

**AGENDA**  
**LAS VEGAS COMMUNITY INVESTMENT CORPORATION**  
**ADVISORY BOARD MEETING**  
**JUNE 27, 2019**  
**8:30 A.M.**  
**ECONOMIC AND URBAN DEVELOPMENT**  
**LARGE CONFERENCE ROOM**  
**495 S. MAIN STREET, 6TH FLOOR**  
**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 SUSAN BONIELLA AT THE ECONOMIC AND URBAN DEVELOPMENT DEPARTMENT LOCATED AT 495 SOUTH MAIN STREET, 6TH FLOOR or online at [https://www.lasvegasnevada.gov/portal/faces/wcnav\\_externalId/eud-redevelopment-agency](https://www.lasvegasnevada.gov/portal/faces/wcnav_externalId/eud-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 July 16, 2018 Las Vegas Community Investment Corporation Advisory board meeting.
- Item 5: Discussion for possible action regarding project located at 1809 S. Las Vegas Boulevard as a potential recipient of a portion of the \$55 million in New Markets Tax Credits in which Las Vegas Community Investment Corporation was notified on November 17, 2016.
- Item 6: Report on status of previously closed projects to include LVCIC Sub-CDE I, II, III, IV, V and VI.
- Item 7: Discussion for possible action to identify potential advisory board member(s).
- Item 8: Report by each member of the Las Vegas Community Investment Corporation Advisory Board regarding subjects of importance to each member. No discussion may occur or action be taken by the Board related to any subject brought forward under this Item.
- Item 9: CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE PURPOSE OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD 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 10: 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, 1<sup>st</sup> 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

**MINUTES**  
**LAS VEGAS COMMUNITY INVESTMENT CORPORATION**  
**ADVISORY BOARD MEETING**  
**MONDAY, JULY 16, 2018**  
**1 P.M.**  
**ECONOMIC AND URBAN DEVELOPMENT**  
**LARGE CONFERENCE ROOM**  
**495 S. MAIN STREET, 6TH FLOOR**  
**LAS VEGAS, NV 89101**

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Advisory Board Members present: Janet Blumen, John Edmond, Marlene Richter

Advisory Board Members absent: Lois Mack

Others present: Susan Boniella, Buddy Borden, Scott Carter, Julie-Ann Contreras, Robert Gurdish, Susan McKnight, Steven Molasky, Lisa Morris-Hibbler, Teri Ponticello, Richard Rock, William Tubeau

**Item 1: Call Meeting to Order**

Meeting called to order at 1:01pm by Janet Blumen.

**Item 2: Announcement regarding compliance with Open Meeting Law**

Susan Boniella: Confirmed meeting is in compliance.

**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.**

None

**Item 4: For possible action to approve the minutes by reference of the April 25, 2017 Las Vegas Community Investment Corporation Advisory board meeting.**

Marlene Richter: Motion to approve minutes of April 25, 2017 minutes.  
John Edmund: Seconded the motion.

Board vote: Unanimous. Motion carries.

**Item 5: Discussion for possible action regarding Doctor's Hearth LLC as a potential recipient of a portion of the \$55 million in New Markets Tax Credits in which Las Vegas Community Investment Corporation was notified on November 17, 2016.**

William Tubeau announced the new name for his group, which is the Las Vegas Institute for Research and Treatment of Opioid Dependencies (LVIRTOD). It is located at Charleston Boulevard and Mohawk Street. Tubeau introduced his project team, including Buddy Borden, an Economic Development Specialist for the University of Nevada's cooperative extension, and Susan McKnight, who specializes in drug and alcohol addiction treatment. Tubeau noted Dr. Vu Lu, their medical director, couldn't attend the meeting.

Richard Rock distributed information about the LVIRTOD, noting the project is not a drug rehabilitation program, but a multidisciplinary and holistic approach to solving opioid addiction.

Borden explained he is a part of the Nevada Cooperative Extension based out of Reno, which focuses on community economic development. He presented his preliminary analysis regarding the possible economic impact this project could have on the City. He noted this report is very preliminary and would need further modification for accuracy on project details. Key points he highlighted included the qualitative and quantitative impacts from this type of medical facility, the short-term construction benefits such as job creation, and the direct investment of dollars into the project.

Tubeau and Borden answered advisory board questions related to his analysis. Board members sought clarification on efforts the LVIRTOD would make to hire local construction workers and fill permanent job positions with area residents. Borden said the LVIRTOD team does plan to hire local residents for construction and operations. Tubeau, however, explained some of the difficulties finding qualified construction workers locally who aren't already contracted for other jobs for the next one to two years.

