



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

**Regular Meeting
Tuesday, June 26, 2012
4:00 p.m.**

**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 ADVISORY COMMISSION MEETING OF May 22, 2012 (For Possible Action) Approve the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of May 22, 2012.
2.	SPECIAL EVENTS PUBLIC SAFETY GRANT TO CITY OF HENDERSON CULTURAL ARTS AND TOURISM IN THE AMOUNT OF \$30,000 (For Possible Action)

(CONTINUED ON NEXT PAGE)

Approve the Grant to the City of Henderson Cultural Arts and Tourism Department to be used for public safety during special events within Redevelopment areas in an amount not to exceed \$30,000.

3.	EASTSIDE MINI FACADE GRANT (For Possible Action)
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Approve the Eastside Mini Façade Grant Program and Guidelines.

6.	PROJECTS UPDATE
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Discuss project updates for the following projects and accept report. Cornerstone Redevelopment Area: Shortfall Note; Ladera Parcels; Loretto Bay. Downtown Redevelopment Area: Business Recruitment/Development; City Tower (Southeast corner of Lake Mead Parkway and Water Street); Create Comprehensive Development and Business Recruitment Incentive Packages; Environmental Protection Agency Sustainable Community Building Blocks Program Grant; Former Asset Central Site: Former Parkline Site; Marketing the Water Street District; Marketing To Developers, Business Owners & Consumers; NSP Funds; Outreach; Residential Development Team; Pinnacle Building; Residential Development Team; Senior Center/Pacific Pines; Social Gathering Space Team; Site A; Townhouse Motor Lodge; Water Street District Business Association; Façade Improvement Program. Eastside Redevelopment Area: Bifurcation; Boulder Highway Business Coalition; Business Recruitment; Eastside Investment Strategy; Eastside Business Coalition; Landwell/Cadence; Museum Site-95/Galleria; Union Village; Wells Park; Façade Improvement Program; Sign Grant Program. Tuscany: Note; OPA; Semi-Annual Payment. Lakemoor Canyon: Bill; House Subcommittee on Energy and Mineral Resources, Federal Land sale. Administration/All Areas: Audit; Applied Analysis White Paper on Tax Increment; Bonds; Budget; Business License Counts; Financials; Homeowner Assistance Program; IMPLAN Software; NDC; New Markets Tax Credit Training; Outreach; Redevelopment Association of Nevada (RAN); Revenue; Tax Increment Distribution.

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. **DIRECTOR'S/CHAIRMAN'S BUSINESS**

- Financial Update

VIII. **SET NEXT MEETING**

- July 24, 2012 at 4:00 p.m.

IX. **ADJOURNMENT**

Agenda posted prior to 9:00 a.m. on June 14, 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



RAC

REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

JUNE 26, 2012

RAC-001

SUBJECT	Minutes—City of Henderson Redevelopment Agency Advisory Commission Meeting of May 22, 2012.
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

FISCAL IMPACT:

No Impact

Budget funds available

Augmentation required

BACKGROUND / DISCUSSION / ALTERNATIVES:

RECOMMENDED MOTION:

Approve the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of May 22, 2012.

Supporting Documentation:

Minutes consisting of five (5) pages

**CITY OF HENDERSON REDEVELOPMENT AGENCY
ADVISORY COMMISSION
MINUTES
May 22, 2012**

I. CALL TO ORDER

Chairman Tom Foster called the Redevelopment Advisory Commission to order at 4:05 p.m. in the 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
Mark McGinty
Richard Serfas
Stan Southwick
Laura Jane Spina (arrived at 4:10 p.m.)

Excused: Tom Fay
David Chavez

Staff: Lisa Sich, Special Projects Accountant
MaryAnne Cruzado, Admin Assistant III
Mark Backus, Assistant City Attorney
Bob Cooper, Economic Development/Redevelopment Manager
Dave Norris, Real Estate Portfolio Manager

Guests: None

III. ACCEPTANCE OF AGENDA

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

IV. PUBLIC COMMENT:

There were no comments presented by the public.

V. NEW BUSINESS

1.	MINUTES FOR THE CITY OF HENDERSON REDEVELOPMENT AGENCY ADVISORY COMMISSION MEETING OF April 24, 2012.
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Recommend approval of the minutes of the City of Henderson Redevelopment Agency Advisory Commission meeting of April 24, 2012.

