

DEVELOPMENT AGENCY

RECESSED MEETING OF

NOVEMBER 4, 1996

1:00 P.M.

12003/B

City of Las Vegas

AGENDA & MINUTES

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

IV. NEW BUSINESS

- A. Joint Public Hearing on the Proposed Amendment to the City of Las Vegas Downtown Redevelopment Plan.

CHAIRMAN JONES declared the Public Hearing open.

APPEARANCES:

CHRIS KRISTOFF

ATTORNEY GRANT GERBER, representing the Pappas Family

HARRY PAPPAS

GARY STAFFORD

ATTORNEY LISA ANDERSON, representing Mr. and Mrs. George Hire

FATHER KATRE, Saint John Greek Orthodox Church

A motion made by Member Adamsen to close the public hearing carried unanimously with CALLISTER excused.

(1:32 - -2:41)

NOTE: A combined verbatim transcript of City Council items 50, 65, and 76 and Redevelopment Agency items A and B is made part of the final minutes under City Council item 76 and Redevelopment Agency item A.

- B. **RA-4-96** - Approval of the Resolution of the City of Las Vegas Redevelopment Agency Approving the Amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.

ADAMSEN - APPROVED RA-4-96 as recommended - motion carried with CALLISTER excused and REESE abstaining to avoid any conflict with his business which is located in the expanded redevelopment area

NOTE: A combined verbatim transcript of City Council items 50, 65, and 76 and Redevelopment Agency items A and B is made part of the final minutes under City Council item 76 and Redevelopment Agency item A.

MEETING ADJOURNED AT 2:42 P.M.



BARBARA JO RONEUMUS, SECRETARY

EXTEND

4A ✓

REDEVELOPMENT AGENCY MINUTES

MEETING OF

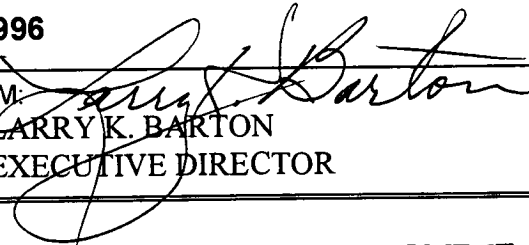
AGENDA DOCUMENTATION

October 16, 1996

TO:

Redevelopment Agency

FROM:


LARRY K. BARTON
EXECUTIVE DIRECTOR

SUBJECT:
RA-4-96 - APPROVAL OF THE RESOLUTION OF THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY
APPROVING THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS
REDEVELOPMENT AREA.

PURPOSE/BACKGROUND

Subsequent to the public hearings regarding the expansion of the Redevelopment area, the Agency Board must approve the amendment in preparation for an action to approve by the legislative body.

FISCAL IMPACT

None.

RECOMMENDATIONS

It is the recommendation of the Executive Director that the Agency Board approve the Resolution.

Agenda Item

B

1 RESOLUTION NO. RA-4-96

2 RESOLUTION OF THE CITY OF LAS VEGAS
3 REDEVELOPMENT AGENCY APPROVING THE
4 AMENDMENT TO THE REDEVELOPMENT
5 PLAN FOR THE DOWNTOWN LAS VEGAS
6 REDEVELOPMENT AREA

7 WHEREAS, on October 2, 1996, by Resolution No. RA-3-96, the City of Las Vegas
8 Redevelopment Agency (the "Agency") submitted to the City Council of the City of Las Vegas
9 (the "City Council") the proposed Amendment to the Redevelopment Plan (the "Plan
10 Amendment") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment
11 Area"), together with the Report of the Agency to the City Council concerning said Plan
12 Amendment, and consented to and requested the City Council to call a joint public hearing of
13 the Agency and the City Council to consider and act on the proposed Plan Amendment; and

14 WHEREAS, on October 2, 1996, by Resolution No. R-68-96, the City Council
15 acknowledged receipt of the proposed Plan Amendment and the Report to the City Council
16 from the Agency and called for a joint public hearing to be held on October 16, 1996; and

17 WHEREAS, the Planning Commission has reported to the Agency and the City
18 Council and has recommended approval of the Plan Amendment; and

19 WHEREAS, on October 16, 1996, the City Council and the Agency held a joint public
20 hearing to consider adoption of the Plan Amendment; and

21 WHEREAS, a notice of said hearing was duly and regularly published in the *Las Vegas*
22 *Review Journal*, a newspaper of general circulation in the City of Las Vegas, once a week for
23 four successive weeks prior to the date of said hearing, and a copy of said notice and
24 affidavit of publication are on file with the City Clerk and the Agency; and

25 WHEREAS, copies of the notice of joint public hearing and a statement concerning
26 acquisition of property by the Agency were mailed by first-class mail to the last known owner
27 of each parcel of land in the area proposed to be added to the Redevelopment Area as shown
28 on the records of the Clark County Assessor; and

///

1 WHEREAS, the Agency has considered the Report and Recommendations of the
2 Planning Commission on the Plan Amendment, has provided an opportunity for all persons
3 to be heard and has considered all evidence and testimony presented for or against any and
4 all aspects of the Plan Amendment;

5 NOW, THEREFORE, THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY
6 DOES HEREBY RESOLVE AS FOLLOWS:

7 Section 1. The Agency hereby approves the proposed Amendment to the
8 Redevelopment Plan for the Downtown Las Vegas Redevelopment Area, attached hereto and
9 incorporated herein by this reference, and recommends that the City Council approve and
10 adopt the Plan Amendment.

11 Section 2. The Secretary of the Agency is hereby directed to transmit a copy of
12 this resolution to the City Council for its consideration in acting on the adoption of the Plan
13 Amendment.

14 PASSED AND ADOPTED this 16th day of October, 1996, by the following vote:

15 AYES:

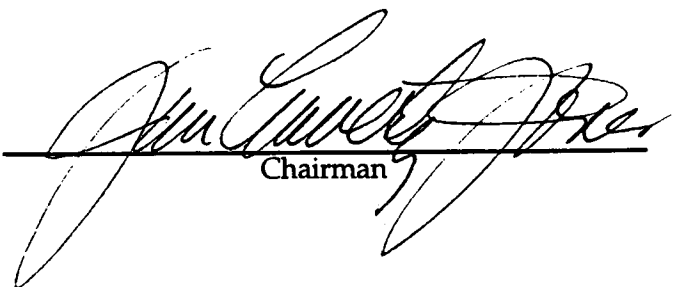
16 NOES:

17 ABSENT:

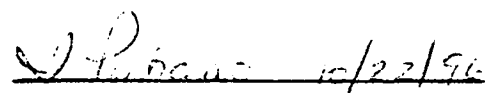
18 ABSTAIN:

19
20
21 ATTEST:

22 
23 Secretary


Chairman

24
25 Approved as to form:

26 
27 Date
28

PROPOSED AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE
DOWNTOWN LAS VEGAS REDEVELOPMENT AREA

[To Be Attached.]

6.

AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE LAS VEGAS REDEVELOPMENT AREA

In that certain Redevelopment Plan (herein, the "Plan") for the Las Vegas Redevelopment Area, as adopted by the City Council of the City of Las Vegas by Ordinance No. _____ on _____, 19____, and amended by Ordinance No. _____ on _____, 19____, the following amendments are made as an attachment.

1. Paragraph C. of Section 200 of the Plan is hereby amended to read as follows:

C. "Map" means the Redevelopment Plan Map and the "Extension of Redevelopment Area Boundaries Plan Maps".

2. Section 300 of the Plan is hereby amended to read as follows:

The boundaries of the Redevelopment Area are described in the "Legal Description of the Downtown Redevelopment Area," and the "Extension of the Redevelopment Area Boundaries Legal Description" attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Downtown Las Vegas Redevelopment Area Map," and the "Extension of Boundaries Redevelopment Area Maps" attached hereto as Attachment No. 2 and incorporated herein by reference.

3. Section 500 of the Plan is hereby amended to read as follows:

The "Redevelopment Plan Map," and the "Extension of Redevelopment Area Boundaries Maps" which appear in Attachment No. 3 of this Plan, illustrates the location of the Redevelopment Area boundaries,

layout of the principal streets within the Redevelopment Area and the proposed land uses to be permitted in the Redevelopment Area, for all land -- public, semi-public and private. All development shall conform to the requirements of applicable state statutes and local codes as they now exist or are hereafter amended.

