance.**

Staff Recommendation

Based on the nature of the proposed project and the fact that this property was awarded a loan to grant in FY2009 for \$6,825 for exterior paint, awnings, and other improvements, staff is recommending denial of a Façade Improvement Grant to 50 W. Pacific Ave. The proposed project fails to meet the intent of the program in that the proposed project is a maintenance type improvement.



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City of Henderson Redevelopment Agency
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
Phone: (702) 267-1515
Fax: (702) 267-1503

FINANCIAL ASSISTANCE APPLICATION

This program provides Redevelopment Agency (RDA) Funds to assist any property owner(s) or tenant(s) who are interested in upgrading or expanding their business located within the boundaries of the Redevelopment Area.

Please contact 702-267-1515 to schedule an appointment to submit a completed application with the required documents and appropriate signatures to avoid any delays in financial consideration. Please print legibly in either blue or black ink. Please select which redevelopment area your business resides in:

Downtown Eastside

1. TYPE OF APPLICATION (check one)

Facade Improvement Program Mini-Façade Improvement
~~no~~ Signage Program Development
 Tenant Improvement Program

2. PROPERTY INFORMATION

Business Name: BOND TAX LLC

Corporation (d/b/a) Partnership Sole Proprietorship

Physical Address: 50 W. PACIFIC AVE

Mailing Address: 50 W. PACIFIC AVE

City: HENDERSON State: NV Zip Code:

Phone: (702) 471-6511 Cell: (702) 302-2300 E-mail: bondtax@cox.net

Building Use:

3. APPLICANT INFORMATION

Name: GINNY BOND

Mailing address: 50 W. PACIFIC AVE.

City: HENDERSON State: NV Zip Code: 89015

Phone: (702) 471-6511 Cell: (702) 302-2300 E-mail: bondtax@cox.net

Do you Own Rent or Lease the subject property?

If you are not the property owner, than owner must complete section 4 and sign the application.

4. PROPERTY OWNER		
Owner name:	GINNY BOND Pacific Properties, LLC	
Mailing address:	50 W. Pacific Ave	
City:	State:	Zip Code:
HENDERSON	NV	89015
Phone:	Cell:	E-mail:
(702) 471-6511	(702) 302-2300	bondtax@cox.net
Are there multiple owners? [] Yes or [] No If yes, provide executed Affidavit for each.		

5. CONTACT PERSON OR REPRESENTATIVE		
Name:	GINNY BOND	
Mailing address:	50 W. Pacific Ave	
City:	State:	Zip Code:
HENDERSON	NV	89015
Phone:	Cell:	E-mail:
(702) 471-6511	(702) 302-2300	bondtax@cox.net

I/We hereby affirm that I/we have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge. The owner invites the City of Henderson (COH) and/or RDA to make all reasonable inspections, investigations, and take pictures of the subject property during the process period associated with the application. I authorize the use of any pictures taken by the COH or the RDA.

I/We have read and understand the selected financial assistance program guidelines, accept the qualification, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the RDA before starting any work on the subject property following approval of the application. I/We must complete, sign, and have notarized a Program Agreement to initiate a date of project execution.

X GINNY BOND 10-29-13
 Applicant signature Date

X GINNY BOND 10-29-13
 Owner signature Date

 Owner signature Date

PROGRAM APPLICATION REQUIREMENTS

App Initials ✓	Facade Improvement Program	RDA Initials ✓
YB	<p style="text-align: center;"><i>* Paint Samples</i></p> <ul style="list-style-type: none"> Complete and signed application form, including a statement indicating the number of new jobs that will be created and/or retained. Ownership disclosure form. Completed W-9 form. Three (3) bids or competitive quotes for proposed work with an itemized cost estimate. Three (3) 8½" x 11" copies of existing and proposed front building elevations showing the exterior (front and side) dimensions of the structure in linear feet. Existing can be satisfied by use of photographs. Project may require development application review. Contact Community Development at 267-1500 for additional information. 	—
YB		—

App Initials ✓	Mini-Facade Improvement Program	RDA Initials ✓
—	<ul style="list-style-type: none"> Complete and signed application form, including a statement indicating the number of new jobs that will be created and/or retained. Ownership disclosure form. Three (3) bids or competitive quotes for proposed work with an itemized cost estimate. Three (3) 8½" x 11" copies of existing and proposed front building elevations showing the exterior (front and side) dimensions of the structure in linear feet. Project may require development application review; additional copies of project may be required. Completed W-9 form. Project may require development application review. Contact Community Development at 267-1500 for additional information. 	—
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App Initials ✓	Signage Program	RDA Initials ✓
—	<ul style="list-style-type: none"> Complete and signed application form, including a statement indicating the number of new jobs that will be created and/or retained. Ownership disclosure form. Written consent from property owner, if applicable. Completed W-9 form. Three (3) bids or competitive quotes for proposed work with an itemized cost estimate. Three (3) 8½" x 11" site plans drawn to scale for requests involving pole signs. Three (3) 8½" x 11" color copies of building exteriors. Photographs can be used. Three (3) 8½" x 11" color copies of all signs to be installed including dimensions drawn to scale. Project may require development application review, additional copies of project may be required (i.e. Architectural Review Committee, CUP). 	—
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App Initials ✓	Downtown/Eastside Tenant Improvement	RDA Initials ✓
—	<p>1. Application, Justification, & Legal Documents</p> <ul style="list-style-type: none"> Complete and signed application form. Signed letter from the property owner authorizing the applicant to submit the 	—
—		—

