

RESOLUTION NO. RA-14-2005

RESOLUTION FINDING THE PROJECT PROPOSED BY THE COMMERCIAL VIP AGREEMENT ("CVIP") BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND THE HENNESSEY'S LAS VEGAS, INC. d/b/a HENNESSEY'S TAVERN TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT PLAN AND APPROVING THE CVIP

WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency") adopted on March 5, 1986, that plan of redevelopment entitled, to-wit: the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area pursuant to Ordinance 3218, which Redevelopment Plan has been subsequently amended on February 3, 1988, by Ordinance 3339; April 11, 1992, by Ordinance 3637 and on November 4, 1996, by Ordinance 4036 (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan identifies and designates an area within the corporate boundaries of the City of Las Vegas (the "Redevelopment Area") as in need of redevelopment in order to eliminate the environmental deficiencies and blight existing therein; and

WHEREAS, the Agency approved on October 20, 2004 the form for the Commercial VIP Agreement, the Commercial VIP Affidavit, and the Commercial VIP Program Manual, in order to provide funding to owners of commercial properties located within the Redevelopment Area for the purpose of making improvements to the exterior of such commercial properties; and

WHEREAS, Hennessey's Las Vegas, Inc. (the "Participant") is the tenant of certain real property and improvements located at 425 Fremont Street, Suite 110, Las Vegas, Nevada, and which parcel is commonly known as APN 139-34-610-022 (the "Site"); and

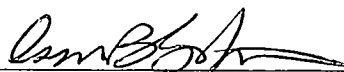
WHEREAS, the Governing Body of the Agency has determined that the Commercial VIP Agreement (the "Agreement"), which provides for the contribution of funds to

Participant for making physical, visual improvements to the building on the Site, all as more fully set forth in the Agreement, is in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan; and

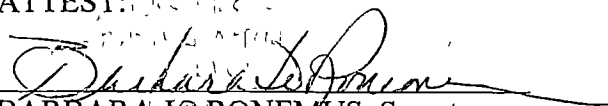
NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of the Agency that the Agreement is hereby approved and determined to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan, and the Chairperson of the Governing Board of the Agency is hereby authorized and directed to execute the Agreement for and on behalf of the Agency, and to execute any and all additional documents (including any Attachments to the Agreement) and to perform any additional acts necessary to carry out the intent and purpose of the Agreement.

THE FOREGOING RESOLUTION was passed, adopted and approved this 2nd day of NOVEMBER, 2005.

