

AGENDA
LAS VEGAS COMMUNITY INVESTMENT CORPORATION (LVCIC)
BOARD MEETING
TUESDAY, SEPTEMBER 22, 2020 4:00 P.M.
1ST FLOOR TRAINING ROOM 3 - TEAMWORK; 1ST FLOOR TRAINING ROOM 4 – INTEGRITY
495 S. MAIN STREET
LAS VEGAS, NV 89101

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the Economic & Urban Development Department at 702-229-6551 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON, TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED, OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM ERIC BORDENAVE OR BRENDA HUGHES AT THE ECONOMIC AND URBAN DEVELOPMENT DEPARTMENT LOCATED AT 495 SOUTH MAIN STREET, 6TH FLOOR OR ONLINE AT <https://www.lasvegasnevada.gov/Business/Economic-Development/Redevelopment-Agency>

- Item 1: Call Meeting to Order
- Item 2: Announcement regarding compliance with Open Meeting Law
- Item 3: PUBLIC COMMENT: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED MAY BE LIMITED
- Item 4: For possible action to approve the minutes by reference of the August 4, 2020 Las Vegas Community Investment Corporation board meeting.
- Item 5: RESOLUTION TO ENTER INTO THE W A R D E L L E TRANSACTION BY LAS VEGAS COMMUNITY INVESTMENT CORPORATION AND LVCIC SUB-CDE X, LLC

Discussion for possible action to adopt resolutions approving and authorizing the execution and delivery of various transaction documents regarding Las Vegas Community Investment Corporation (“LVCIC”) and LVCIC Sub-CDE X, LLC (“Sub-CDE”) who intend to engage in a transaction concerning its allocations of New Markets Tax Credits (“NMTCs”) as described in more detail in the attached Resolution of LVCIC and Sub-CDE. U.S. Bancorp Community Development Corporation (“USBCDC”) intends to invest equity in and borrow funds through Twain Investment Fund 485, LLC (“Fund”) and Fund will then invest up to \$11,000,000 and receive a 99.99% interest in Sub-CDE. The investment in Sub-CDE by Fund is intended to provide USBCDC and Fund 100% of the benefits of the NMTCs allocated to Sub-CDE by LVCIC. Strong Start Academy Wardelle (“Project Borrower”) intends to develop and construct certain improvements to be operated as a childhood education facility, a physical and mental health and wellness center and other community facilities. From the proceeds of the investment from Fund, Sub-CDE desires to finance such rehabilitation and construction by certain loans with an aggregate principal amount not to exceed \$10,670,000 to Project Borrower. As part of the above transactions, Sub-CDE will pay

LVCIC sponsor an asset management fees and Fund will pay LVCIC a placement and services fee.

Item 6: Discussion for possible action to approve entering in an engagement letter to retain the Law Office of Mitchell Stipp as outside counsel to provide an opinion letter on issues governed by Nevada law in connection with the New Markets Tax Credit transaction to finance the project with an address of 2950 East Bonanza Road, Las Vegas, Nevada 89101 with legal services not to exceed the amount of \$7,500.

Item 7: CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE PURPOSE OF THE CORPORATION. NO SUBJECT MAY BE ACTED UPON BY THE CORPORATION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

Item 8: Adjournment

This Meeting has been properly noticed and posted at the following locations:

City of Las Vegas Bulletin Board, City Hall, 495 South Main Street, 1st Floor, Las Vegas, NV 89101

Clark County Government Center, 500 South Grand Central Parkway

Regional Transportation Center, 600 S. Grand Central Parkway

Development Services Center, 333 N. Rancho Drive