4. The first paragraph of Section 510.13 of the Plan is hereby amended to read as follows:

The principal streets and highways in the Redevelopment Area are shown on the Map and include, but are not limited to:

<u>North-South Streets</u>	<u>East-West Streets</u>
Main Street	Washington Avenue
Las Vegas Boulevard	Bonanza Road
Maryland Parkway	Fremont Street
Highland Drive	Charleston Boulevard
Eastern Avenue	Sahara Avenue
<u>Decatur Boulevard</u>	<u>Vegas Drive</u>
<u>Martin Luther King Blvd.</u>	<u>Lake Mead Blvd.</u>
<u>Rancho Street</u>	<u>Owens Avenue</u>
<u>Bruce Street</u>	

5. Section 520.4 of the Plan is hereby amended to read as follows:

The number of dwelling units presently in the Redevelopment Area is approximately 2,278, and the "Extension of the Redevelopment Area Boundaries" is approximately 373.

6. The second paragraph of Section 520.8 of the Plan is hereby amended to read as follows:

Sufficient space shall be maintained between buildings in all areas to provide adequate landscaping, light, air and privacy.

7. Include with the existing Attachment No. 1, the "Legal Description of the Redevelopment Area," the

- "Extension of the Redevelopment Area Boundaries Legal Description," attached hereto as Exhibit A and incorporated herein by reference.
8. Include with the existing Attachment No. 2, the "Las Vegas Redevelopment Area Map," the "Extension of the Redevelopment Area Boundaries Maps," attached hereto as Exhibit B and incorporated herein by reference.
 9. Include with the existing Attachment No. 3, the "Redevelopment Plan Map," the "Extension of the Redevelopment Area Boundaries Plan Maps," attached hereto as Exhibit C and incorporated herein by reference.
 10. Section 510 of the Plan needs to adopt two additional Designated Land Uses as described in the General Plan, Chapter 2.1.4 General Plan Land Use Classifications System, and incorporated herein by reference, are the "O" (Office) and "LI/R" (Light Industry/Research) land use definitions, more fully described as follows:

"Office (O): The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations."

"Light Industry/Research (LI/R): This light industry/research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed."

11. Section 520.15 of the Plan is hereby amended to read as follows:

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Redevelopment Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls, and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency, and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Redevelopment Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Redevelopment Area. The Agency shall not approve any plans that do not comply with this Plan. The Agency is hereby authorized to assign responsibility for the review and approval of such plans to the staff of the Agency should it so choose.

Plans shall address all proposed improvements to the site and include scale drawings of the site plan indicating front, side and rear yards, landscaping, streetscaping, signage and graphics. Plans shall indicate screening for objectionable external apparatus including roof mounted equipment, exterior elevations and other presentation drawings shall identify all exterior massing, materials and color. Plans shall incorporate a report detailing the abatement of any environmental issues associated with the operation of the proposed development including noise, odor, glare, vibration, smoke, dust,

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

thence Southerly along said West line to the centerline of DEMITRIUS AVENUE;
thence Westerly along said centerline to the East Right-of-Way line of EASTERN AVENUE;
thence Southerly along said East Right-of-Way line to the South line of WASHINGTON ADDITION UNIT NO. 2, a recorded subdivision;
thence Easterly along said South line to the West line of PARCEL 1 as shown on File 60 of Parcel Maps, Page 77 of Clark County, Nevada Records;
thence Southerly along said West line to the South line of LOT 2A as shown on File 26 of Parcel Maps, Page 68 of Clark County, Nevada Records;
thence Westerly along said South line to the East Right-of-Way line of EASTERN AVENUE;
thence Southerly along said East Right-of-Way line to the North line of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Easterly along said North line to the East line of the West 350 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Southerly along said East line to the South line of the North 350 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Westerly along said South line to the East Right-of-Way line of EASTERN AVENUE;
thence Southerly along said East Right-of-Way line to the North line of the South 155 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Easterly along said North line to the East line of the West 200 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Southerly along said East line to the North line of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Easterly along said North line to the West line of TANKEL'S NORTH ADDITION No. 2, a recorded subdivision;
thence Southerly along said West line to the North line of the South Half (S 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Westerly along said North line to the East Right-of-Way line of EASTERN AVENUE;
thence Southerly along said East Right-of-Way line to the North line of Section 36, Township 20 South, Range 61 East, M.D.M.;
thence Easterly along said North line to the Northerly prolongation of the East line of Lot 1, Block 1 of ARTESIAN ACRES, a recorded subdivision;

~~ashes, radiation, hazardous or noxious wastes or any other factors requested by the Agency. Root tops within the Redevelopment Area shall be designed as architectural element recognizing that adjacent or nearby neighbors may view onto those conditions.~~

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EXHIBIT B

Legal Description of Added Area

[To Be Inserted.]

EXHIBIT "A"
PROPOSED ADDED AREA

Those portions of Section 24 and Section 25, Township 20 South, Range 60 East, M.D.M., and those portions of Section 19, Section 21, Section 25, Section 26, Section 29, Section 30, Section 35, and Section 36 in Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 1

BEGINNING at the intersection of the West line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Township 20 South, Range 61 East, M.D.M., with the Westerly prolongation of the North line of Parcel 1 as shown on File 23 of Parcel Maps, Page 3 of Clark County, Nevada Records;
thence Easterly along said Westerly prolongation and the North line of said Parcel 1 to the West line of Parcel 2 as shown on said File 23 of Parcel Maps, Page 3;
thence Southerly along said West line and the Southerly prolongation thereof to the North line of Section 30, Township 20 South, Range 61 East, M.D.M.,
thence Easterly along said North line to the Northerly prolongation of the East line of that certain parcel of land described by DEED to the STATE OF NEVADA, recorded August 7, 1959 as Document Number 169656 of Clark County, Nevada Records;
thence Southerly along said Northerly prolongation and the East line of said STATE OF NEVADA Parcel to the South line of said STATE OF NEVADA Parcel;
thence Westerly along said South line and the Westerly prolongation thereof to the East Right-of-Way line of DECATUR BOULEVARD;
thence Southerly along said East Right-of-Way line to the North line of the Southwest Quarter (SW 1/4) of said Section 30;
thence Easterly along said North line to the Northerly prolongation of the West line of CHARLESTON ESTATES TRACT NO. 7-A, a recorded subdivision;
thence Southerly along said Northerly prolongation and the West line of said CHARLESTON ESTATES TRACT 7-A and the Westerly line of CHARLESTON ESTATES TRACT NO. 7B, a recorded subdivision, to the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30;
thence Westerly along said South line and the Westerly prolongation thereof to the West Right-of-Way line of DECATUR BOULEVARD;
thence Northerly along said West Right-of-Way line to the South line of Lot 17, Block 6 of LAS VEGAS SQUARE, a recorded subdivision;
thence Westerly along said South line and the South line of Lot 40, Block 6 of said LAS VEGAS SQUARE to the East Right-of-Way line of YALE STREET;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

thence Northerly along said East Right-of-Way line to the North line of the South 31 feet of Lot 2, Block 1 of GOLF RIDGE TERRACE UNIT NO. 1, a recorded subdivision;
thence Easterly along said North line to the West Right-of-Way line of DECATUR BOULEVARD;
thence Northerly along said West Right-of-Way line to the centerline of CARMEN BOULEVARD;
thence Westerly along said centerline to the East Right-of-Way line of YALE STREET;
thence Northerly along said East Right-of-Way line to the South line of GOLF RIDGE TERRACE UNIT NO. 7-E, a recorded subdivision;
thence Westerly along said South line to the West line of said GOLF RIDGE TERRACE UNIT NO. 7-E;
thence Northerly along said West line to the South line of GOLF RIDGE TERRACE UNIT NO. 7-F, a recorded subdivision;
thence Easterly along said South line to the East line of said GOLF RIDGE TERRACE UNIT NO. 7-F;
thence Northerly along said East line to the South line of Section 24, Township 20 South, Range 60 East, M.D.M.;
thence Easterly along said South line to the West line of the East 210 feet of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Northerly along said West line to the North line of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Easterly along said North line to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Northerly along said West line to the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Easterly along said North line to the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Southerly along said East line to the POINT OF BEGINNING.

PARCEL 2

BEGINNING at the Northwest corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 21, Township 20 South, Range 61 East, M.D.M.;
thence Easterly along the North line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21 to the West line of the East 390 feet of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

thence Southerly along said West line to the South line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21; thence Westerly along said South line to the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21; thence Northerly along said West line to the POINT OF BEGINNING.

