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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, on November 4, 1996, by Ordinance 4036, on December 17, 2003, by Ordinance 5652 and on May 17, 2006, by Ordinance 5830 (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, JAFFA INVESTMENTS, LP AND THE ROBERT H. RATINOFF
FAMILY TRUST (the "OWNERS") are the owners of real property and improvements located

1 at 810 Las Vegas Boulevard South, and which parcel is commonly known as APN 139-34-410-
2 159 (the "Site"); and

3 WHEREAS, TRANSITION SERVICES, INC. (the "CVIP PARTICIPANT") is
4 a tenant on the real property located at 810 Las Vegas Boulevard South and is undertaking
5 certain exterior improvements to the property in accordance with the Commercial VIP
6 Program; and

7
8 WHEREAS, the Agency has considered the findings that no other reasonable
9 means of financing the building, facilities or structures or other improvements on the Site are
10 available; and

11
12 WHEREAS, the Governing Body of the Agency has determined that the
13 Commercial VIP Agreement (the "Agreement"), which provides for the contribution of funds to
14 Participant for making physical, visual improvements to the building on the Site, all as more
15 fully set forth in the Agreement, is in compliance with and in furtherance of the goals and
16 objectives of the Redevelopment Plan; and

17
18 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of
19 the Agency that the Agreement is hereby approved and determined to be in compliance with
20 and in furtherance of the goals and objectives of NRS 279 and the Redevelopment Plan, and the
21 Chairperson of the Governing Board of the Agency is hereby authorized and directed to
22 execute the Agreement for and on behalf of the Agency, and to execute any and all additional
23 documents (including any Attachments to the Agreement) and to perform any additional acts
24 necessary to carry out the intent and purpose of the Agreement.
25

26 ...
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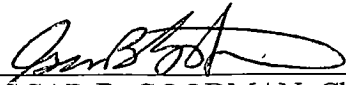
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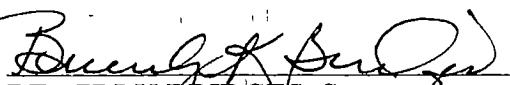
THE FOREGOING RESOLUTION was passed, adopted and approved this

17th day of OCTOBER, 2007.

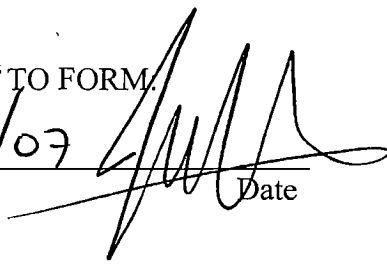
CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

By: 
OSCAR B GOODMAN, Chairman

ATTEST:


BEVERLY BRIDGES, Secretary

APPROVED AS TO FORM:

10/02/07 
Date

SITE MAP
(Transition Services, Inc. – 810 Las Vegas Blvd. South)



TW/RDA MTG. 8 AM WED. 17 OCT. '07 (CCL. CHRG.) (CH: M1016)
PUBLIC COMMENT:-

AGENDA #4. ITEM #4. TOM MCGOWAN; LAS VEGAS RESIDENT. ~ APPROVE THE ITEM. ~ THANK YOU.

ITEM #5. TOM MCGOWAN; LAS VEGAS RESIDENT. ~ IT'S IMPORTANT TO RECOGNIZE:-

- (A) THE SUBJECT COMMERCIAL PROPERTY IS A DULY-LICENSED AND LONG ESTABLISHED SUCCESSFUL BUSINESS LOCATED PROXIMALLY ADJACENT TO THE CONVERGENCE OF LAS VEGAS BLVD., SO., AND SO. FOURTH ST., ~ THE GATEWAY TO THE DOWNTOWN CENTRAL BUSINESS DISTRICT OF THE CITY OF LAS VEGAS, AND THEREAS, ~ IS A WIDELY-KNOWN LOCAL LAND MARK AND A "LYNCH-PIN" CONNECTING THE WORLD-FAMED LAS VEGAS 'STRIP' AND THE SOON-TO-BE WORLD-FAMED DOWNTOWN ENTERTAINMENT DISTRICT;
- (B) TO ITS CREDIT, THE SUBJECT ADULT ENTERTAINMENT BUSINESS HAS NOT BEEN ASSOCIATED WITH ANY OF THE EGREGIOUS CRIMINAL ACTIVITIES WIDELY PUBLICIZED AS ATTRIBUTABLE TO OTHER ADULT BUSINESSES SITED ELSEWHERE IN THE CITY. ~ IN FACT, HISTORICALLY, ~ ITS FORMER GENERAL MANAGER, BOB NOLAN, (SINCE DECEASED), WAS PREVIOUSLY A POLICE OFFICER, A CONSTABLE, AND IN SEQUE, THE REPRESENTATIVE OF WARD 3 ON THE LAS VEGAS CITY COUNCIL; ~
- (C) FINALLY, ~ THE APPROVAL OF PARTICIPATION IN THE CUPD PROGRAM BY THE FOUR QUEENS, THE EL CORTES, HENNESSY'S TAVERN AND OTHER EXISTING SUCCESSFUL BUSINESSES ELSEWHERE IN THE CITY SETS A LEGAL PRECEDENT SELF-EVIDENT AS IMPERIOUS TO ASSAULT BY ANY AND ALL DISGRUNTLED UNDER-ACHIEVERS AND/OR CERTIFIABLY COMATOSE WOULD-BE COMPETITORS.