	<p>request, if applicant is not the property owner.</p> <ul style="list-style-type: none"> • Copy of executed lease for businesses operating in rented premises. The lease should be for a period not less than two (2) years. • Letter explaining request, including a statement indicating the number of new jobs that will be created and/or retained, and the number of floors in the building and usage break out for each floor (e.g. office, retail, restaurant). If requesting additional funding for Green Initiatives, letter must include details on the five elements being incorporated into the design. • Completed W-9 Form. • Legal Structure Documentation is required if the applicant is either a partnership or a corporation (including both Subchapter S and C corporations and LLC's). The documentation required includes the Articles of Incorporation and the By-laws. • Fictitious Business Name Statement is required by any business not operating under the legal name of the entity operating the business. For example, if a sole-proprietorship is owned by John Smith and is being operated under John's name only, no statement is required. If the business is being operated as Smith's Plumbing, however, a recorded statement is required. If a corporation operates under a name other than that on the incorporation documents, a statement is also required. The same standard is used for partnerships and LLC's. • Partnership agreement is required on all partnerships. A general partnership agreement is not required to be recorded at any level. A limited partnership agreement must be recorded with the State of Nevada. <p>2. Construction Documents</p> <ul style="list-style-type: none"> • Three (3) copies of detailed floor plans drawn to a recognized architectural or engineering scale showing all improvements being made. • Development/Construction schedule including specific time frames for each scope of work. • Three (3) bids minimum are required for all improvements, including an itemized cost estimate. <p>3. Financial Documents</p> <ul style="list-style-type: none"> • *A breakdown of the sources and uses of funds for the construction of the project, including prevailing wage, if applicable. Must include proof of funding source, e.g. bank approval of loan for costs that must be covered by the applicant for the improvements. • *Pro-forma financial analysis to include three (3) years of business financial statements and one (1) year of projected business financial statements for the subject property on an already established business. For a start-up business, one (1) year of projected business financial statements for the subject property. Must include detailed information on employment history and performance for the business owner and manager. • *Three (3) years of business income tax returns and three (3) years of personal tax returns for all business partners. • *Credit Report Authorization and Release for all individuals involved in the business. <p>*These items are to be forwarded by the applicant to a 3rd party reviewer retained by the RDA for a professional recommendation on the viability and stability of the business and project (existing and start-up). This process can take an additional week after application packet is received by the Agency. 3rd party reviewer contact information will be provided upon application packet intake.</p>	
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App Initials	Development	RDA Initials
√	<ul style="list-style-type: none"> • Complete and signed application form. • Site coverage. 	√

	<ul style="list-style-type: none"> • Number of floors, including square footage for each floor and use (e.g., office, retail, restaurant, condominium, etc.). • Concept elevations and site plan. • Development/Construction schedule. • Narrative describing how the project complements the Downtown Redevelopment Plan, Downtown Investment Strategy, and Downtown Design Guidelines, if project is located in the Downtown Redevelopment Area. If located in the Eastside Redevelopment Area, the narrative is not required. • A breakdown of the sources and uses of funds for the construction of the project, including prevailing wage if applicable. • Pro-forma financial analysis to include development budget, cash flow analysis and financing plan. • Credit Report Authorization and Release for all individuals involved in the business. • A statement indicating the number of individuals this project will employ that are: Persons living in the area; and Persons living in the area that are: <ul style="list-style-type: none"> - Economically disadvantaged - Physically disabled - A minority - A veteran - Women 	
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Only completed application packets, including all required documentation, will be scheduled for Loan Committee (LC) review. For a schedule of LC meeting dates and submission deadlines, please contact 702-267-1515.

Note: Applying for grant funds does not obligate the Redevelopment Agency (RDA) to allocate funds for the specified project. Only after the review and approval of the application and plans will the RDA authorize funds. The project shall comply with the selected Program Guidelines and only upon approved final inspections by the City of Henderson, will the RDA be obligated to disburse the authorized funds. In the event that application is denied by the Redevelopment Agency's Loan Committee, applicant may appeal to the Redevelopment Agency Board.