PARCEL 3

BEGINNING at the Northeast corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M.; thence Southerly along the East line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29 and the Southerly prolongation thereof to the South Right-of-Way line WASHINGTON AVENUE; thence Westerly along said South Right-of-Way line to the East line of that certain parcel of land described by DEED to the CITY OF LAS VEGAS, recorded May 24, 1979 as Instrument Number 1019366 of Clark County, Nevada Records; thence Southerly along said East line to the North Right-of-Way line of ERNEST MAY LANE; thence Easterly along said North Right-of-Way line to the East line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; thence Southerly along said East line to the South line of ROBIN MANOR, a recorded subdivision; thence Easterly along said South line and the Easterly prolongation thereof to the East Right-of-Way line of DIKE LANE; thence Southerly along said East Right-of-Way line to the North line of that certain parcel of land described as PARCEL A of that certain DEED to FRANCHISE REALTY INTERSTATE CORPORATION, recorded July 6, 1967 as Instrument Number 648248 of Clark County, Nevada Records; thence Easterly along said North line to the East line of said PARCEL A; thence Southerly along said East line and the Southerly prolongation thereof to the South Right-of-Way line of BONANZA ROAD; thence Westerly along said South Right-of-Way line to the West line of BONANZA PARK, a recorded subdivision; thence Southerly along said West line to the North Right-of-Way line of ORAN K. GRAGSON HIGHWAY (US-95); thence Westerly along said North Right-of-Way line to the Northeast Right-of-Way line of RANCHO DRIVE; thence Northwesterly along said Northeast Right-of-Way line to the South line of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of said Section 29;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

thence Westerly along said South line to the Southwest Right-of-Way line of RANCHO DRIVE;
thence Northwesterly along said Southwest Right-of-Way line to the North Right-of-Way line of BONANZA ROAD;
thence Westerly along said North Right-of-Way line to the South line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29;
thence Westerly along said South line to the West line of the East 618.12 feet (measured along the North line) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29;
thence Northerly along said West line to the North line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29;
thence Easterly along said North line to the Northeast Right-of-Way line of RANCHO DRIVE;
thence Northwesterly along said Northeast Right-of-Way line to the Southeast line of TWIN LAKES VILLAGE, UNIT 5, a recorded subdivision;
thence Northeasterly and Easterly along said Southeast line to the West line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 29;
thence Northerly along said West line to the North line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29;
thence Easterly along said North line to the POINT OF BEGINNING.

PARCEL 4

BEGINNING at the Northwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 25, Township 20 South, Range 61 East, M.D.M.;
thence Easterly along the North line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25 to the East line of the West 793.63 feet (measured along said North line) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25;
thence Southerly along said East line to the South line of the North 769.98 feet (measured along the West line) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25;
thence Westerly along said South line to the West line of PARCEL NO. 1 as shown on File 29 of Parcel Maps, Page 51 of Clark County, Nevada Records;
thence Southerly along said West line and the Southerly prolongation thereof to the centerline of SEARLES AVENUE;
thence Easterly along said centerline to the West line of THE MEWS, a recorded subdivision;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

thence Southerly along said Northerly prolongation and the East lines of Lots 1 through 4, Block 1 and Lots 1 and 2, Block 8 of said ARTESIAN ACRES to the North Right-of-Way line of the I-515 EXPRESSWAY;

thence Northwesterly along said North Right-of-Way line to the East Right-of-Way line of EASTERN AVENUE;

thence Southerly along said East Right-of-Way line to the South Right-of-Way line of the I-515 EXPRESSWAY;

thence Easterly along said South Right-of-Way line to the East Right-of-Way line of that certain parcel of land described as Parcel I-515-CL-074.265 of that certain QUITCLAIM DEED to the CITY OF LAS VEGAS, recorded October 3, 1989 in Book 891003 as Instrument Number 00419 of Clark County, Nevada Records;

thence Southerly along said East Right-of-Way line and the Southerly prolongation thereof to the North line of the Southwest Quarter (SW 1/4) of said Section 36;

thence Easterly along said North line to the West Right-of-Way line of TWENTY-EIGHTH STREET;

thence Southerly along said West Right-of-Way line to the South Right-of-Way line of SUNRISE AVENUE;

thence Westerly along said South Right-of-Way line to the East line of SUNRISE PARK TRACT NO. 1, a recorded subdivision;

thence Southerly along said East line to the centerline of VALLEY STREET;

thence Westerly along said centerline to the West line of the Southwest Quarter (SW 1/4) of said Section 36;

thence Northerly along said West line to the South line of MOSS TRACT NO. 3, a recorded subdivision;

thence Westerly along said South line to the West Right-of-Way line of EASTERN AVENUE;

thence Northerly along said West Right-of-Way line to the North line of said MOSS TRACT NO. 3;

thence Westerly along said North line to the East line of GIBSON & JONES ADDITION, a recorded subdivision;

thence Northerly along said East line to the South line of the Northeast Quarter (NE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.M.;

thence Westerly along said South line to the centerline of TWENTY-THIRD STREET;

thence Northerly along said centerline to the South Right-of-Way line of the I-515 EXPRESSWAY;

thence Westerly along said South Right-of-Way line to the centerline of BRUCE STREET;

thence Northerly along said centerline to the North Right-of-Way line of the I-515 EXPRESSWAY;

thence Easterly along said North Right-of-Way line to the South Right-of-Way line of POPLAR AVENUE;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

thence Northerly to the Southwest corner of Lot 28, Block 3 of BOULDER DAM HOMESITE ADDITION TRACT NO. 4, a recorded subdivision; thence Northerly along the West line of said Lot 28, Block 3 and the West line of Lot 21, Block 3 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 and the Northerly prolongation thereof to the centerline of CEDAR AVENUE;

thence Westerly along said centerline to the Southerly prolongation of the West line of Lot 30, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4;

thence Northerly along said Southerly prolongation and the West line of said Lot 30, Block 2 to the North line of said Lot 30, Block 2;

thence Easterly along the North lines of Lots 30 and 29, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 to the Southerly prolongation of the West line of Lot 21, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4;

thence Northerly along said Southerly prolongation and the West line of said Lot 21, Block 2 to the centerline of MESQUITE AVENUE;

thence Westerly along said centerline to the Southerly prolongation of the West line of Lot 27, Block 1 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4;

thence Northerly along said Southerly prolongation and the West line of said Lot 27, Block 1 and the West line of Lot 20, Block 1 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 and the Northerly prolongation thereof to the centerline of WALNUT AVENUE;

thence Westerly along said centerline to the East line of BOULDER DAM HOMESITE ADDITION NO. 6, a recorded subdivision;

thence Northerly along said East line to the North Right-of-Way line of BONANZA ROAD;

thence Easterly along said North Right-of-Way line to the East line of that certain 15 foot wide, North-South alley in Block 5 of GREATER LAS VEGAS ADDITION TRACT 1, a recorded subdivision;

thence Northerly along said East line to the South line of Lot 10, Block 5 of said GREATER LAS VEGAS ADDITION TRACT 1;

thence Easterly along the South line of said Lot 10, Block 5 and the South lines of Lots 9, 8, 7, 6, 5, 4 and 3, Block 5 of said GREATER LAS VEGAS ADDITION TRACT 1 to the East line of said Lot 3, Block 5;

thence Northerly along said East line and the Northerly prolongation thereof to the centerline of WILSON AVENUE;

thence Easterly along said centerline to the Southerly prolongation of the West line of Lot 46, Block 4 of said GREATER LAS VEGAS ADDITION TRACT 1;

thence Northerly along said Southerly prolongation and the West line of said Lot 46, Block 4 and the West lines of Lots 47 through 52, Block 4 of said GREATER LAS VEGAS ADDITION TRACT 1 to the North line of said Lot 52, Block 4;

thence Easterly along said North line to the West Right-of-Way line of EASTERN AVENUE;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

thence Northerly along said West Right-of-Way line to the North line of Lot 167, Block 6 of the AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B, a recorded subdivision;
thence Westerly along said North line and the North lines of Lots 168 through 170, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B to the East line of Lot 172, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B;
thence Northerly along said East line and the East lines of Lots 173 and 174, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B and the Northerly prolongation thereof to the centerline of SEARLES AVENUE;
thence Westerly along said centerline to the centerline of TWENTY-THIRD STREET;
thence Northerly along said centerline to the North line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26;
thence Easterly along said North line to the POINT OF BEGINNING.