(Motion) Mr. McGinty introduced a motion to approve the minutes of April 24, 2012, as submitted. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

2.	A RESOLUTION OF THE CITY OF HENDERSON REDEVELOPMENT AGENCY, PROVIDING FOR THE AUGMENTATION OF THE 2011/2012 BUDGET WITH FUNDS IN THE FORM OF RESOURCES ANTICIPATED TO EXCEED THAT BUDGETED AND RECITING THE APPROPRIATIONS TO BE AUGMENTED; AND OTHER MATTERS RELATING THERETO
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Recommend approval of the resolution of the City of Henderson Redevelopment Agency, providing for the augmentation of the 2011/2012 budget with funds in the form of resources anticipated to exceed that budgeted and reciting the appropriations to be augmented; and other matters relating thereto

Lisa Sich, Special Projects Accountant, presented the resolution and gave a brief summary.

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

3.	EASTSIDE TENANT IMPROVEMENT GRANT
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Recommend approval of the Eastside Tenant Improvement Grant Program and Guidelines.

Lisa Sich, Special Projects Accountant, gave a brief summary of the proposed item and stated staff recommends approval.

Mr. McGinty commented that this is a great program to move out to other Redevelopment zones. Mr. Southwick agreed.

(Motion) Mr. Serfas introduced a motion to recommend approval of the Eastside Tenant Improvement Grant Program and Guidelines. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

4.	TERMINATION AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HENDERSON REDEVELOPMENT AGENCY AND SNOW FAMILY TRUST
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Recommend approval of the Termination Agreement for the Disposition and Development Agreement by and between the City of Henderson Redevelopment Agency and Snow Family Trust and direct staff to record a Release Against the Property.

Lisa Sich, Special Projects Accountant, gave a brief summary of the proposed item as the term agreement and the next item as the land sale agreement and stated staff recommends approval.

Mr. Southwick inquired if the Snow Family was aware of the purchase. Mr. Dave Norris, Real Estate Portfolio Manager, replied that they did and that the agency was just using the provision to buy back the lot and hold it for future use.

Chairman Foster & Ms. Spina abstained from voting due to the nature of their involvement in the development of the project.

(Motion) Mr. Southwick introduced a motion to recommend approval of the Termination Agreement for the Disposition and Development Agreement by and between the City of Henderson Redevelopment Agency and Snow Family Trust and direct staff to record a Release Against the Property. The vote favoring approval was unanimous. Foster and Spina abstained. Vice-Chairman McGinty declared the motion carried.

5.	LAND SALE AND PURCHASE AGREEMENT BY AND BETWEEN THE CITY OF HENDERSON REDEVELOPMENT AGENCY AND SNOW FAMILY TRUST
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Recommend approval of the Land Sale and Purchase Agreement by and between the City of Henderson Redevelopment Agency and Snow Family Trust.

Mr. Norris reiterated that this item is the actual purchase agreement for the property and stated staff recommends approval.

(Motion) Mr. Serfas introduced a motion to recommend approval of the Land Sale and Purchase Agreement by and between the City of Henderson Redevelopment Agency and Snow Family Trust. The vote favoring approval was unanimous. Foster & Spina abstained. Vice-Chairman McGinty declared the motion carried.

6.	PROJECTS UPDATE
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Discuss project updates and accept the report.

Ms. Sich reviewed a memorandum regarding the status of projects as of May 8, 2012 this included a viewing of the business advertising through the Water Street District Business Association.

Bob Cooper, Economic Development and Redevelopment Manager, shared the following updates:

- Staff attended the International Council of Shopping Centers (ICSC) and there are reports of interest in retail growth.
- Economic development staff entertained Opportunity Village who had an all staff meeting last Friday at the Henderson Convention Center. The Mayor welcomed them and staff gave a speech. Opportunity Village has outgrown their Walters Campus/Facility. They have had significant growth in document destruction; shredding operations amounting to 12 tons per day. They have had significant growth in document imaging-60,000 pages per day. They have big clients such as Caesars, NV Energy, Wells Fargo, and the City of Henderson. They will keep the document shredding organization so we need to help them find a new location, nearby in the Eastside or Downtown area so it is not difficult for them to manage.

