

**CITY OF NORTH LAS VEGAS  
SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES**

August 6, 2008

Website - <http://www.cityofnorthlasvegas.com>

**CALL TO ORDER**

4:05 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**WELCOME**

Shari Buck, Vice Chairwoman

**ROLL CALL**

**PRESENT**

Shari Buck, Vice Chairwoman  
Michael L. Montandon, Board Member  
William E. Robinson, Board Member  
Stephanie S. Smith, Board Member

**EXCUSED**

Robert L. Eliason, Chairman

**STAFF PRESENT**

City Manager Gregory Rose  
Assistant City Manager Sam Chambers  
Assistant City Manager Maryann Ustick  
City Attorney Carie Torrence  
City Clerk Karen Storms  
Communications and General Services Director Brenda Fischer  
Deputy Fire Chief Kevin Brame  
Economic Development Director Mike Majewski  
Parks and Recreation Director Mike Henley  
Planning and Zoning Director Frank Fiori  
Public Works Director Dr. Qiong Liu  
Redevelopment Manager Larry Bender  
Assistant to the City Manager Michelle Bailey-Hedgepeth  
Deputy City Attorney Nicholas Vaskov  
Planning and Zoning Manager Marc Jordan  
Planner Vicki Adams  
Deputy City Clerk Marie Purcell

### **VERIFICATION**

Karen L. Storms, CMC  
City Clerk

### **BUSINESS**

1. **DISCUSSION AND/OR ACTION REGARDING AN UPDATE ON THE DOWNTOWN MASTER PLAN/INVESTMENT STRATEGY.**

Planner Vicki Adams, project manager of the downtown master plan/investment strategy, introduced Daniel Iacofano and Jay Renkins from Moore Iacofano and Goltsman (MIG). City Manager Rose clarified this item was an update and the final plan would come before the Agency in October.

Daniel Iacofano, the principal of the project, stated the main objective was to coordinate all of the projects to revitalize the downtown area and prioritize investments. Mr. Iacofano displayed a map of the area and showed some of the major projects, including the Las Flores shopping center, expansion of the Silver Nugget Casino, relocation of City Hall, the possible expansion of North Vista Hospital and the new Police headquarters and command center. Half a million to one million square feet of additional office space was projected in the next five or six years, including office space for North Vista Hospital. It was possible a portion of Lake Mead Boulevard would be developed in conjunction with the North 5<sup>th</sup> Street project. Legal offices were also a possibility. In addition, Mr. Iacofano predicted modest growth of residential and retail development.

Mr. Iacofano stated investment had to be kept to a concentrated area, because if spread over a larger area the results would not be as effective. Using pictures from other communities, Mr. Iacofano displayed concepts of how some of the focus areas could be transformed and linked together. He stated North Vista Hospital had responded enthusiastically to MIG's expansion concepts. North Vista Hospital was a major employment center for the downtown area. There was great demand for improvements along Lake Mead Boulevard, for which the focus had to be concentrated at first. McDaniel Street was redeveloped as well. Eventually the focus points joined together to create a broad, attractive area. A more formal presentation and draft master plan would be presented in October.

The North 5<sup>th</sup> Street corridor impacted the downtown area. When completed, it included public transportation. The right-of-way was expanded and mixed use development should be attracted.

The plan was a foundation of design standards and parameters for development that would continue for many years, and was based on an economic demand study.

The area would be rezoned, resulting in a number of zoning districts, including a cultural district, a mixed-use regional center, mixed use community commercial centers, a variety of housing, and overlays for mixed use and entertainment, including casinos. Mr. Iacofano also displayed concepts for signage.

Mr. Iacofano emphasized it was critical the Las Flores shopping center was built and North Vista Hospital remained in the area. The Police headquarters and command center and City Hall had to be relocated. Parking demands had to be addressed, bonding secured, land acquired and businesses recruited. Utilities had to accommodate all of the additional development.

Board Member Montandon suggested MIG look into possible redevelopment of City of Las Vegas land at the Owens Avenue border of North Las Vegas.

Board Member Smith stated she was very excited about all of the redevelopment. Mr. Iacofano mentioned MIG had shown the plans to State legislators. City Manager Rose added the intention was to bring forth a Capital Improvement Plan.

ACTION: DISCUSSION HELD

### **PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 4:33 P.M.

**MOTION:** Vice Chairwoman Buck

**SECOND:** Board Member Montandon

**AYES:** Vice Chairwoman Buck, Board Members Montandon, Robinson and Smith

**NAYS:** None

**ABSENT:** Chairman Eliason

**ABSTAIN:** None

**APPROVED: September 3, 2008**

/s/ Robert L. Eliason  
Chairman Robert L. Eliason

**ATTEST:**

/s/ Karen L. Storms  
Karen L. Storms, CMC  
City Clerk