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MAYOR JONES -- call the meeting, the recessed meeting of the joint public hearing of the City Council and Redevelopment Agency on the proposed amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area. The purpose of this meeting is to conduct a joint public hearing to consider and act upon the proposed amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area. May I please have a roll call of City Council members. Councilman McDonald.

COUNCILMAN McDONALD Here.

MAYOR JONES Councilman Adamsen.

COUNCILMAN ADAMSEN Here.

MAYOR JONES Councilman -- Callister.

COUNCILMAN ADAMSEN He's excused, Your Honor. He's out of the city.

MAYOR JONES Councilman Reese.

COUNCILMAN REESE Present.

MAYOR JONES I'd now like to open the joint public hearing. The State Law under which we are acting is the Community Redevelopment Law of the State of Nevada. That law requires that we follow certain procedures, some of them of formal, in the conduct of today's public hearing. A transcript will be made of this hearing and all persons wishing to speak will be given an opportunity to do so. The initial staff presentation today will be made by Jeff Maresh. Before proceeding, may I have an indication by a show of hands of those in the audience who wish to speak on the Plan Amendment. (Approximately five people raised their hand.)

CITY ATTORNEY JERBIC Your Honor, before you begin, we do also need to take the roll of the Redevelopment Agency. While it is the same members, we need to go through that one more time because you are all sitting with two hats on today for this joint meeting, both Redevelopment and City Council.

MAYOR JONES I would -- I'll then do a roll call for members of the Redevelopment Agency Board. Councilman McDonald.

COUNCILMAN McDONALD Here, Your Honor.

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MAYOR JONES Councilman Callister.

COUNCILMAN ADAMSEN Is excused, Your Honor. He's out of the City.

MAYOR JONES Councilman Adamsen.

COUNCILMAN ADAMSEN Here.

MAYOR JONES And Councilman Reese.

COUNCILMAN REESE Still here.

MAYOR JONES Thank goodness.

Thank you. When you do speak, we would ask that you give your name and address and the name of the organization, if any, that you represent. Our order of procedure today would be as follows: First, staff will present the proposed Plan Amendment and other evidence and testimony in support of the Amendment. Next, we will receive any written comments. We will then receive any evidence or oral testimony from those present concerning the Plan Amendment. Following the introduction of all evidence and testimony today and upon conclusion of the hearing, we will consider and act upon the proposed Plan Amendment.

One of the things I would ask the City Attorney. It is a public hearing, but the comments must be specific to this proposed Plan; correct?

CITY ATTORNEY JERBIC Yes, they, generally speaking, any time we take public comment they should germain to the issue before the Council, in this case the redevelopment expansion.

MAYOR JONES Thank you. At this time we would like to enter into the record of this joint public hearing the following documents: Exhibit 1, the affidavit of publication of the notice of public hearing on the proposed Amendment which was published once a week for four successive weeks in the Las Vegas Review Journal. Exhibit 2, the certificate of mailing the notice of public hearing to the last known owner of each parcel of land in the area proposed to be added to the redevelopment area as shown on the records of the Clark County Assessor. And Exhibit 3, the certification of certain official actions that have been taken by the City Council,

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City Planning Commission, and Redevelopment Agency in connection with the proposed Amendment to the Redevelopment Plan.

These documents will be made a part of the record, and now we can proceed. Mr. Maresh.

**JEFFREY MARESH,
OPERATIONS MANAGER**

Thank you, Mayor. We'll now briefly summarize the proposed Amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area. With me today is Brent Hawkins to present a summary of the proposed Amendment. Brent.

BRENT HAWKINS

Thank you. Mayor and members of the City Council, the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area was adopted in 1986 and has been amended twice: in 1988 and in 1992. The 1988 Amendment added territory to the Redevelopment Area. The 1992 amendment did not.

The Amendment that you have before you today does a number of things. First of all, it adds four new areas to the Redevelopment Area. Some of which are contiguous to the existing area, some of which are not. NRS Section 279.519 provides that the redevelopment areas may be either contiguous or non-contiguous.

The second that the amendment does is to add to it additional land uses to the Redevelopment Area in order to maintain conformity with the City's General Plan. Third, this Amendment would add some specificity to the Redevelopment Plan as to what is expected to be contained in developments, plans submitted for Agency approval.

The overall effect of this Amendment then is to expand the jurisdiction of the Redevelopment Agency to these newly added areas and to permit the Agency to expend tax increment funds from the existing Redevelopment Area in the areas.

I think this would be a good time to briefly summarize what a redevelopment plan is, as we look at amending it. A redevelopment plan is a charter. It identifies the area in which the Agency may exercise its powers, and it delineates the powers which the Agency may exercise, which are derived from the Nevada Community Redevelopment Law. These include the power to acquire and clear and sell land. The power to construct public improvements. And the

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power to finance its activities from a variety of sources, including tax increment revenues.

A redevelopment plan is not a specific parcel by parcel blueprint of what's going to be developed or redeveloped in the area. That kind of specificity is neither possible nor desirable for a number of reasons: First, redevelopment takes a long time to accomplish. Usually this time is measured in decades. It's not possible to act, accurately predict market conditions and other factors which will affect development that far into -- the future.

Second, the statutory process for amending the Redevelopment Plan is time consuming and cumbersome. And if you had a very specific redevelopment plan, you'd be in a situation where you were constantly having to amend the plan in order to keep it up to date. And this would be inefficient and disruptive of both public processes and the private property owners in the -- Redevelopment Area..

For these reasons the Redevelopment Plan contains only a general statement of the land uses which are permitted in the Redevelopment Area and, rather than a specific blueprint. It, therefore, serves as a general framework within which specific negotiated development proposals are brought forward for approval by the Agency and the City Council and then implemented.

Now, because the City Council will be asked to make a number of findings when it considers the ordinance to adopt the Redevelopment Plan, I thought I would just briefly touch on what those findings are. First, the Council will need to find that the proposed added area is blighted, within the meaning of the Community Redevelopment Law. Second, that the Plan Amendment will redevelop the added area in conformity with the Community Redevelopment Law and in the interest of the peace, health, safety, and welfare of the community. Third, that the Plan Amendment conforms to the General Plan. Fourth, that the condemnation of real property is provided for, as provided for in the Redevelopment Plan is necessary to execution of the Plan Amendment and that adequate provisions have been made for payment for property to be acquired as provided by law.

There are a number of other findings that are contained in the ordinance. But those are the principal findings. I'd be happy to respond to any questions you may have about the Redevelopment Plan Amendment itself. Thank you very much.

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MAYOR JONES

I would ask that the proposed Amendment be entered into the record of these proceedings as Exhibit 4.

Any persons wishing to question the staff members on any of their evidence will have an opportunity to do so when we ask for public comments. At this time are there any questions or objections by a member of the City Council or the Agency regarding the proposed Amendment? If there are no objections by members of the City Council or the Agency, the proposed Amendment as submitted will be made a part of the record. And we can proceed. Next, is a report to the City Council.

**JEFFREY MARESH,
OPERATIONS MANAGER**

Thank you, Mayor. Robert A. Fielden, President of Robert E. Fielden, Incorporated, will now briefly summarize contents of the report of the Agency to the City Council. The report to the City Council is the basic supporting documentation for the ordinance adopting the proposed Amendment and includes the reasons for adopting the Amendment. Mr. Fielden's testimony will supplement the facts contained in the report and will be considered part of the report. Robert.

ROBERT A. FIELDEN

Thank you.

Okay. Good morning, Mayor Jones and members of the Council and staff. My name is Robert A. Fielden. My office address is 2480 East Tompkins, Suite 103, Las Vegas, 89121. As has been indicated, our firm has served as the planning consultant for the Agency and the City of Las Vegas for the preparation of the study and report for the extension of the boundaries for the Redevelopment Area. This work has taken more than six months to perform and has been prepared to address all of the requirements of Nevada Revised Statutes for redevelopment. You will notice from the list of participants in the report in your document for this project that the planning work and the process has been the comprehensive efforts of a strong team.

I first want to briefly discuss with you the process used for the study and how that process guided the work of a guiding team. Planning and Urban Design staff from our office walked all of the study sub-areas, photographed the exterior of each property and evaluated the property based on a set of objective criterion. This criterion included both physical and economic factor which are set out in Nevada Revised Statutes.

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Each property was evaluated by two separate individuals. When their two evaluations did not have coinciding results, a third individual evaluated the property a third time to determine the final evaluation for the classification; so that the process would be holistic. During this process, we scheduled three neighborhood workshops to explain to residents in each sub-area Nevada Revised Statutes regarding redevelopment; our interest in collecting their thoughts regarding redevelopment for their neighborhoods; explain to them the process we were utilizing in conducting the study; and to discuss with them problems they were aware of in their neighborhoods. When we completed most of our sub-area survey work, we met again with each neighborhood to present to them our findings, to discuss with them concerns they had regarding the observations and evaluations of the team, or the result of the team's work.