Mr. Norris shared the following updates:

- The Pinnacle will be on the 6/5 City Council meeting. The agency has a note with the City to do the purchase on the Pinnacle Building. Working on restructuring the loan to stop the interest from moving forward that will save the agency \$130,000/year.
- For the next budget year, staff will do a façade improvement on the Lotus building (City-owned building). The land fund money will be used and not the RD funds.
- 314 Nebraska is on short sale.
- NSP Funds – This was brought to the board six months ago to look into metal streets as part of the Neighborhood Stabilization Program. There were discussions regarding purchase. The Redevelopment Agency owns seven parcels that are tied up in escrow but the earliest to close on anything will be late July due to various factors.
- Real Estate staff is working on an RFP for the old Parkline site to see if we can get a multi-family developer interested in it. Rentals have become a hot market in some people’s opinion. A proposal has been put together in respect to the input we received from the Downtown Investment Strategy.

This will come out in July. Part of the RFP is market rate, non-age restricted.

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

V. PUBLIC COMMENT

There were no comments presented by the public.

VI. DIRECTOR'S/CHAIRMAN'S BUSINESS

- Financial Update

Ms. Sich presented the RDA's financial update as of April 30, 2012.

VII. SET NEXT MEETING

The next meeting was scheduled for June 26, 2012, at 4:00 p.m.

VIII. ADJOURNMENT

There being no further business to be discussed, the meeting was adjourned at 4:36 p.m.

Respectfully submitted,

MaryAnne Cruzado,
Recording Secretary



RAC

REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

June 26, 2012

RAC-002

SUBJECT	Special Events Public Safety Grant to City of Henderson Cultural Arts and Tourism in the amount of \$30,000
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

FISCAL IMPACT:

No Impact Budgeted funds available Augmentation required

FUNDING SOURCE, AMOUNT, AND ACCOUNT NUMBER(S) TO BE CHARGED:

FY13 2092-1001-601436-H0045 \$ 30,000.00

BACKGROUND / DISCUSSION:

Periodically throughout the year, Cultural Arts and Tourism holds special events within Redevelopment Areas of the City. The events provide Redevelopment the opportunity to market the areas to a wide section of the population who might not normally visit, provide information on Redevelopment activities and programs, open a new customer base to businesses within the RDA areas, and have a positive economic impact to businesses within the areas both during and after the events.

Super Run, ArtFest, the St. Patrick's Day Parade, and the like yearly attract hundreds of thousands of visitors to the Downtown Redevelopment Area and millions in revenues to Henderson.

During the events, as an added precaution, Henderson Police Officers provide security, ensuring that the residents, businesses and visitors have a safe experience. Grant funds, up to \$30,000, will be used to pay for police services for those activities held within the Downtown Redevelopment Area.

RECOMMENDED MOTION:

Approve the Grant to the City of Henderson Cultural Arts and Tourism Department to be used for public safety during special events within Redevelopment areas in an amount not to exceed \$30,000.

Supporting Documentation:

Grant Award Agreement between Agency and Cultural Arts and Tourism consisting of five (5) pages

GRANT AWARD AGREEMENT

This Grant Award Agreement ("Agreement"), dated as of July __, 2012 ("Effective Date") by and between **CITY OF HENDERSON CULTURAL ARTS AND TOURISM** ("Grantee") and the **CITY OF HENDERSON REDEVELOPMENT AGENCY** ("Agency"). Grantee and Agency are collectively referred to herein as the "Parties."

RECITALS

A. Agency is a Community Redevelopment Agency formed, existing and exercising its powers pursuant to the provisions of the Community Redevelopment Law, Nevada Revised Statute Sections 279.382 et seq. ("Community Redevelopment Law").

B. On October 4, 1995, the City Council of the City of Henderson (the "City") adopted Ordinance No. 1618 (as subsequently amended on January 5, 2004 by Ordinance No. 2243 and on January 3, 2006 by Ordinance No. 2426), adopting the Redevelopment Plan for the Downtown Redevelopment Project Area (the "Redevelopment Plan").

C. The Agency is responsible for the implementation of the Redevelopment Plan in the Downtown Redevelopment Project Area ("Project Area").

D. Grantee has requested, and Agency has agreed to provide, a grant in the amount of **Thirty Thousand (\$30,000)** ("Grant") to support public safety during special events for those events in the Downtown area.

E. The Agency has determined that the provision of a grant to Grantee pursuant to the terms of this Grant Award Agreement is consistent with the Redevelopment Plan and is in the interest of the health, safety and welfare of the residents of the Project Area and the City.

NOW, THEREFORE, Agency and Grantee agree as follows:

1. Grant Terms.

1.1 Grant Application. Grantee acknowledges that the Grant is to be used solely for the purpose of providing public safety for those events within Redevelopment Areas.

