



**CITY OF HENDERSON
REDEVELOPMENT AGENCY ADVISORY COMMISSION
AGENDA**

**Regular Meeting
Tuesday, May 25, 2010
4:00 p.m.**

**City Hall Council Chambers Conference Room
240 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. All items are action items unless otherwise noted.

CITY OF HENDERSON WEB SITE ADDRESS: <http://www.cityofhenderson.com>

- I. CALL TO ORDER**
- II. CONFIRMATION OF POSTING AND ROLL CALL**
- III. ACCEPTANCE OF AGENDA**
- IV. ITEMS OF BUSINESS**

1.	MINUTES CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF APRIL 27, 2010
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Recommend approval of City of Henderson Redevelopment Agency Advisory Commission minutes of April 27, 2010 meeting.

2.	DOWNTOWN SIGN GRANT CONVERSIONS
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Recommend approval of the conversion of the above listed Downtown Sign Loan-to-Grant awards to Grant awards.

3.	EASTSIDE SIGN LOAN TO GRANT PROGRAM REVISIONS
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Recommend approval of the Eastside Sign Loan-to-Grant Program conversion to a Grant Program and that if budgeted funds for the program are exhausted and there are current budget funds available, those funds may be transferred at staff's discretion, based on the success of the program.

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ITEMS OF BUSINESS (Cont.)

4.	DOWNTOWN HOMEOWNERS' ASSISTANCE PROGRAM FY11 GRANT TO CITY OF HENDERSON NEIGHBORHOOD SERVICES DIVISION NOT TO EXCEED \$275,000
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Recommend approval of the Downtown Homeowners' Assistance Program FY11 Grant to the City of Henderson Neighborhood Services Division not to exceed \$275,000.

5.	EASTSIDE HOMEOWNERS' ASSISTANCE PROGRAM FY11 GRANT TO CITY OF HENDERSON NEIGHBORHOOD SERVICES DIVISION NOT TO EXCEED \$375,000
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Recommend approval of the Eastside Homeowners' Assistance Program FY11 Grant to the City of Henderson Neighborhood Services Division not to exceed \$375,000.

6.	CONTRACT FOR SERVICES – NATIONAL DEVELOPMENT COUNCIL
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Recommend approval of the professional services contract with the National Development Council not to exceed \$70,000 for FY11.

7.	FOURTH AMENDMENT TO THE OWNER PARTICIPATION AGREEMENT BY AND BETWEEN THE CITY OF HENDERSON REDEVELOPMENT AGENCY AND COMMERCE ASSOCIATES, LLC
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Recommend approval of Fourth Amendment to the Owner Participation Agreement by and between the City of Henderson Redevelopment Agency and Commerce Associates, LLC.

8.	RESOLUTION NO. _____ APPROVING THE ASSUMPTION AGREEMENT TO RECOGNIZE RICHMOND AMERICAN HOMES OF NEVADA, INC. AS A PERMITTED SUCCESSOR TO THE LADERA RESIDENTIAL, LLC OPA (CORNERSTONE RDA)
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Recommend approval of Assumption Agreement to recognize Richmond American Homes of Nevada, Inc. as a Permitted Successor to the Ladera Residential, LLC OPA.

9.	RESOLUTION NO. ____ - A RESOLUTION OF THE CITY OF HENDERSON REDEVELOPMENT AGENCY, PROVIDING FOR THE AUGMENTATION OF THE 2009/2010 BUDGET WITH FUNDS IN THE FORM OF RESOURCES ANTICIPATED TO FALL SHORT OF THAT BUDGETED AND RECITING THE APPROPRIATIONS TO BE AUGMENTED; AND OTHER MATTERS RELATING THERETO.
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Recommend adoption of Resolution No. ____ of the City of Henderson Redevelopment Agency, providing for the augmentation of the 2009/2010 budget with funds in the form of resources anticipated to fall short of that budgeted and reciting the appropriations to be augmented; and other matters relating thereto.

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ITEMS OF BUSINESS (Cont.)

10.	PROJECTS UPDATE
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Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: GSG Development/Park Heights. Downtown Redevelopment Area: Asset Central (323 Water Street); Boulder Highway Investment Strategy; Business Recruitment and Retention; City Lights Gallery (3 Army); City Tower (Southwest corner of Lake Mead Parkway and Water Street); Creating Communities Project; Crisman Building (147 Water Street); Downtown Arts & Culture; Downtown Investment Strategy; Downtown Monumentation and Signage; Downtown Power Needs; Gateway (3 S. Water Street); Lake Mead Crossing (Parcels located on the north side of Lake Mead Parkway between Water Street and Basic Road); Lake Mead/Warm Springs Retail; North Water Street Improvements; Parking Study; Pacific Ridges (Parkline Lofts - Southeast corner of Basic Road and Pacific Avenue); Pinnacle (203 S. Water Street); Prepayment to Parks; Public Art; Public Relations/Branding; Senior Center Infrastructure; Site A/Cherry Development (4.5 acres generally located at the southwest corner of Victory Road and Water Street); Shurtleff Building (38 S. Water Street); The Meridian (155 S. Water Street); Water Street South, Phase I & II (303, 311 S. Water Street); Art Loan to Grant Program; Façade Improvement Program; Homeowners Assistance Program; Revolving Loan Fund Program; Sign Grant Program; Farmer's Market Coupon Program. Eastside Redevelopment Area: Boulder Highway Investment Strategy; Bruce/Randy Way; Eastside Funding Assistance; Landwell/Cadence; Museum Site-95/Galleria; Wells Park and Boys and Girls Club. Tuscany. Lakemoor Canyon. Administration/All Areas: Burkholder Wall; Collaborative Community/ Neighborhood Relations/ Enforcement Committee; Public Relations/ Outreach; Real Estate Management Strategy; Redevelopment Performance Objectives; LEED ND; Legislative Requests.

V. 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).

VI. DIRECTOR'S/CHAIRMAN'S BUSINESS

- April 2010 Financial Report
- Manager Updates

VII. SET NEXT MEETING

- June 22, 2010 at 4:00 p.m.

VIII. ADJOURNMENT

Agenda posted prior to 9:00 a.m. on May 19, 2010 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