The original areas within the boundaries of the study, for the most of the sub-areas, were much larger than the final areas incorporated for your consideration today. And this is a direct result of our meetings and discussions with the neighborhoods.

Would you like to go, put the first panel (directing his staff). The outer boundaries of each drawing that we will be showing you represent the original study boundaries and the center of each sub-area, which is identified in green, is the final boundaries addressed in the report. Take this one (directing his staff). Stop this one here. Yeah (directing his staff).

All right. The next two presentation panels provide you with a few visual examples of what was found in terms of deterioration when we evaluated these properties. The first panel are examples within the original study boundaries and the second contained examples within the final study area.

CITY MANAGER BARTON

Rotate it. It was sideways. Let him pan over.

MAYOR JONES

Sorry.

ROBERT A. FIELDEN

Okay, he'll pan over. Okay, you want to go to the next one.

UNIDENTIFIED FEMALE

Not yet.

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ROBERT A. FIELDEN

Oh. I do not think any of you will not agree that these properties are severely deteriorated and are detrimental to the public health, safety, and welfare of the neighborhoods and the citizens of Las Vegas, and that the properties can use the assistance of the Redevelopment Agency. With the exception of issues regarding single family residences, the -- citizens at each of the six neighborhood workshops and meetings overwhelmingly supported redevelopment for their neighborhoods. All of the citizens expressed concerns regarding deteriorating properties and declining property values caused by neighbors not keeping their properties maintained; the negative impact of absentee landlords, vandalism, and crime in their neighborhoods; and lastly, the negative impact on the quality of life on all of the neighborhood citizens as a result of much needed services and businesses moving away from the aging neighborhoods.

The team found itself with this question: If we remove single family residences in response to the overwhelming homeowners' concerns from the Redevelopment Area, how could we find assistance for revitalization for the neighborhood areas for aging housing. Kathy Somers, from the Department of Neighborhood Services, came back to the team with a series of programs which can be made available through the City to assist individual homeowners upgrade their properties, and our staff research turned up the possibility for an ordinance, which can be adopted, which requires rental property owners within designated areas to obtain business licenses and property bonds to ensure that rental properties are maintained to appropriate standards of health, safety, and welfare.

The revised boundaries of the study areas, which the report addresses, are presented on these following panels: (Each panel was presented on the overhead.)

DEPUTY CITY MANAGER
MACY

Excuse me. What are you showing in terms of color coding there? Blue, yellow, green; or gold and green?

ROBERT A. FIELDEN

The color coding, I will go into that. But that talks about -- of the various characteristics and deterioration factors of the properties that we've reviewed.

COUNCILMAN REESE

Excuse me. Could I look at that map again of Bonanza Avenue?

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ROBERT A. FIELDEN Sure.

UNIDENTIFIED WOMAN The other way. Yes, (inaudible) right there.

COUNCILMAN REESE Okay, that area there with the yellow; is that -- Could you tell me what that represents, the yellow?

ROBERT A. FIELDEN Okay. The yellow parcels that are within the -- area, when we were doing the evaluation from the criterion, were deemed as properties at this point in time that were appropriate and that are being maintained and kept up within the description of the evaluations.

COUNCILMAN REESE Well, that's -- this piece of property here is very important to me as far as my vote. Is that, in fact, part of the Redevelopment Area? The yellow? Yes.

UNIDENTIFIED FEMALE This right here?

ROBERT A. FIELDEN Yes.

COUNCILMAN REESE Okay. Thank you.

ROBERT A. FIELDEN Any other questions regarding the individual parcels? Okay. If you have your reports, what I will do is follow through and describe the contents and the information in each section.

Section One of the report is the introduction. It provides with an overview of the study, the purpose of the redevelopment, the purposes of redevelopment, and the findings of the State of Nevada regarding redevelopment.

Section Two of the report addresses the reasons for the selection of the Redevelopment Area. Information provides you background regarding the revised boundaries for Council consideration, an overall map of the existing Redevelopment Area, and the proposed additions. The existing Redevelopment Area is colored fuchsia and the proposed additions are colored in blue.

Text regarding structural conditions describes how each property evaluation in the study was conducted. Evaluation criteria describes the Statute requirements which were used in each evaluation and includes the maps which were displayed here. The following subsection addresses the percentage of individual parcel factors and identifies the percentages of parcel classifications in each sub-area. As

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examples, you will notice there are no historic properties located in any of the four study sub-areas and that 27.7 percent of the number of parcels in Sub-Area No. 1 are currently classified as appropriate.

The next subsection provides some photographic examples of various types of deterioration existing within each of the sub-areas. Subsection 2.F reviews how the team sought out historic properties during the study, and 2.G describes deterioration observed in each of the sub-areas and charts each parcel. You will note in the charts the current assessed value, factor classifications which describe existing physical and economic deterioration and potential value.

The -- potential value column is the resultant -- of a commercial real estate equation which takes a conservative current land assessment for the acreage of the parcel and adds to that amount a conservative construction value for new improvements. It then multiplies that number by a .35 factor to establish an estimated new assessed value for the acreage; and then adds a conservative 15 percent to the number to compensate for the time difference from today to when the redevelopment parcel might be reassessed.

As you will review this column, you will note that with some of the parcels there may be not a large difference between the assessed value and the potential calculated value. In these instances the property may have an appropriate classification or may be economically deteriorated because of vacancy, or adjacent or surrounding deterioration.

As a side bar, there has been mention that redevelopment actually lowers the property values in the Redevelopment Area. Our review of the Las Vegas Redevelopment Area and redevelopment areas in other Nevada cities indicates that this is just not true, and to the contrary, these property values are progressively increasing in value.

Subsection 2.H describes existing aesthetic conditions in each sub-area as it impacts quality of life and the public welfare. Subsection 2.I discusses the lack of cultural opportunities within the sub-areas, and 2.J provides a summary for the reasons for the selection of the Redevelopment Area.

Section 3 of the report provides a description of the physical, social, and economic conditions existing in the area. Demographic characteristics are described, physical

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conditions, including existing land use and zoning patterns. Transportation systems, vehicular circulation patterns, and traffic counts and existing infrastructures, and utilities are addressed. Social conditions, including population by social characteristics, social service providers, medical services, places of worship, educational facilities, or within these sub-areas, actually, it's the lack of provider services and facilities which are identified as are age, education, and home ownership information.

Subsection 3.D addresses economic conditions, including the lack of tourism, employment statistics, which indicate the sub-areas have a significantly higher unemployment population than other areas of the Valley, income statistics, poverty status, which indicates household, family, and non-family incomes and the percentage of the sub-area population living below the poverty level, property tax, value assessments, assistance -- significant crime statistics and fire. Subsection 3.D provides a summary of information turn -- contained in this section.

Section 4 describes the sources of revenue for redevelopment. The use of tax increments to finance redevelopment and the ability to utilize increments from the existing area to assist in redeveloping the new proposed additions, if they become included. This section also describes that 15 percent of the revenue received by the Agency from tax increments must be used to assist with affordable housing.

Section 5 of the report includes the Agency's policies and procedures. Subsections address property owners participation and their types of participation, notification procedures, and, if as a last resort, the use of eminent domain, includes provided relocation assistance and property acquisition and property disposition.

Section 6 contains the proposed Amendment to the Redevelopment Plan for the Las Vegas Redevelopment Areas for your consideration today.

Section 7 contains the approval of the City of Las Vegas Planning Commission for the request by the Redevelopment Agency to amend sections of the General Plan to expand the boundaries of the existing Redevelopment Area.

Section 8 contains three proposed resolutions and ordinance regarding redevelopment for your discussion and action today.

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Section 9 of the report is an appendix which contains the legal description of the properties being considered for addition, minutes of all of the meetings held in conjunction with this study, a series of relevant graphs used in research for the study, and a copy of the last Amendment to the existing Redevelopment Plan.

The final section of the report, Section 10, is a memorandum which discusses various City of Las Vegas programs available which can be used by citizens to assist with economic development and housing improvements.

Mayor and members of the Council, that concludes my presentation regarding the study and the report required by Nevada Revised Statutes for your use in deliberations and action. If you have any questions regarding the information in the report, the team will be happy to respond. Thank you.