1.2 Grant Purpose. Agency agrees to make the Grant to Grantee solely for the purpose of providing marketing opportunities to promote redevelopment areas, the businesses, development and housing opportunities located within those areas, and to attract visitors and generate revenue to the areas, and to provide public safety during the events. The Grant shall not exceed the authorized eligible costs.

1.3 Grant Amount. Agency agrees to provide to Grantee, subject to the terms of this Agreement, a Grant not to exceed **Thirty Thousand Dollars (\$30,000)** of that amount to be used to provide public safety through use of the Henderson Police Department for events to be held within the Downtown Redevelopment Area.

2. Conditions Precedent to Agency's Obligation to Disburse. The obligation of Agency to fund the Grant and disburse the proceeds thereof is conditioned upon the receipt by Agency of the following:

2.1 Grant Documents. The executed Grant Documents, acknowledged where appropriate, duly executed by Grantee;

2.2 Quarterly Reports. No later than forty-five (45) working days after the end of each quarter ended September, December, March and June, Cultural Arts and Tourism must provide to the Agency a report of the funds used for each event, along with the number and hours of police protection during the event, number of attendees, estimated economic impact, if appropriate, and description of how redevelopment businesses were involved in the event, if appropriate.

2.3 Annual Report. No later than forty-five (45) working days after the end of the fiscal year, Grantee must provide a report of all grant funds used. In the event the amount expended by Grantee is less than the grant award, then any remaining funds must be returned to the Agency.

2.4 Use of Convention Center Rental Space. In consideration of receipt of the grant, periodically throughout the year, Cultural Arts and Tourism will allow the use of Henderson Convention Center space for public outreach and other work-related meetings at no charge to the Redevelopment Agency.

3. Representations and Warranties. To induce Agency to enter into this Agreement, Grantee hereby makes the following representations and warranties, which shall survive the execution and performance of this Agreement and the other Grant Documents, and continue until all obligations to Agency hereunder and there under have been satisfied in full:

3.1 Legal Status. Grantee has the authority to enter this Agreement, and to obtain and secure the Grant.

3.2 Validity and Authorization. All information provided to the Agency is true and correct and there have been no material changes from the date of application to the date of execution of the Grant Agreement.

4.0 Use of Funds. Grantee agrees to use the proceeds of the Grant solely for the purposes described in Section 1.2 above.

5.0 Audit Protocol. The Agency reserves its rights to audit the records of the grant expenditures at six-month (6) intervals to ensure accurate records are being kept, that funds are being expended within the approved guidelines, and that appropriate records (such as photos) are being maintained.

6.0 Notices. All notices, requests and demands given to, or made upon, any party to this Agreement shall be deemed to have been given or made when properly deposited in the U.S. mail and addressed as follows:

Grantee: **CITY OF HENDERSON CULTURAL ARTS AND TOURISM**
240 Water Street
Henderson, NV 89015

Agency: City of Henderson Redevelopment Agency
240 Water Street
Henderson, NV 89009

Signatures on following page.

IN WITNESS WHEREOF, the parties above-mentioned have entered into this Agreement the day and year first above mentioned.

GRANTEE	AGENCY
CITY OF HENDERSON CULTURAL ARTS AND TOURISM DEPARTMENT	CITY OF HENDERSON REDEVELOPMENT AGENCY
_____ ANDREA PRIMO Director of Cultural Arts and Tourism	_____ JACOB L. SNOW Executive Director Approved as to form: _____ JOSH M. REID Agency Counsel



RAC

REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

June 26, 2012

RAC-003

SUBJECT	Eastside Mini Façade Grant
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

FISCAL IMPACT:

No Impact
 Budgeted funds available
 Augmentation required

CMTS Number(s): N/A

FUNDING SOURCE, AMOUNT, AND ACCOUNT NUMBER(S) TO BE CHARGED:

FY2013 \$150,000 2097-1001-601436-H0008

BACKGROUND / DISCUSSION / ALTERNATIVES:

The Downtown Mini Façade Grant Program was established in August 2008 for the purpose of allowing for minor exterior improvements such as painting, the addition of awnings and decorative elements, and minor repairs. Funding for that program came from the existing budget of the Façade Loan to Grant Program. Funding for the Eastside Mini Façade Program would come from the existing Eastside Façade Loan to Grant Program budget.

