

000012
DEC 06 1989

1 RESOLUTION OF THE CITY OF LAS VEGAS
2 DOWNTOWN REDEVELOPMENT AGENCY DECLARING
3 THE PUBLIC NECESSITY FOR THE TAKING OF
4 CERTAIN PROPERTY FOR REDEVELOPMENT PURPOSES

5 WHEREAS, the City of Las Vegas Downtown Redevelopment
6 Agency (the "Agency") adopted on January 22, 1989, that plan of
7 redevelopment entitled, to wit: The Redevelopment Plan for the
8 Downtown Las Vegas Redevelopment Area (the "Redevelopment Plan");
9 and

10 WHEREAS, the Redevelopment Plan identifies and
11 designates that area within the corporate boundaries of the City
12 of Las Vegas (the "Redevelopment Area") as in need of redevelop-
13 ment in order to eliminate the environmental deficiencies and
14 blight existing therein; and

15 WHEREAS, in furtherance of the goals and objectives of
16 the Redevelopment Plan, the Agency has approved the execution of
17 an Owner Participation Agreement between the Agency and Minami
18 Development, Incorporated which provides for the elimination of
19 environmental deficiencies and blight upon certain real property
20 more specifically identified below (the "Acquisition Property")
21 which are located within the Redevelopment Area and for the
22 construction of the development more fully described in the
23 aforementioned Agreement (the "Development"); and

24 WHEREAS, the acquisition of the Acquisition Property
25 is essential and necessary to implementation of the Redevelopment
26 Plan, to the elimination of environmental deficiencies and blight
27 in the Redevelopment Area and the construction of the Development
28 set forth in the Owner Participation Agreement; and

29 WHEREAS, the Agency will advise each person whose pro-
30 perty must be acquired of the need to acquire their property
31 prior to the commencement of any condemnation proceeding;

32 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing
Board of the City of Las Vegas Downtown Redevelopment Agency:

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1 1. That the Aquisition Property consisting of
2 Parcels 6, 10, 11 and 14 of Block 1 and the leasehold interest
3 on Parcels 8 and 9 of Block 2, as indicated on Exhibit "A" and
4 legally described in Exhibit "B", attached hereto and incor-
5 porated herein as part of this Resolution, is necessary to, and
6 in furtherance of the goals and objectives of the Redevelopment
7 Plan.

8 2. The Agency has found and determined:

9 a. That the Development is planned and located in
10 the manner that will be most compatible with the greatest public
11 good and the least private injury.

12 b. That acquisition of the Acquisition Property
13 is for a public purpose.

14 c. That the owners and/or tenant(s) of the
15 Aquisition Property have been offered just compensation for the
16 acquisition of their property.

17 3. In the event that it is not possible to acquire the
18 Acquisition Property by negotiation, the General Counsel for the
19 Agency is hereby authorized and directed to initiate condemnation
20 proceedings to acquire the Acquisition Property needed for the
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1 Development through the exercise of the Agency's power of eminent
2 domain in accordance with the authority of NRS 279.424 and
3 279.470.

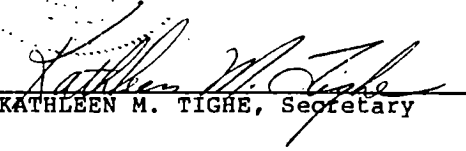
4 THE FOREGOING RESOLUTION was approved this 6th day of
5 December, 1989, by the following vote:

6 VOTING "AYE":	4
7 VOTING "NAY":	0
8 ABSENT:	0
9 ABSTAIN:	1

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

By 
RON LURIE, Chairman
OK 12-13-89 HJW

ATTEST:


KATHLEEN M. TIGHE, Secretary

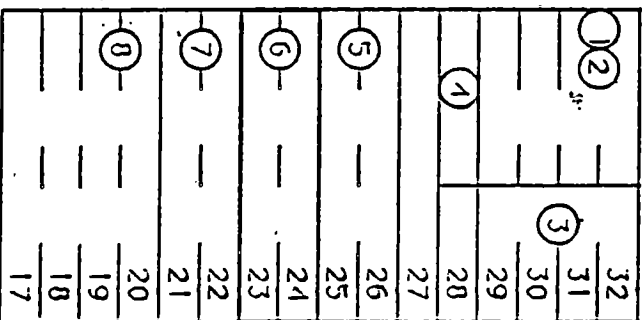
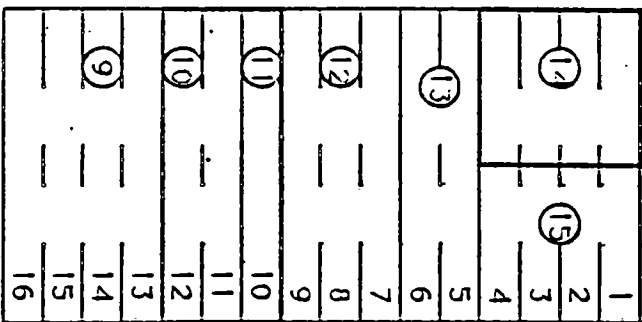
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ATTACHMENT 'A'
SITE MAP

BLOCK 1

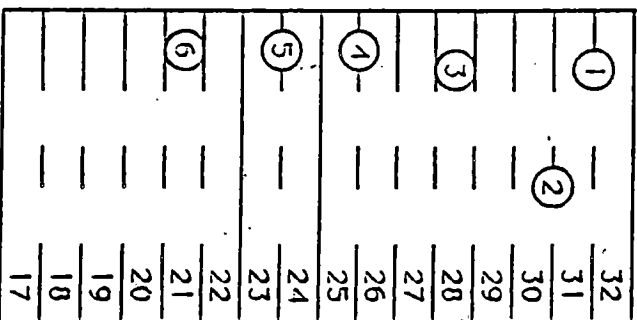
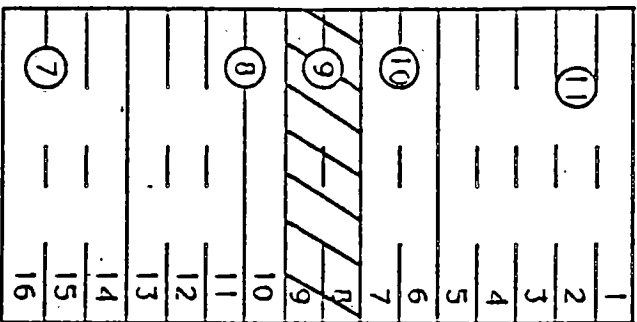
BRIDGER AVE.



LAS VEGAS BLVD.

BLOCK 2

LEWIS AVE.



CLARK AVE.

6TH STREET

Legend

○ = PARCELS

▣ = LEASEHOLD ACQUISITION

□ = REAL PROPERTY ACQUISITION

NUMBERS = LOTS

ATTACHMENT 'A'
SITE MAP

000016

89-0414

No.

DEC 06 1989

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKSRIGHT OF WAY
LEGAL DESCRIPTION

Tax Parcel No. 040-103-007, 008, 009

Document No. _____

Vesting _____

Section Block 2 Wardie

Street/Subdivision Block 2 Wardie Addition

Requested _____ Written _____ Checked _____ Proofread _____

The leasehold interests contained upon Lots 8 and 9 in Block 2 of WARDIE ADDITION TO THE CITY OF LAS VEGAS as shown by map thereof on file in Book 1 of Plates, Page 13 of CLARK COUNTY, NEVADA RECORDS.

000017
88-12-14
No. DEC 06 1989

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

RIGHT OF WAY
LEGAL DESCRIPTION

Tax Parcel No. 040-067-014

Document No. _____

Vesting _____

Section Sec. 34, T.20S., R.61E., M.D.M.