MAYOR JONES

(inaudible) will be entered then as Exhibit 5?

ROBERT A. FIELDEN

Yes.

MAYOR JONES

Are there any questions or objections by a member of the City Council or the Agency regarding the report to the City Council? If there are no objections by a member of the City Council or the Agency, the report of the Agency to the City Council will be made a part of the record.

ROBERT A. FIELDEN

Thank you very much.

MAYOR JONES

I would now ask if there are -- Oh, before we proceed any further, I would note for the record that we are on City Council Item No. 76 and Redevelopment Item A, which is the joint public hearing on the proposed Amendment to the City of Las Vegas Downtown Redevelopment Plan.

At this time, if there are any written comments received on the Plan Amendment, they will be placed into the record as Exhibit 6. We will now hear any statements and testimony from the audience in favor of the Plan Amendment. If you wish, you may direct questions to staff members through me. As I call each speaker forward, please identify yourself by stating your name and address.

CHRIS KRISTOFF

My name is Chris --

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CITY ATTORNEY JERBIC

Mr. Kristoff, I'm sorry. Before you begin, I just have a couple of things I want to make a part of the record, Your Honor.

One is we have renoticed this meeting after we recessed it. We are in a recessed meeting, but I would note, for the record, that on Sunday, October 27th and November 3rd, 1996, there was an additional public notice published in the paper notifying people of this meeting. I'd like to make that notice part of the record.

I would also note that I have provided with the City Clerk with exhibits which consist of the permission letter from our bond counsel which is required prior to amending the Redevelopment Plan and expanding it. Copies of those, the originals, are with the City Clerk. I've also provided the City Clerk with a notification of acceptability from Howarth, Montague and Associates, which is the financial consultant for the redevelopment bonds and from First Bank National Associates, which is the trustee as successors to Bank of America and Valley Bank. Both originals are on file with the City Clerk.

I'm sorry, Mr. Kristoff, but I had to make that for the record.

CHRIS KRISTOFF

It's all right, Mr. Jerbic. Name is Chris Kristoff. I'm listening to your consulting firm here, who I just spoke on the way down, when he came down. The people that he had the, what we call the interviews with on the study that he said what we call the neighborhoods that were concerned with the blight area or the condition of the area, these people are all rental. They were not property owners. We have that faxed to, Your Mayor, and I want to clarify that on record.

MAYOR JONES

No, no. I understand that, Mr. Kristoff, and I don't have a problem with a clarification. But this is those who wish to speak in favor of the Plan. If you wish to speak in opposition, that's the next --

CHRIS KRISTOFF

Right. But when you have a consulting company, Your Honor, that's giving facts that they had studies with the neighborhoods and it's part of that redevelopment, we want to get the concern of both the rental people as well as the property owners. If we're not going to give the property owners to be there at the study, the notice that they should be there, we should have some clarification from your office

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or the City Manager saying they never showed up. But for words of people of their names who were there were not taken on that study and, to me, that's hearsay. You must have verification of the study of people who had property or people who had rental property there. And, to me, I find that some of his consulting behavior of saying that he did a study with the neighborhood with these people who aren't property owners. And I can verify that very clearly. And I just wanted to let you know.

ROBERT A. FIELDEN

In terms of clarification, for the record, in my presentation what I say is that there were six neighborhood workshops and meetings that were held. And that all of the citizens, I didn't say homeowners, I said all of the citizens expressed concerns regarding deteriorating properties and declining values. When we did hold these meetings, there were homeowners who were at that -- at those meetings that we held. Not every homeowner was there, certainly not every citizen of the neighborhood was there either. But they were public noticed and those in attendance were homeowners and citizens.

MAYOR JONES

Thank you, Mr. Fielden. We will now hear any statements or testimony -- What do you want now? The City Attorney would like me to note that those individuals who entered comments into the record during the public comment portion of the Redevelopment Agency held on October 16th, 1996, we'll have those comments incorporated into the record of this meeting at this time.

Which brings us to those individuals who wish to make any statement or testimony from the audience in opposition to the Plan Amendment. As I said, we need your comments to be directed specifically to this Plan Amendment, not redevelopment in general. And if you wish, you may direct questions to staff members through me. Again, those wishing to speak, I need you to come forward, give your name and address for the record, and --

Can we go to the overhead, please. We have it on? Right there, you got it. Come in a little tighter because we're getting a glare.

ATTY GRANT GERBER

I get it? Okay. Before I begin, I would like to address a question to the staff. There was something that came up new that we hadn't seen in the -- notice, which raises some question in my mind if whether the notice is correct. And so, if I could address a question or two, it might clear that up and help the City out.

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MAYOR JONES

Yes, you may.

ATTY GRANT GERBER

When they put the -- map up, and I was looking at it, there was a corner that was different on, from the map that was put in the paper. And I believe the map that was put in the paper should have been part of the notice and now there's a different color on some of the -- some elements of the map. And, so I don't if that is -- I haven't researched that yet. If it's just something new to me, and I'd like it clarified to determine what that means to my client's property.

CITY ATTORNEY JERBIC

If I could, Your Honor, if I could ask Mr. Hawkins in the audience: Has there been any change to the boundaries of the proposed land to be added to the Redevelopment Area between the time it was noticed and this meeting? And I'm hearing "no." And second, is there any discrepancy between the map that was published in the paper which describes the property to be added to the Redevelopment Agency and the map which was shown to the Agency and the Council at this time? And I'm hearing "no", that they are the same.

ATTY GRANT GERBER

Okay. One -- final question then. The -- there is a color change from what we saw before. There was, and that was one of the questions of one of the Councilman, was what was that, you know, yellow -- colored area, which is now different than -- And what does that mean to that property --

COUNCILMAN REESE

The color -- Excuse me, Sir. The color was the same. I do have a business there. I'm going to be abstaining on the vote. I just wanted that brought into the record.

ATTY GRANT GERBER

Okay. So, well, my ques' -- I guess, let me make it a little more direct --

COUNCILMAN REESE

Let me ask you another question. Could you give us your name, please?

ATTY GRANT GERBER

Yes. Excuse me. My name's Grant Gerber and I'm representing Mrs. Pappas. This is Mrs. Pappas. The -- property at the corner of Washington and Rancho is that -- that appears to me to be in a different color than it was previously; is that correct?

ROBERT A. FIELDEN

No.

ATTY GRANT GERBER

So that -- that has always been that color?

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ROBERT A. FIELDEN That property -- the property that you're referring to, if you're talking about the Wendy's, that property has always been within the yellow (inaudible). It's always been deemed an appropriate property.

ATTY GRANT GERBER Okay. But it --

ROBERT A. FIELDEN From the time the record was presented.

ATTY GRANT GERBER But it is inside of the Redevelopment Area?

ROBERT A. FIELDEN It is inside the Redevelopment Area.

ATTY GRANT GERBER Okay. So, --

ROBERT A. FIELDEN The proposed sub-area.

ATTY GRANT GERBER -- so, so once -- so as far as -- One final question then, so as far as the Redevelopment Authority of the City that area could be condemned just as any other even though it is deemed not improperly, not improper, not blight; is that correct?

CITY ATTORNEY JERBIC I'm not sure I understand your question. But if you have comments to make under public testimony, this is the time to make them.

ATTY GRANT GERBER Okay.

MAYOR JONES I think his question is if it is designated within the new Redevelopment Area, should another project come along, could you condemn the Wendy's? Correct?

ATTY GRANT GERBER That's the question.

MAYOR JONES That's what I thought.

ATTY GRANT GERBER And is -- and I assume that that's correct because it's within the boundaries, so. So even though it's concluded that it's not blight, it could be condemned in regard, you know, through this Redevelopment Area. The same as it was done downtown.

CITY ATTORNEY JERBIC I think you've made your point, Mr. Gerber, if you want to proceed with your presentation.

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ATTY GRANT GERBER

Okay. I appreciate this opportunity, and I'd like to start by saying that the City, through the redevelopment in the past, has already cost the Pappas hundreds of thousands of dollars. They're without monthly income from their property. The -- City gave that property to the -- or is attempting to give the Pappas' property to the, some of the riches families in America, the casino folks. And as I read the documents from the City, it appears that the City is in, is attempting to give a total of about \$40 million to these casino families. And even though the Redevelopment Act calls for participation by property owners, not one small property owner was benefited or allowed to participate. Not one. And it appears that this new Redevelopment District is going to proceed in the same way.