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

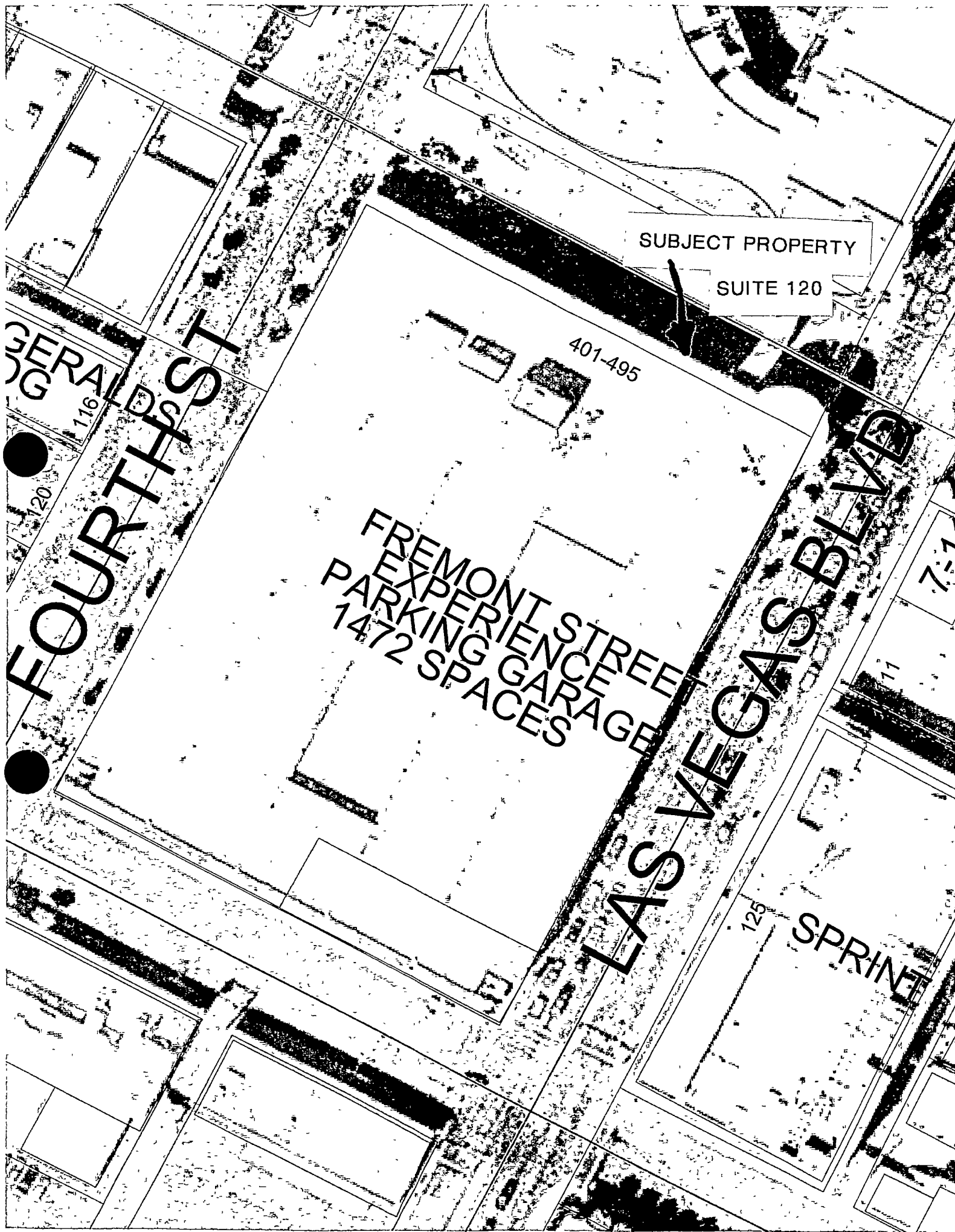
By: 
OSCAR B. GOODMAN, Chairman

ATTEST:


BARBARA JO RONEMUS, Secretary

APPROVED AS TO FORM:

 10/19/05
Date



SUBJECT PROPERTY

SUITE 120

401-495

FREMONT STREET
EXPERIENCE GARAGE
PARKING 1472 SPACES

GERALD ST
FOURTH ST

LAS VEGAS BLVD

SPRING ST

116

120

7-1

11

125

TM / CRDA MTG: [9A WED, 2 NOV., '05 (CNCL. CHMB) (CH: MAY 016)

PUBLIC COMMENT: -

-- < (45') > --

ITEMS # 2. AND
3.
TOGETHER

TOM MCGOWAN; LAS VEGAS RESIDENT, IN ADDRESS OF ITEMS #2. AND #3.
TAKEN TOGETHER: ~

- * THE TEXT OF THE ITEMS DOES NOT SPECIFICALLY INDICATE WHETHER THE SUBJECT COMMERCIAL PROPERTY IS IN COMPLIANCE WITH FIRE CODES, HEALTH CODES, AND BUILDING AND SAFETY CODES; ADD: -
- * THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY OF THE THREE(3) COMMERCIAL CORRIDORS IDENTIFIED AS 'TARGETED' AND PREFERRED FOR PARTICIPATION IN THE AGENCY'S COMMERCIAL VISUAL IMPROVEMENT FUNDING ASSISTANCE PROGRAM; ~ FURTHERMORE: ~
- * BOTH THE OWNER OF THE SUBJECT PROPERTY AND AT LEAST TWO (2) MEMBERS OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY ARE ALSO MEMBERS OF THE LAS VEGAS ARTS DISTRICT TASK FORCE, ~ WHICH GIVES RISE TO THE APPEARANCE OF POSSIBLE CONFLICT OF INTEREST, IN THE PUBLIC PERCEPTION.