<u>Office Use Only</u>	
Date Application Received: _____	Date of Complete Application: _____
Assessor's Parcel Number: _____	Zoning: _____
LC Date: _____	Approved Grant \$ _____
Approval Letter Date _____	Denial Letter Date _____
Certificate of Insurance Received: _____	

BOND TAX LLC
50 W. PACIFIC AVE.
HENDERSON, NV 89015
702-471-6511
bondtax@cox.net

October 28, 2013

City of Henderson
Economic Development/Redevelopment
Daphney Jeffers

RE: Application for Improvements

Dear Daphney,

Bond Tax LLC is submitting a request for a grant for the painting of our building located at 50 W. Pacific Ave. Henderson, NV 89015. We are located in the downtown area and feel that the painting is necessary to maintain the appearance that would enhance both our business and the downtown business area.

Bond Tax LLC currently employees three people full time. During the tax season, from January through June we bring on extra employees; the number can only be determined on as need basis. . In addition, we have provided office space to an independent worker who utilizes 2 to 4 people during the course of her business activity. We could say we have anywhere from 3 to 8 people working in our office at any one time.

The Grant would provide us the opportunity to have the painting done which will enhance the look and the maintenance of our business location.

Respectfully,



Ginny Bond

GENERAL INFORMATION	
PARCEL NO.	179-18-310-130
OWNER AND MAILING ADDRESS	PACIFIC PROPERTY L L C %G BOND 50 W PACIFIC AVE HENDERSON NV 89015-7306
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	50 W PACIFIC AVE HENDERSON
ASSESSOR DESCRIPTION	HENDERSON TOWNSITE PLAT BOOK 3 PAGE 42 LOT 28 BLOCK 35 SEC 18 TWP 22 RNG 63
RECORDED DOCUMENT NO.	* 20080325:05196
RECORDED DATE	03/25/2008
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	503
APPRAISAL YEAR	2013
FISCAL YEAR	13-14
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2012-13	2013-14
LAND	6739	6739
IMPROVEMENTS	13866	13869
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	20605	20608
TAXABLE LAND+IMP (SUBTOTAL)	58871	58880
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	20605	20608
TOTAL TAXABLE VALUE	58871	58880

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.13 Acres
ORIGINAL CONST. YEAR	1942
LAST SALE PRICE MONTH/YEAR	285000 09/07
LAND USE	1-10 RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	1548	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	1548	STORIES	ONE STORY	POOL	YES
2ND FLOOR SQ. FT.	0	BEDROOMS	3	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	2 FULL	TYPE OF CONSTRUCTION	FRAME SIDING/SHGLE
GARAGE SQ. FT.	0	FIREPLACE	1	ROOF TYPE	COMP SHINGLE
CASITA SQ. FT.*	0				

*Note: Casita square footage not included in Total Living square footage.

B.REDDEN INC
4212 TIMPANI DR FULLY INSURED
LAS VEGAS NV 89110

ST.LIC # 40171-A
OFF #702-369-2401
FAX #702-438-8014

PROPOSAL/CONTRACT GOOD FOR THIRTY DAY,S
E MAIL billy_redden@hotmail.com or hugoal122@gmail.com
PROPOSAL #5013 ISSUE NUMBER DATE 10/21/13

SUBMITTED TO. BOND TAX

WORK TO BE PREFORMED AT.50 W. PACIFIC AVE HENDERSON NV. 89105

WE HERE BY PROPOSE TO FURNISH ALL MATERIAL AND LABOR NECESSARY FOR THE
COMPLETION OF THIS PROJECT
EXTERIOR WORK ONLY

HEAVY PREPATION ON NORTH SOUTH AND EAST SIDE,S OF BUILDING.

POWER WASH COMPLETE EXTERIOR OF BUILDING TO REMOVE AS MUCH LOOSE
PAINT AS POSSIBLE.SPOT PRIME BUILDING WHERE NEEDED.

REPAINT SOUTH SIDE EAST SIDE & 25 FEET OF NORTH SIDE OF BUILDING	-----\$980.00
PAINT REMAINDER OF BUILDING,S EXTERIOR	-----\$ 560.00

\$ 1540

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED ABOVE.ALL WORK WILL BE
PREFORMED IN A WORKMAN LIKE MANNER. FOR THE SUM OF.

\$ 1554.00 FIFTEEN HUNDRED SND FIFTY FOUR DOLLARS.

PAYMENTS TO BE MADE AS FOLLOWS. TO BE PAID IN FULL UPON
COMPLETION OF WORK

CONTRACTOR,S SIGNATURE. *Billy & Redden*

THE ABOVE PRICE,S AND SPECIFICATION,S AND CONDITION,S ARE SATISFACTORY AND ARE HERE BY ACCEPTED
YOU ARE AUTHORIZED TO COMPLETE THIS CONTRACT AS SPECIFIED. PAYMENT,S WILL BE MADE AS OUTLINED
ABOVE.