And one of the things that concerns us is, just as it happened downtown, first, once an area is designated redevelopment, the -- values begin to stagnate and don't continue to go up as they -- ordinarily would. And they do that for two reasons. And I've talked to people that want to purchase in redevelopment areas, and they're afraid. There's fear because once they purchase, they are not sure what the City is going to do, unless they are some of the chosen few that are part of the -- elite that the City Council concludes they're going to help.

The -- secondly, no one likes to lease in a redevelopment area, because they don't know if they're going to be forced out, as the people in the downtown area of Las Vegas were, prior to the end of their lease.

So far there have been three Las Vegas judges that have declared that your redeveloping planning, in the past, has been flawed and, in fact, is unconstitutional. That it's arbitrary and capricious. That it's unfair. Now, all I can see of this new Plan is that it's headed down the same path.

As Judge Chairez stated, the record reveals an Agency that is at best insensitive and at worst insincere in the way that it has attempted to fulfill it's mission. The history of the Agency is a trail of mistakes, missteps and misstatements. The Agency has shown that it has consistently failed to comply with the procedural safeguards laid out by the legislature for the protection of the rights of the people who own property. Arranging inexpensive transfers of property between unwilling citizens and large businesses is a private taking and thus prohibited by the constitution. This court

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cannot and will not sanction the disregard of the constitutionally guaranteed rights of the citizens of Nevada.

It appears to us that you're not making any changes. It looks to us like you're doing the same thing as you did before. I don't, we don't see anything in this proposal that shows a budget on how you're going to do this. It appears to us that there's a sucking sound of taxes that are going to come out of this area and be utilized as the City Council decides, perhaps even downtown. It doesn't have to be used back in this area, according to this Plan.

In closing, Judge Chairez stated that the City Council had in effect turned the Redevelopment Agency over to the casinos. Now we don't know if the casinos still control the Redevelopment Agency. We don't know what's going to happen out there, but it certainly doesn't look good to us. Are there any questions?

COUNCILMAN ADAMSEN

Thank you.

ATTY GRANT GERBER

Thank you.

COUNCILMAN ADAMSEN

Does anyone else wish to speak in opposition to the expansion of the Redevelopment Area?

HARRY PAPPAS

My name is Harry Pappas. I'm the son of Carol Pappas. And I'm part of the family that the City has unleashed its assets, hired attorneys, hired out-of-state attorneys, hired Las Vegas law firms. The casinos have hired law firms to run my family in the ground, financially. I kind of, I find it interesting when we get up here to speak, the Pappas, each time the Mayor's run out of the room.

First, I'd like to say that the meetings that were held in this new area -- and by the way, so you know, I own, my family owns now property in this new Redevelopment Zone that you're thinking about expanding, and we want no part of your redevelopment schemes, the Pappas Family. We've had enough of it. But, I guess, at this point, we can't do a lot about it.

I attended the meetings that were held in this area, and I'd put something on the record here. Never once was it mentioned, small business owners, because my brother and I attended, that eminent domain can be used against you. Your properties, your homes, your small businesses could

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be taken away and given to some big casino owner, like you did downtown. That was never mentioned at those meetings.

About property values. I saw it pooh-poohed up here. The Mayor made some -- I saw a little smirk comment on her face about when we mentioned property values go down. Talk to the Pappas Family if you want to talk about property values. We've been through this. We're experts at this redevelopment and eminent domain. We couldn't rent our seven stores, half our seven stores, when it was declared redevelopment. People didn't want to go and rent our -- shops anymore, our stores, because after they put in thousands of dollars in a business, the City comes along and eminent domains you and throws you out. Who wants to move in there? We -- our places sat half vacant because of that. Don't tell us about what happened with property values.

Well, let me say this, if downtown you took private property, you, our property, you took small businesses, you gave them to the casino owners to put that red square down here, that parking garage. You gave the casino \$40 million in cash grants, corporate welfare. You -- gave them Fremont Street, an asset that's worth anywhere between 100 and \$500 million. My question is -- and then you didn't let us participate, gave it all to them. My question is in this new area. This is, I guess, to Councilman Reese and McDonald, since this is your area. We're going to be there stuck in this thing. We'd like to know. Forty million dollars downtown to the casino owners. Fremont Street, 500 -- half -- 100 million to 500 million asset. How much money now is going to be given to the property owners, the small home -- the small business owners, the property owners, small businesses and homeowners in this new area now? Are we going to get a \$40 million cash grant? What assets -- that's my question. The main reason I'm here. What now -- are we going to be allowed to participate? We're going to be eminent domain, thrown out for some big casino owner?

But the question here is how much do we get? Do we get \$40 million? Do we get a hundred million, the price of Fremont Street? Do we get a street turned over to us, a boulevard, Rancho? My question. I think it's pertinent to Councilman McDonald and Reese to you that we have these, this question answered. Thank you.

MAYOR JONES

Do others wish to be heard in opposition?

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GARY STAFFORD

My name is Gary Stafford. My address is 1449 Cottonwood Place. I live in Huntridge. I used to have a wedding chapel down on Las Vegas Boulevard, there, I bought about 20 years ago. I was in there 11 years. It took, was my whole lifetime. It was, I had no savings or anything. That was my whole thing. They took it away from me, you guys did, the City did, and gave it to Drake DeLanoy, the, you know, the Bonneville Development. They had secret meetings without me ever being notified or anything. They've taken, I've never been able to get any money from the City. Bob Sylvain refused to release the money to me that the District Court Judge ordered.

I was supposed to get a trial at a later date to, you know, for my property. All I've been is just screwed over for all these years. It's been going on for nine years now. And I can't get no recourse. I can't get any answer. Run me broke. I owned nine pieces of property at one time. Now, I'm down to my house. If I hadn't homesteaded that, you guys would have screwed me out of that too. And I got -- forced into bankruptcy, because the City was going to take my property. And I went in and filed, you know, filed for a reorganization. What happens is they give the money to the bankruptcy trustee who spends it all. I can't even get an accounting from the bankruptcy trustee.

You know, I mean I got slaughtered here, and I can't see any recourse in this at all, and you're going to turn around and do it again? And I have property in other areas that you're going to go into now. And I worked on for you, and I was a monitor at your voting station there, at the school, and I worked for you without -- you know, I -- because I wanted new blood in here. I figured things might get fairer. And it doesn't seem to be. You know, I don't know.

Somebody ought to -- there ought to be -- I thought America was, you know, -- I thought we were in America. I didn't think they could just do it. They just took it and gave it to Drake DeLanoy. That Bonneville Development gave him \$300,000 to boot. Never gave me any money. Wouldn't give me any money. Just, you know, worked against me and had called people that I had property dealings with to get them to back out.

I have this all documented. I have everything documented. I'm not lying about anything. You know, I still haven't been able to get, you know, violated a District Court Order. You know, I couldn't, they wouldn't give me the money. Said I,

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you know, Judge Foley ruled -- I was one of the first ones in here. You know, and I can't get any recourse. I can't get anybody to talk to me about it. You're going to do it again.

MAYOR JONES

Thank you, Sir. Does anyone else wish to be heard?

ATTY LISA ANDERSON

Good morning. My name is Lisa Anderson. I'm an attorney and my business address is 1125 Shadow Lane. And I represent Mr. and Mrs. George Hire, and not in relation to any businesses that they own, but they happen to own some businesses in this new proposed Redevelopment Area. So they came into my office when they read this notice, and they're -- very upset, and they needed some information. We have managed to get some information from the Redevelopment Agency. But I think the biggest concern that the Hires have is that they've seen what has happened in the past.

They own some property on the corner of Rancho and Bonanza. There's a car wash there and there's an adjacent shopping center there, and they own all of that property. They have extended leases on that property to the businesses that are in there through the year 2000 and 12. According to the maps that were just shown today, I think that they're in area that's been designated as being acceptable at this point. But the fear is that it's still in the Redevelopment Agency and Rancho and Bonanza is a highly visible corner. If the redevelopment goes through and these big businesses do want to come in and start putting new businesses, or renovating, or if they want to put a hotel or a casino or some kind of big business there, that corner is going to be a highly sought after corner.

So, even if their businesses right now are being maintained and kept up so that they're acceptable for the community, if someone want to put in some bigger, moneymaking institution right there, they're going to lose out. The threat of eminent domain is too scary for the people that own businesses in that area. Even if they work their -- work and keep everything up and keep it so that it is acceptable to the community, if somebody bigger with more money wants to come in, they're going to lose out.