The Eastside Mini Façade Grant Program is distinguished from the existing Façade Improvement Loan-to-Grant program by the following criteria:

1. This new program is intended to pay for minor exterior repairs and maintenance such as painting and stucco repair.
2. This new program is organized strictly as a grant. The existing Loan-to-Grant is arranged as a loan with deferred payments and interest during the initial five year period. As long as the building improvements are maintained during the five year period, 100% of the loan and 100% of the accrued interest is forgiven at maturity.

(CONTINUED ON NEXT PAGE)

RECOMMENDED MOTION:

Approve the Eastside Mini Façade Grant Program and Guidelines.
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3. The amount of money that can be requested in the new program is limited to a maximum of \$3,000 for a building façade greater than 65 linear feet. This new program is available to either the property owner or lessee, based upon notarized consent of the property owner for the improvements that will be completed.
4. This program grants a maximum of 50% of associated eligible costs of the improvements.

As is the case with the existing Façade Improvement Loan-to-Grant program, applications for the Mini Façade Improvement Grant Program will be reviewed and awarded by the Agency's Loan Committee, made up of the Redevelopment Manager, or his or her designee, the Treasurer, or his or her designee, and RAC members.

Supporting Documentation:

Eastside Mini Facade Grant Program and Guidelines consisting of six (6) pages

**REDEVELOPMENT AGENCY
of the
City of Henderson**



**Eastside Mini-Façade
Improvement
Program and
Guidelines**

**CITY OF HENDERSON
REDEVELOPMENT AGENCY
MINI FAÇADE IMPROVEMENT GRANT PROGRAM
QUALIFICATIONS, CONDITIONS AND TERMS**

As part of the overall redevelopment strategy, the City of Henderson Redevelopment Agency, referred to herein as the “Agency,” through its Façade Improvement Grant Program, will provide grants to eligible property owners to enhance commercial buildings and storefronts within the program designated area.

The program is administered by the Agency. **The program operates on a reimbursement basis and the applicant is responsible for all payments to professionals, City departments and contractors. The Agency will verify actual costs incurred by borrower prior to reimbursement.**

The Contract Agreement identifies the conditions, covenants and responsibilities for the grant, and is entered into by all applicants and the Agency. The general program, qualifications, guidelines and grant terms and conditions are described below.

I. ELIGIBILITY

1. Applicants

- a) Applicant must be the property owner(s) of a program-eligible building or lessee of an eligible building, and have notarized consent from the property owner for the intended renovation. The notarized letter of consent from the property owner must accompany the application. All legal property owners must sign the program application, and in the case of a corporation or partnership, a corporate resolution or a power of attorney must be submitted with the application.
- b) The Agency will evaluate all applications at its sole discretion and is subject to fund availability. Only applicants with satisfactory credit history will be eligible to participate in this program.

2. Building

- a) Building must be commercial, and located in the Eastside Redevelopment Area. (See Attachment “A.”)
- b) New buildings (constructed within the last three years) are not eligible for assistance.
- c) Properties affected by unresolved code enforcement issues or actions will not be eligible for participation under this program.

II. IMPROVEMENTS

1. Eligible improvements may include:

- (a) Painting of any portion of the building façade (including decorative architectural elements), rear entrances, and sides of building.
 - (b) Construction, installation and/or renovation of awnings, marquees, doors, windows, display window lighting, tiles, pavement between door and sidewalk, and other façade improvements approved by the Agency and Community Development Department. All improvements must be compatible with adopted design standards.
2. **The Agency reserves the right to require certain minimum improvements as part of the program in order to meet the objectives of the Agency.** For example, façade repainting may be required as a minimum improvement.
 3. Maintenance type improvements such as roofing, asphalt repairs, and general structural upgrade work are not eligible unless considered to be an integral part of the façade improvement.
 4. The Agency and other appropriate City departments must approve all improvements. Improvements must comply with all City building codes, and architectural standards.
 5. **Applicant is not to begin any improvements to the property before the grant is approved and signed by the Agency.** Construction, renovation or painting costs incurred prior to the execution of the grant will not be eligible for reimbursement. (Design, drawing and fee costs will be eligible for reimbursement solely under conditions discussed below.)
 6. Projects must comply with the adopted Boulder Highway Investment Strategy.

III. ELIGIBLE COST (those cost eligible for reimbursement through the Façade Improvement Program):

1. **Permits and fees:** All permits and fees lawfully required to construct or modify the façade improvements shall be paid by applicant and shall be considered eligible cost.
2. **Construction drawings:** The preparation of detailed drawings shall be paid by the applicant and considered an eligible cost. (See Section V “DESIGN AND PRELIMINARY COST ESTIMATE.”)
3. **Conceptual design costs:** Conceptual design and cost estimates are eligible costs. (See Section V “DESIGN AND PRELIMINARY COST ESTIMATE.”)
4. **Other fees:** Credit reports and other related costs shall be paid by applicant and considered eligible cost.