Street/Subdivision WARDIE ADDITION

Requested eb Written MW 12-21-88 Checked hh 12-21-88 Proctored 12-21-88

The West Half (W 1/2) of Lots 1, 2, 3 and 4, Block 1 of WARDIE ADDITION
as shown by map thereof on file in Book 1 of Plats, Page 13 of Clark County,
Nevada Records.

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No. 88-12-12

DEC 06 1989

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKSRIGHT OF WAY
LEGAL DESCRIPTION

Tax Parcel No. 040-067-011

Document No. _____

Vesting _____

Section Sec. 34, T. 20S., R. 61E., M.D.M.

Street/Subdivision WARDIE ADDITION

Requested eb Written mw Checked bh Proctored mw
12-21-88 12-21-88 12-21-88

Lot-10 and the Northerly 12.5 feet of Lot 11, Block 1 of WARDIE ADDITION
as shown by map thereof on file in Book 1 of Plats, Page 13 of Clark County,
Nevada Records.

000019

No. 88-12-11

DEC 06 1989

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKSRIGHT OF WAY
LEGAL DESCRIPTION

Tax Parcel No. 040-067-010

Document No. _____

Vesting _____

Section Sec. 34, T.20S., R.61E., M.D.H.

Street/Subdivision WARDIE ADDITION

Requested eh. Written MW 12-21-88 Checked bh 12-21-88 Proolrend MIA 12.21.88

Lot 12 and the Southerly 12.5 feet of Lot 11, Block 1 of WARDIE ADDITION
as shown by map thereof on file in Book 1 of Plats, Page 13 of Clark County,
Nevada Records.

000020

No. 88-12-10

DEC 06 1989

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKSRIGHT OF WAY
LEGAL DESCRIPTION

Tax Parcel No. 040-067-006

Document No. _____

Vesting _____

Section Sec. 34, T. 20S., R. 61E., M. D. M.

Street/Subdivision WARDIE ADDITION

Requested eb Written mw Checked bb Proofread W W

12-21-88

12-21-88

12.22.88

Lots 23 and 24, Block 1 of WARDIE ADDITION as shown by map thereof on file in
Book 1 of Plats, Page 13 of Clark County, Nevada Records.

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

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AGENDA DOCUMENTATION

Date December 6, 1989

TO: REDEVELOPMENT AGENCY

FROM: ASHLEY HALL
EXECUTIVE DIRECTOR

SUBJECT: DISCUSSION AND POSSIBLE ACTION ADOPTING THE RESOLUTION OF THE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY DECLARING THE PUBLIC NECESSITY FOR THE TAKING FOR CERTAIN PROPERTY FOR PURPOSES OF THE MINAMI DEVELOPMENT PROJECT.

PURPOSE / BACKGROUND

As part of the Owner Participation Agreement entered into between the Agency and Minami Development, Incorporated, the Agency has agreed to acquire certain parcels of land and leasehold interest which are a part of the project site. The Agency will enter into negotiations with the property owners and the holder of the leasehold interest in an effort to acquire such property under mutually agreeable terms. In the event that the property owners and/or the leaseholder do not accept the Agency's offer of just compensation, the Agency requests authorization pursuant to the attached Resolution to commence condemnation proceedings to acquire all rights, title and interest in the real properties, and all the lessee's interest in the leasehold, identified more fully in said Resolution.

As a condition to adopting the Resolution, the Agency must find (i) that the redevelopment project set forth in the Owner Participation Agreement is planned and located in the manner that will be most compatible with the greatest public good and least private injury, (ii) that the acquisition of the real properties and leasehold interest is for a public purpose and (iii) that the owner(s) and/or tenant(s) have been offered just compensation for the acquisition of their property. With respect to subparagraph (iii), the Developer has after all of the property owner(s) and/or tenant an amount equal to or greater than the appraised value of the property.

FISCAL IMPACT

Execution of the Resolution has no fiscal impact on the Agency.

RECOMMENDATIONS

It is the recommendation of the Executive Director that the Agency adopt this Resolution declaring the Public Necessity for the acquisition of the property described therein.