SINCE NONE OF THAT PUBLIC-PERTINENT INFORMATION IS DISCLOSED IN THE TEXT OF EITHER THE REDEVELOPMENT AGENCY ITEMS AND/OR THE COUNCIL'S RELATED ITEM, I RECOMMEND YOU DENY ALL THREE(3) OF THE SUBJECT PERTINENT ITEMS.

THANK YOU.

-- < (30") > --

ITEMS # 4. AND
5.
TOGETHER

TOM MCGOWAN; LAS VEGAS RESIDENT, IN ADDRESS OF ITEMS #4. AND 5.
TAKEN TOGETHER: ~

- * "HENNESEY'S TAVERN" IS A WELCOME ADDITION TO THE DOWNTOWN BUSINESS DISTRICT ON THE FREMONT STREET EXPERIENCE AT LAS VEGAS BLVD., SOUTH. HOWEVER, ~ THE SUBJECT COMMERCIAL PROPERTY IS NOT LOCATED IN

(TM, COST 2)
CRDA ~

A 'BLIGHTED' AREA, AND IS NOT LOCATED WITHIN ANY OF THE THREE (3) COMMERCIAL CORRIDORS IDENTIFIED AS 'TARGETED' AND PREFERRED FOR PARTICIPATION IN THE AGENCY'S COMMERCIAL VISUAL IMPROVEMENT FUNDING ASSISTANCE PROGRAM. SINCE BOTH THE REFERENCED INFORMATION, AND INFORMATION REGARDING THE FORM OF ENTERTAINMENT PLANNED AND PROTECTED FOR 'HENNESSY'S TAVERN' IS NOT DISCLOSED IN THE TEXT OF EITHER THE REDEVELOPMENT AGENCY ITEMS AND/OR THE COUNCIL'S RELATED ITEM, I RECOMMEND YOU DENY ALL THREE (3) OF THE SUBJECT PERTINENT ITEMS. THANK YOU.

.. < (30") > ..

ITEMS # 6 and 7
TOGETHER

TOM MCGOWAN; LAS VEGAS RESIDENT, IN ADDRESS OF ITEMS #6. AND 7.,
TAKEN TOGETHER: -

• HENNESSEY'S LAS VEGAS, INC'S DBA: "MICKEY FINN 2" IS YET ANOTHER WELCOME ADDITION TO THE DOWNTOWN BUSINESS DISTRICT ON THE FREMONT STREET EXPERIENCE ADJACENT TO LAS VEGAS BLVD., SOUTH. HOWEVER, FOR THE SAME NON-DISCLOSURE REASONS SPECIFIED IN ITEMS #4. AND 5., AND SINCE THE SPECIFIC NATURE, USE AND DETAILS OF THE SUBJECT COMMERCIAL PROPERTY'S BUSINESS ACTIVITY IS NOT DISCLOSED IN THE TEXT OF EITHER THE REDEVELOPMENT AGENCY ITEMS AND/OR THE COUNCIL'S RELATED ITEM, I RECOMMEND YOU DENY ALL THREE (3) OF THE SUBJECT PERTINENT ITEMS.
THANK YOU.

ITEM #8

TOM MCGOWAN; LAS VEGAS RESIDENT FOR MORE THAN FIFTY (50) YEARS: -

• STAFF EFFORTS, AS EVIDENT IN THE PROGRESS REPORT, ARE DESERVEDLY COMMENDABLE. HOWEVER, ~ INTENTIONALLY PLANNED AS GROSSLY IMBALANCED AND PUBLIC-DISDAINFUL AGGRESSIVE DEVELOPMENT, SELF-EVIDENT AS LIMITED SPECIAL INTERESTED POLITICAL, BUREAUCRATIC AND ECONOMIC EXPEDIENCY-DRIVEN IN FURTHERANCE OF A WHOLLY SUBJECTIVE AGENDA, CONSTITUTES NEGATIVE SOCIOECONOMIC ENGINEERING BY A PETTY DICTATORIAL OLIGARCHY IMPACTIVE ON THE QUALITY OF LIFE AND OPPORTUNITY