IV. GRANT TERMS

1. Principal:

- a) **Subject to the availability of funding**, the maximum grant principal is the lesser of 1) 50% of eligible project costs actually incurred, or 2) maximum allowable grant per storefront according to frontage.

Bldg. Front Footage*	Maximum Agency Grant Participation
< 25 linear feet	\$1,000
26 to 35 Linear feet	\$1,250
36 to 40 Linear feet	\$1,500
41 to 50 Linear feet	\$2,000
51 to 60 Linear feet	\$2,500
>61 Linear feet	\$3,000

*Building Frontage includes the exposed part of buildings on corners or public access alleyways if a customer entrance to the business is on that alleyway.

2. Disbursement of Grant Funds:

Grant funds will be disbursed upon:

- a) Inspection and approval of completed improvements.
- b) Receipt of copies of acceptable (at the Agency's sole discretion) lien releases from all applicable parties. If lien releases are not provided (prior to fund draw), checks will be issued to contractors.
- c) Receipt and review of **all** invoices for improvements.

V. DESIGN AND PRELIMINARY COST ESTIMATE

1. Conceptual Design:

- a) Conceptual design and preliminary cost estimate are reimbursable program cost.
- b) Applicant's conceptual design and cost estimate must be approved by the Agency prior to grant commitment.**

2. Drawings/Permits:

- a) All working drawings and corresponding City permits will be the applicant's sole responsibility. Detail drawings and application for permits must be completed within 90 days of approval of the applicant's conceptual design. Failure to meet this deadline will result in the cancellation of all the Agency's obligations regarding the reimbursement of any eligible past or future costs in connection with the design or construction of the improvements.
- b) The preparation of detailed drawings is an eligible cost under this program.

VI. BIDDING/CONSTRUCTION

- a) Applicant shall put the job out to bid. At least three competitive bids must be obtained. In order for any bid to be acceptable, it must be received from a contractor licensed to do business in the State of Nevada. Applicant is responsible for selecting a contractor, and

executing the corresponding construction agreement. Any contractor not licensed in Henderson at the time of bid, must obtain a Henderson business license prior to performing work.