ACCEPTANCE OF PROPOSAL. SIGNATURE AND DATE. _____



1930 Village Center Circle 3-365
 Las Vegas, NV 89134
 Phone: 702 208 3692

PROPOSAL SUBMITTED TO: <i>BOND TAX</i>	DATE <i>10-17-13</i>
ADDRESS <i>50 Pacific St</i>	ATTENTION
PHONE <i>471-6511</i>	E-MAIL/ FAX

FINE INTERIORS & PAINTING HEREBY SUBMITS A PROPOSAL FOR THE FOLLOWING WORK:

2750 { • Pressure wash Exterior
 • Scrap, sand, and spot prime bare wood
 • Repaint entire exterior back brush all wood.

1050.00 • Paint back wall and wrought Iron.

Fine interiors & painting will furnish materials and labor to complete the above work for the sum of:	<i>2750.00 Building</i> <i>1050.00 wall</i>
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Payment to be made as follows: <i>In full upon completion</i>	<i>[Signature]</i> Authorized signature
--	--

ACCEPTANCE OF PROPOSAL

Any variations from the contract involving extra materials and/or labor will be performed only upon written agreement and billed in addition to the contract price. Agreements made with our workmen are not recognized. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents, or delays beyond our control. The above prices and conditions are satisfactory and are hereby accepted. Fine Interiors & Painting is authorized to do the work as specified. Payment will be made as stated above.

Signature	Date
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RESIDENTIAL CONSTRUCTION RECOVERY FUND (NRS 624.520): Payment may be available from the Recovery Fund if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this State. To obtain information relating to the Recovery Fund and filing a claim for recovery from the Recovery Fund, you may contact the State Contractors' Board at the following location:
 State Contractors' Board - Henderson: 702-486-1100. Address: 2310 Corporate Circle, Ste 200, Henderson, NV 89074

Lic. # 59035
 Lic. # 68003

Monetary Limit: \$850,000
 Monetary Limit: \$850,000

Proposal

RAINBOWPAINTING INC
702-985-3057
702-465-3336
EMAIL RAINBOWPAINTINGLV@
YAHOO.COM LIC72270

RAINBOWPAINTING INC
702-985-3057
702-465-3336
RAINBOWPAINTINGLV@
YAHOO.COM LIC72270

Proposal Submitted To: <u>Bond Tax</u>	Job Name	Job #
Address <u>50 W Pacific</u>	Job Location	
<u>Henderson</u>	Date <u>9/10/13</u>	Date of Plans
Phone # <u>702-471-6511</u>	Fax #	Architect

We hereby submit specifications and estimates for: Exterior painting

1. Area to be painted.
① wall - trim (color railing => front)
(no doors, brick fence) no storage.
2. Preparation
① Power wash ② Primer (damage area)
③ Scraping all loose paint.
3. color : Same as original.

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ 1,350 Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____ Signature _____

Redevelopment Programs Points Tally

Program and Area: Downtown Façade Improvement Program		
Applicant Name: Ginny Bond, Bond Tax, LLC		
Applicant Address: 50 W Pacific		
Total Points Awarded: 5	Bonus Award: \$	\$ -
Total Max Award (including Bonus if applicable): \$12,000		Total Award for this Applicant: \$1,232

Category	Y or N	Max Possible Points	Points/Bonus Awarded
Retail		2	
Restaurant		2	
Bar, Tavern, Urban Lounge		2	
Hotel		2	
Civic		2	
Specialty Retail/Gourmet Grocery		2	
Medical/Dental Office		2	
All Other Offices		1	
Service		1	1
Spaces with more than 6 months vacancy		1	
Building fronting Boulder Hwy, Water St, Pacific, Basic, or Lake Mead		1	1
1-5 Jobs		1	1
6-10 Jobs		2	
11 > Jobs		3	
3 years executed lease		1	
5 years executed lease		2	2
Sustainability Bonus		10% of award \$\$	
Double Frontage Façade Bonus		50% of award \$\$	
Total Points Awarded			5

- Façade Improvement Program**
- 3 points total: Awarded up to \$9,000
 - 4 points total: Awarded up to \$10,500
 - 5 points total: Awarded up to \$12,000**
 - 6 or more points total: Awarded up to \$15,000
- Tenant Improvement Program**
- 3 points total: Awarded up to \$10 per square foot
 - 4 points total: Awarded up to \$15 per square foot
 - 5 points total: Awarded up to \$20 per square foot
 - 6 or more points total: Awarded up to \$25 per square foot