Lisa Morris-Hibbler asked the project team to be mindful of the community they are targeting, with individuals who have recently been incarcerated or homeless. These individuals do not always have insurance to pay for addiction treatment and may need low-income assistance from either the project team using a sliding fee scale and/or other organizations who assist with these types of costs for low-income individuals.

Tubeau discussed the benefits and specifics of the location they have selected, such as its proximity to the medical corridor and that the land is owned by doctors involved with the project. The plan is to provide services relating to opioid dependency on a daily basis for 30-40 patients.

Scott Carter asks the advisory board to provide a recommendation to the LVCIC on this project and its qualifications for an investment from the NMTC program.

The board decided to table this item and hear the next project presentation before giving their direction regarding the LVIRTOD project.

#### **RETURNED BACK FROM ITEM 6 - MOTION TO DISCUSS**

Janet Blumen and Marlene Richter both encouraged the LVIRTOD team to be proactive in searching for local construction workers for projects. Suggestions included working with local colleges, unions and other organizations that can provide training specifically related to upcoming construction projects. This would help our local workforce gain new job skills and/or grow their current skill set.

Marlene Richter:	Motion to approve Doctor's Hearth LLC, now named the Las Vegas Institute for Research and Treatment of Opioid Dependencies (LVIRTOD), as a potential recipient of a portion of the \$55 million in New Markets Tax Credits allocation, which the LVCIC was notified about Nov. 17, 2016.
John Edmund:	Seconded the motion.
Board vote:	Motion passes unanimously.

#### **Item 6: Discussion for possible action regarding the Historic Railroad Neighborhood as a potential recipient of a portion of the \$55 million in New Markets Tax Credits in which Las Vegas Community Investment Corporation was notified on November 17, 2016.**

Steven Molasky introduced the Historic Railroad Neighborhood (HRN) project and his architect/project manager Robert Gurdish, who oversees the project. This particular location and project will be part of a bigger concept called the Historic Railroad Neighborhood Loop (HRNL). The HRNL is a group of about 30 properties covering 11.3 acres located at Main Street and Charleston Boulevard north of Commerce Street. Molasky acquired about 10 properties and is looking to acquire more for the HRNL concept. The concept is to provide employment and space for local artists using existing buildings and properties in the area referred to above.

Gurdish gave a presentation on an existing 12,000-square-foot warehouse they currently own and are renovating in a dilapidated neighborhood in the 18b Arts District. They are not going to knock down the building, but instead renovate, adapt and add to the structure. They will add 30,000 square foot of new construction that includes front-facing patio space, a co-working deck, and an exhibit hall.

A new 47,000-square-foot venue will be created here, offering space for a mixture of food, beverages, events and art. Their long-term goal is to host and promote events such as farmer markets, lectures, musical presentations, art culinary conventions, co-working space and a boutique hotel.

This project will act as a catalyst for the entire HRNL concept. Gurdish said they are striving to have this project meet all of the requirements of NMTC program, including: 1) number of jobs created; 2) hiring local residents to fill these jobs; 3) assuring 50% of their employees are minorities, woman, veterans and the disenfranchised.

They are working with health-food and sustainable-product organizations on different aspects of this project. In addition, they are following the guidelines set forth by the Leadership in Energy and Environmental Design (LEED) green building program, as well as the *2045 Vision* master plan for the City.

Gurdish went on to explain specific jobs this project will create, such as 80 permanent, full-time jobs paying living wages in the 89101 and 89106 zip code areas, as well as 85 part-time jobs. Living wages are calculated by MIT as \$10.97 for adults. Gurdish is calculating the living wage of two working adults with one child, which makes the living wage \$20.79.

The area where this project is located has an 11.8% unemployment rate, 25% poverty rate, and a median income of \$49,000.

Gurdish also referenced a letter received from US Bank Corporation indicating they will buy back the credits from this project.

He also pointed out the building next-door to this project. Owners have invested \$500,000 already. Also, they were able to hire 8 homeless individuals that lived in the area.

The advisory board was positive about the project, including efforts to employ local artists and providing them with space to showcase their work.

John Edmund:	Motion to approve the Historic Railroad Neighborhood as a potential recipient of a portion of the \$55 million in New Markets Tax Credits in which Las Vegas Community Investment Corporation was notified on November 17, 2016.
Marlene Richter:	Secoded the motion.
Board vote:	Unanimous. Motion carries.

**RETURNED BACK TO ITEM 5 \*LEFT TRAILED\***

**Item 7: Discussion for possible action to elect a new advisory board member.**

The advisory board members will submit recommendations for a new advisory board member to staff, no other action to be taken at this meeting.

**Item 8: CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE PURPOSE OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD 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.**

None

**Item 9: Adjournment**

Meeting adjourned at 2:19pm.

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