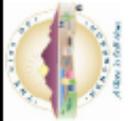
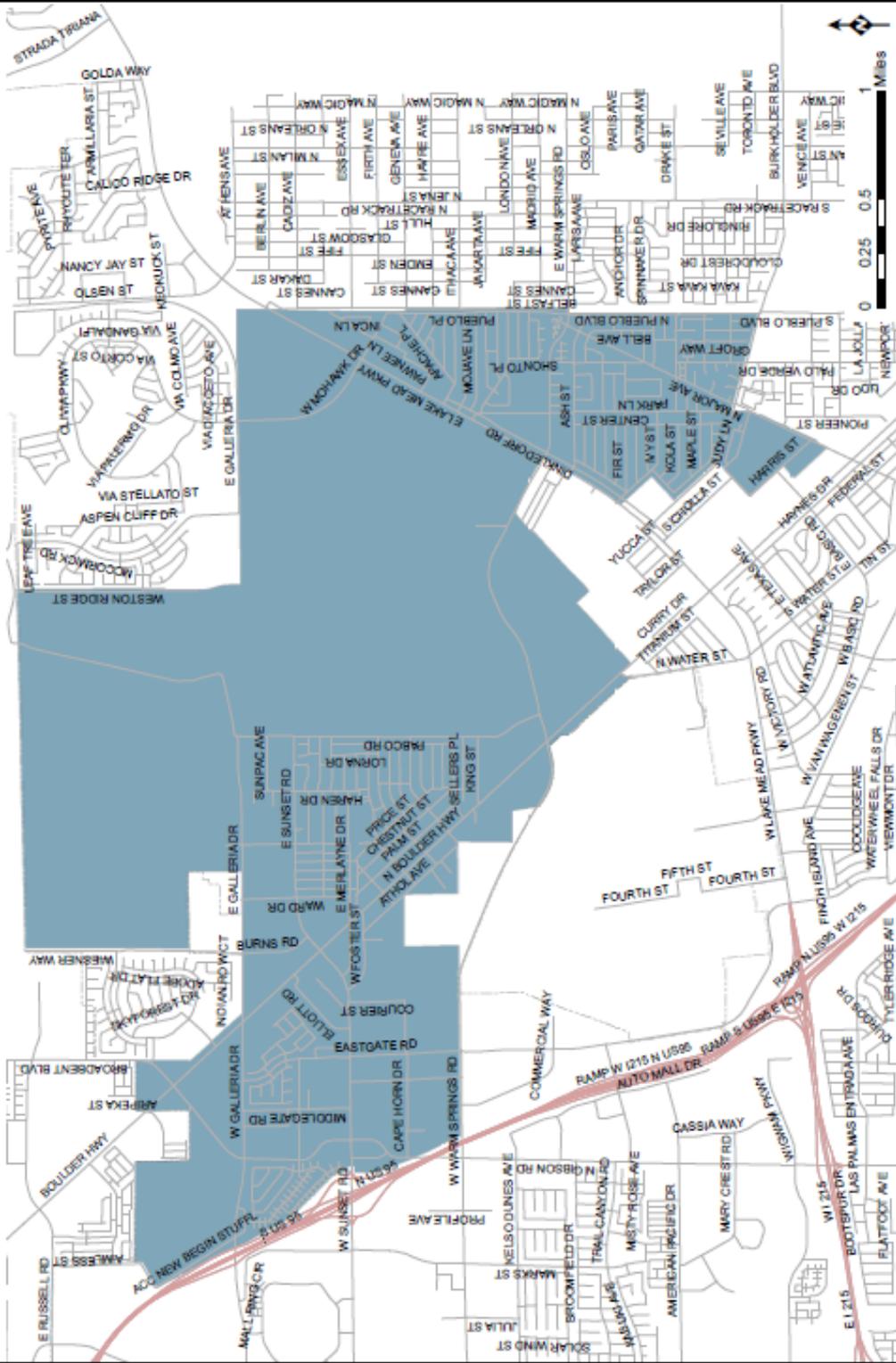
- b) City of Henderson Redevelopment Agency must approve the winning bid and the contractor prior to the execution of the construction agreement.
- c) **Permits for building improvements must be obtained.** All City fees must be paid by the applicant. Fees are eligible costs under this program.
- d) Contractors licensed by the State of Nevada must construct all work. All contractors must have a valid Henderson business license, and adequate bonding.
- e) All improvements must be completed within six months of approval by the Loan Committee unless a written extension is granted by the Agency. Failure to meet this deadline will result in the cancellation of all City of Henderson Redevelopment Agency obligations regarding the reimbursement of any eligible past or future costs in connection with the design or construction of the improvements.

VII. MAINTENANCE OBLIGATION

- a) Applicant shall maintain the improvements and façade of the property in good condition and in accordance with local and State building codes.
- b) Conditions that constitute a failure to maintain the property in good condition include, but are not limited to, peeling paint, chipped surfaces, broken windows, covered transoms or window spaces, boarded windows, excessive bird droppings or debris, graffiti and illegal or non-conforming signage, lack of landscaping maintenance, and obstructed windows.
- c) Failure to maintain exterior building façades that have been awarded grant monies will result in inability of award for future façade improvement grants to that individual or corporation.

Appendix A
Map of Eligible Area

Eastside Mini Facade Grant Program



City of Henderson
Redevelopment Agency



RAC

REDEVELOPMENT AGENCY ADVISORY COMMISSION AGENDA ITEM

REGULAR MEETING

JUNE 26, 2012

RAC-004

SUBJECT	Projects Update
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Accept

FISCAL IMPACT:

No Impact

Budget funds available

Augmentation required

BACKGROUND / DISCUSSION / ALTERNATIVES:

RECOMMENDED MOTION:

Accept report.

Supporting Documentation:

Memorandum consisting of three (3) pages



Memorandum

TO: Redevelopment Agency Advisory Commission
FROM: Michelle Romero, Redevelopment Manager
SUBJECT: Projects Update

Following are new or ongoing redevelopment projects, as compiled by staff, in our Redevelopment Areas and their status as of June 7, 2012:

I. CORNERSTONE REDEVELOPMENT AREA

- Shortfall Note

Projects

- Ladera Parcels
- Loretto Bay

II. DOWNTOWN REDEVELOPMENT AREA

Projects

- Business Recruitment/Development:
 - Staff continues to work with Opportunity Village to find a location with 9,000 – 12,000 square feet. The difficulty is finding the space within the price-point set by Opportunity Village; however, staff located a potential site. Opportunity Village will be providing all of their site criteria in the very near future to see if it is a match for their needs.
 - The Grand Opening for Massage Envy which will hire up to 60 new employees took place on May 30. Massage Envy received a TI Grant of \$20,000.
- City Tower (Southeast corner of Lake Mead Parkway and Water Street)
- Create Comprehensive Development and Business Recruitment Incentive Packages
 - Downtown Investment Strategy (DTIS): (Update Implementation)
 - Redevelopment and Community Development staff met to discuss the challenges that may be encountered with having a more flexible zoning approach in the Water Street District. Staff is contacting a couple of other communities where they have implemented an open zoning approach to see how it has functioned within their communities. The idea thus far is to have an overall policy for each sub-area of the WSD to which developers must be held accountable, but leave all development factors such as height, density, open space, etc. up to the developer—similar to a Planned Unit Development—to allow for the greatest flexibility and creativity possible. This approach has been successfully used in Provo, Utah and other cities for many years.
- Environmental Protection Agency Sustainable Community Building Blocks Program Grant: Staff is preparing the homework portion of the EPA grant for the workshop to be held on July 11 and 12. Staff needs to have the homework back to Bay Area Economics (EPA's consultant) by June 22. The second conference call will be held on June 25.
- Former Asset Central Site
- Former Parkline Site
- Marketing the Water Street District
- Marketing To Developers, Business Owners & Consumers

- NSP Funds
- Outreach: Staff met with one of the Council members and staff from the County Museum to develop the Historical Walking Tour Sub-Committee to promote and expand the historical walking tour and possibly add additional tours throughout Henderson. Staff compiled the list of ideas from the meeting which will be presented to the Henderson Historical Society Board on June 12.
- Pinnacle Building
- Residential Development Team:
 - Staff is working with the Real Estate Portfolio Manager to prepare a Request for Proposal to solicit proposals to develop the former Parkline site with a high-density residential project. The RFP will next be discussed and refined with Purchasing.
 - A small article, including an announcement for the next Downtown Residential Alliance was included in The Sun newspaper on June 1, <http://www.lasvegassun.com/community/press-releases/589/>. The third meeting of the Downtown Civic Alliance has been set for June 19. The agenda is currently being formed and invites being sent to residents.
- Senior Center/Pacific Pines
- Social Gathering Space Team
- Site A (SW corner of Victory and Water)
- Townhouse Motor Lodge
- Water Street District Business Association:

Programs

- Façade Improvement Program

III. EASTSIDE REDEVELOPMENT AREA

Projects

- Bifurcation
- Boulder Highway Business Coalition
- Business Recruitment
- Eastside Investment Strategy
- Eastside Business Coalition
- LandWell/Cadence (Cadence):
 - Staff prepared the reimbursements to Utility Services (DUS) and CAO. DUS was reimbursed in full, \$298,586.94. CAO was reimbursed \$409,344.27. The remaining note balance due to CAO at 3% is \$3,116,567.73.
 - Staff met with LandWell, DUS and PW and discussed the validation of invoices related to engineering for the sewer main and Warm Springs Road.
- Museum Site-95/Galleria
- Union Village
- Wells Park:
 - The contractor has installed the grass. The contractor is slowly fixing some of the items in need of repair that. Parks and Recreation is preparing to take the park back and make some other minor repairs to the park that was not part of the contractor's scope of work.

Programs

- Façade Improvement Program
- Sign Grant Program

IV. TUSCANY REDEVELOPMENT AREA

- Note
- OPA
- Semi-Annual Payment

V. LAKEMOOR CANYON

- Bill: The bill to sell the Three Kids property to the Agency has passed the House and now needs to go before the Senate for their approval.
- House Subcommittee on Energy and Mineral Resources
- Federal Land Sale

VI. ADMINISTRATION / ALL AREAS

- Audit
- Applied Analysis White Paper on Tax Increment: Staff received a proposal from Applied Analysis and prepared a professional services agreement for the work, which is estimated to take up to eight weeks, depending on how quickly the County responds to data requests.
- Bonds
- Budget
- Business License Counts
- Financials
- Homeowner Assistance Program
- IMPLAN Software
- NDC
- New Markets Tax Credit Training: Staff arranged for NDC to conduct NMTC training on July 18. RAN members, City employees, RDA and RAC members are all invited to attend.
- Outreach
- Redevelopment Association of Nevada (RAN)
- Revenue
- Tax Increment Distribution