I RECOMMEND YOU APPROVE THE ITEM WITHOUT FURTHER UNNECESSARY DISCUSSION. ~ THANK YOU.

ITEMS #6. & #7. TAKEN TOGETHER:- TOM MCGOWAN; LAS VEGAS RESIDENT. ~ WHO ARE THE LIMITED PARTNERS OF JAFFA INVESTMENTS (?), WHERE IS THEIR CORPORATE HEADQUARTERS LOCATED (?), AND WHAT IS THE NATURE OF THE SUBJECT BUSINESS ACTIVITY ENTITLED: "TRANSITION SERVICES, INC." (?) ~

ABSENT FULL PUBLIC DISCLOSURE ON THE PUBLIC RECORD OF TODAY'S MEETING, DENY THE ITEM. ~ THANK YOU.

ITEM #8. TOM MCGOWAN; LAS VEGAS RESIDENT. ~ I NOTE WITH INTEREST:- PROPOSED DEVELOPMENT OF AN AFFORDABLE SENIOR HOUSING FACILITY ON THE SUBJECT LAND IS THE IDEAL LOCATION FOR "THE ENHANCED ENTERTAINMENT VENUE ENTITLED: "TOM MCGOWAN'S MUSIC FOR GROWN-UPS", ~ THE PROVEN EFFECTIVE WAY TO 'KEEP MEMORY ALIVE', ~ AND A COMPONENT ELEMENT IN DEVELOPMENT OF THE HISTORIC WESTSIDE COMMUNITY, AS WELL AS THE FOOD, BEVERAGE AND ENTERTAINMENT VENUE ENTITLED: "MICK'S DONNYBROOK", TO BE SITED IN THE DOWNTOWN ENTERTAINMENT DISTRICT.

I RECOMMEND YOU APPROVE THE ITEM, IN THE BEST PUBLIC AND PRIVATE INTEREST, INCLUSIVELY.

THANK YOU.

~(CONT'D)~----->

Submitted at Redevelopment Agency

Date 10/17/07 Item various

... (TM, CONT'D):~

CITIZENS
ITEM #9. PARTICIPATION:

~ TOM MCGOWAN; LAS VEGAS RESIDENT. ~ ~~MAY I HAVE THE OVERHEAD, PLEASE?~~ ~
(~~DISPLAY 'FUSA' EXHIBIT~~)

(A) "CLUB FREEDOM USA" IS SELF-EXPLANATORY, AND WILL BE AN IMPORTANT ELEMENT IN REDEVELOPMENT OF THE DOWNTOWN ENTERTAINMENT DISTRICT, ~ALONG WITH OTHER WORLD CLASS FOOD, BEVERAGE, AND ENTERTAINMENT VENUES SUCH AS: 'SOUL CITY', 'MICK'S DONNY BROOK', 'BLUES AND JAZZ WORLD', 'LA CLAVE', 'BELLA NAPOLI', 'L'CHAIM', 'THE ROMANI DYNASTY', 'SPEAK OF THE DEVIL', 'EDEN LANE', AND OTHER VENUES OF WORLDWIDE MAGNET ATTRACTION APPEAL TO VOLUME PATRONAGE.

(B) IN RELEVANT SIDENOTE:-

DUE TO A COMBINATION OF FACTORS EXACERBATED BY A DYSFUNCTIONAL SOCIAL SECURITY ADMINISTRATION, I'M AT RISK OF BEING MADE 'HOMELESS'. ~ BY THE GRACE OF GOD, I INTEND TO SURVIVE THE ORDEAL.

THANK YOU FOR YOUR TIME AND INTEREST.

(SUBMITTED AND REQUESTED INCLUSION IN THE MINUTES).