



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

**Regular Meeting
Tuesday, October 22, 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 the **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.	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 206 W. BASIC ROAD <i>(For Possible Action)</i>
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APPROVE A RESIDENTIAL IMPROVEMENT GRANT FOR 206 W. BASIC ROAD.

3.	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 285 W. BASIC ROAD <i>(For Possible Action)</i>
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APPROVE A RESIDENTIAL IMPROVEMENT GRANT FOR 285 W. BASIC ROAD.

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., October 17, 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

OCTOBER 22, 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

OCTOBER 22, 2013

LC-002

SUBJECT	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 206 W. BASIC ROAD
PETITIONER	Economic Development/Redevelopment Division of the Public Affairs Department
RECOMMENDATION	Approve

**Residential Improvement Program Grant
Loan Committee Meeting
October 22, 2013
3:30 pm City Hall Annex Conference Room
Amended Staff Analysis**

Property Address: 206 W. Basic Rd
Applicant: Walt Conrad
Improvement: Exterior Façade Painting
Redevelopment Area: Downtown
City Zoning: DCC-RD – Downtown Core Commercial with
Redevelopment Overlay

Summary

The current use of this property is as a legal non-conforming single family residence in a DCC-RD Zone. The application before the loan committee is for funding to assist with the following improvements to the existing exterior façade of the home:

1. Prep exterior wall surfaces that have faded and prime trim and fascia of the house;
2. Paint exterior wall surfaces that have faded and blend with existing walls that remain in good condition and paint window frames, eaves and fascia of the house which are flaking.

The proposed color for the field patching is Toque White to match the existing paint and the trim color is Aleutan.



The applicant has provided two estimates from licensed contractors:

American Painting LLC - \$1,250.00
CertaPro Painters - \$2,100.00 (this estimate did not include the addition of the pop outs)

The applicant has indicated his intent to use American Painting at a cost of \$1,250. Although the Program will pay up to \$1,500 for an owner occupied unit, there is a requirement for an owner contribution of 15%. Therefore, the maximum amount that the applicant is eligible for is \$1,062.50 with the owner paying \$187.50.

Staff Recommendation

It is the recommendation of staff that the Loan Committee conditionally approve a Residential Improvement Grant for façade painting to 206 W. Basic Road in an amount not to exceed \$1,062.50 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 estimate;
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

OCTOBER 22, 2013

LC-003

SUBJECT	REQUEST FOR A RESIDENTIAL IMPROVEMENT GRANT FOR 285 W. BASIC ROAD
PETITIONER	Economic Development/Redevelopment Division of the Public Affairs Department
RECOMMENDATION	Approve

**Residential Improvement Program Grant
Loan Committee Meeting
October 22, 2013
3:30 pm City Hall Annex Conference Room**

Property Address:	285 W. Basic Rd
Applicant:	Mary Ann Young
Improvement:	Façade Painting and Front Yard Fencing
Redevelopment Area:	Downtown
City Zoning:	DRM-RD – Downtown Medium Residential with Redevelopment Overlay

Summary

The current use of this property is as a single family residence in a DRM-RD Zone. The home was constructed in 1952. The application before the Loan Committee includes requests for funding both the Façade Painting Program and the Front Yard Fencing.

The Façade Painting will include pressure washing the house, scaling loose paint, priming bare wood surfaces, minor repairs to cracks in the stucco, and paint all exterior surfaces. The applicant has provided the following two estimates:

1. Level Line Builders - \$1,950
2. Prizm Paint - \$2,898

The Front Yard Fencing request is to replace a dilapidated gate that provides access from the front yard to the rear yard. This home has a wall around the rear yard but does not have a fence or wall around the front yard. A photo of the condition of the existing gate has been provided by the applicant. Two estimates for the cost of replacing the existing wood gate with a wrought iron gate have been provided:

G&B Fence - \$875
Level Line Builders - \$450

*The applicant intends to use Level Line Builders for both projects.



The proposed color for the house and gate will be the same as the existing color of the home. As can be seen from the above photo, the landscaping was recently updated.

The Façade Paint Program will pay up to \$1,500 for an owner occupied unit, but requires an owner contribution of 15%. The Front Yard Fence Program will pay up to \$2,000, but requires an owner contribution of 10%. As a result, the Program will pay the following amounts:

Façade Paint Program - \$1,500 with owner contribution of \$450

Front Yard Fencing - \$405 with owner contribution of \$45

Staff Recommendation

It is the recommendation of staff that the Loan Committee conditionally approve a Residential Improvement Grant for Façade Painting and Front Yard Fencing improvements to 285 W. Basic Road in a total amount not to exceed \$1,905 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.

October 2, 2013

The City of Henderson
Redevelopment Agency

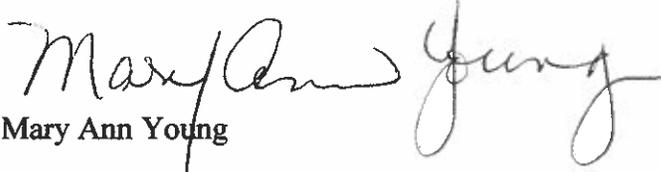
To Whom It May Concern:

I have not submitted any color samples as I want the existing colors to remain the same. I believe they are neutral and match the rock facade on the front of the house as well as the rock in the landscape. I had my front yard converted several years ago to desert landscaping and the contractor intentionally selected rock that went with the color of the house and trim.

I have spoke with the contractors on this matter and they will be able to match the colors.

The colors of the house are apparent in the pictures that I included.

Thank you for your consideration,


Mary Ann Young