And I think that that's the fear that's not being addressed to them and no matter what they hear at the community workshop meetings, the threat of eminent domain strikes fear in their hearts. And that's the part that they just don't understand. That they've been working for years to own as

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much property as they do own, and then it can be taken away from them, even though they're maintaining it to an acceptable standard.

MAYOR JONES

Do others wish to be heard? Then I would close the public hearing -- Oh, Sir -- Excuse me.

FATHER KATRE

My name is Father Katre from Saint John Greek Orthodox Church, the parish and church where the Pappases attend. I believe that Mr. Pappas, a blessed memory, John, was the first Greek immigrant to come to Las Vegas and make his home here. His ambition and dream was that of so many other immigrants who came to the United States. He found Las Vegas and Southern Nevada a very fruitful and promising area.

I believe that he asserted and established as a principle in his life and in his business dealings and in his community and church service the celebrated rights of buying, selling, developing, holding property. That seems to be a principle which many Americans, whether they're immigrants or American born, have embraced. It's part of our American way of life, we like to think and believe.

We feel that the Pappas Family, most especially in the person of his widow, Carol Pappas, has struggled to maintain her family and her family holdings, according to those principles which are both American and adopted by so many Americans.

We ask that just consideration be given, not only to the Pappases, but all who are under consideration in the Redevelopment Plan. You are fully aware of those objections or those concerns. We also recognize that progress is part of our future. It was also the same in the time when John Pappas and his family acquired the lands of properties that they have held and now hold.

We recognize John as the first Greek in Las Vegas and this plaque proudly hangs in our church vestry. It's dedicated to him as the first Chairman of the organizing committee and Godfather of Saint John's Greek Orthodox Church. It is a plaque like this that gives pride to his family and to others who now come to Las Vegas to make their home and see the hope and promise of this land. It is, of course, the responsibility of City Council and the Development Agency to protect the rights and the interest of all the citizens, and most especially those who have come early on, invested, and developed our City to the extent that we now enjoy the

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popularity and prosperity for which they have labored.
Thank you.

MAYOR JONES

Thank you. Do others wish to be heard? Do members of the City Council or the Agency have any final questions for staff? If there's no further testimony or evidence to be received, I will entertain a motion to close the hearing.

COUNCILMAN ADAMSEN

So moved.

CITY ATTORNEY JERBIC

Your Honor, before you close that, we need to ask if there are any staff response to any of the comments raised in opposition to the Redevelopment Plan?

BRENT HAWKINS

Madame Mayor, members of the City Council, let me just respond to a couple of points. First of all, the representative of the Pappas Family mentioned the fact that they apparently own land in the areas to be added, which is in good repair and which was found in the report to be -- what was the word? Appropriate. I just point out that blight, as it's defined in the -- redevelopment law, is an area concept. That not all properties within the Redevelopment Area have to be individually blighted. But you look at the area as a whole and ask whether or not the conditions of blight in the area predominate -- to the extent that it's a burden on the community. And so, the fact that there are individual parcels which taken alone are not blighted does not mean that you cannot find that the area is blighted as a whole.

Were there other questions that you -- That was the one that I felt was most important to respond to. But if there were other questions that you had as a result, I'd be happy to respond to them.

MAYOR JONES

Members of the Board?

CITY ATTORNEY JERBIC.

I'm sorry to interrupt. You may consider the motion that was on the floor at the time that I --

MAYOR JONES

I would consider the motion to close the public hearing. All in favor?

COUNCILMAN ADAMSEN

Aye.

COUNCILMAN McDONALD

Aye.

COUNCILMAN REESE

Aye.

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MAYOR JONES

Aye.

Opposed? (Motion carried unanimously with Callister excused)

Now are there any comments from the Board?

COUNCILMAN McDONALD

Yes, Your Honor, if I could. After talking to Mr. Gerber at our last meeting, I tried to get my point across, as to why I would, wanted to entertain any motion to put it in redevelopment. So, I put together some tapes. Can you roll the first tape (directing staff).

They say that picture's worth a thousand words. In the next couple minutes, I'm going to give you about 100 million reasons why I want to put it in redevelopment. A little girl was accosted in here by vagrants that were living in the area. Another child playing here, this almost collapsed on him, almost killing him. When we tried to get with the property owner to have it torn down and fixed up, no comment, no reply. Didn't want to be interested in help clean up the area. So, we had to go in and tear it down. Sorry. My voice used to be a lot louder.

This was sitting in the middle of 1501 North Decatur. This used to be a predominant area, where we have senior citizens that live, out in Matt Callister's area, and also the surrounding neighborhood. So, rather than have a young child raped or individuals hurt by having people who want to sell their drugs and not get involved in society, we had to tear it down and put a lien against the property.

This used to be Lucky's, Big 5. For those of you who've lived here a long time, Wonder World, went to Payless. This is what it sits now. And there's no way you can tell me and sit there and say that putting this in redevelopment is going to bring down taxes in this area.

I was once quoted in the R-J to say that I would use eminent domain, and I put the propose out to you and the people that are response in the neighborhood, if you had a property owner that has this type of property, and I'm not singling him out, but won't come together and help the neighborhood, that's the only time I would ever use eminent domain.

We -- had a second tape, or is that both of them? This is at Vegas Drive and Decatur, or, excuse me, Washington and

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Decatur. This used to be an Albertson's. This backs up to a very nice community called The Greens. We've had to go in there several times to flush out all the debris, all the homeless people that are, have been setting bonfires in the back, using this for a dump. And once again, we have to go out and help clean it up, not the property owner, because the constituents are suffering. Their property values are going down that live in this area. And it's due to this. It's due to the irresponsible acts of people that don't want to maintain their property.

And the spray paint you see here are the ones we've had to go out that were graffitied. This was graffiti ridden. This used to be when they sold their crack. We had to take the phones out. This is where they climbed up to get the air conditionings and steal the property off the top of the roof, where they once set a fire, where gangs were in a gang fight, right back here.

Mr. Gerber, that's the area that I told you last -- meeting if you walk through there, good chance is you will get robbed. Because I once said before, I'm 230, I have a 110 pound Pit Bull and gang members came after me. So, it's definitely an area of redevelopment. The reason I put this together --

MAYOR JONES

Mr. Gerber, you can make a short comment, but the public hearing has been closed.

COUNCILMAN McDONALD

I don't mean to challenge you. I just want to answer some questions. Mr. Pappas, no, I don't want to give this to casino owners. I'm not in the realm of giving it to casino owners. I need to bring something in this area that will help the people in the area. We have senior citizens that live right across the street that don't have the luxury of having a vehicle to go shopping, and they're now, their shopping center has been moved a mile and a half from where they have to do their shopping. So they have to go shopping together in groups on a bus, and they cannot afford to get the groceries which they once had to be able to walk to their -- area. Now, they have to carry it and have their neighbors carry it for them.

I'm not looking, and also the property owner that, over there, Lisa Anderson. We're not looking to build casinos. We're looking to redevelop the area. Building a casino in this area's not going to do anything for the neighborhood. These neighbors need redevelopment.

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MAYOR JONES

It's not in the gaming district, either.

COUNCILMAN McDONALD

It's not in the gaming district. Thank you, Your Honor. It's not -- These people were once a thriving neighborhood. We had K-mart; we had Albertson's; we had Lucky's; we had Big 5's; we had a park right across the street from both of these locations. We're not looking to put this in the casino industry and turning it into a gaming revenue, which the Honor has already pointed out, it's not in the gaming avenue district.

We have to redevelop this. I've tried on my own, several times. I keep getting shot down. No, we're not interested. No, thank you. When this was on the Internet, or however it went out, the information, we now have people that are coming forth with saying, we might be interested. We want to talk to you. We want to talk to the City Manager on what steps could be taken to help us come into these areas. That's what we're looking for. We're looking for big box, anchor tenants that will help revitalize these neighborhoods. I have schools. I have parks, junior high schools. It's not going to do us any good up here to put a casino where there's a junior high school, a high school, and elementary schools.

That's the reason I compiled these pictures, and I compiled the videotape for you. Because me sitting here preaching to you without a visual, does me no good. My point does not get across. But I think if you had a chance to look at the video and these pictures, you will understand what -- direction we're trying to move in. And the gentleman that came and spoke that worked the polls, I'm not trying to disgrace him. I'm trying to make everybody proud that elected us. And I think we have to take this step to move in the right direction. Mr. Gerber.

ATTY GRANT GERBER

Councilman McDonald, I absolutely agree with you that that -- those areas that you showed were nuisance problems. You presently have on the books the ability to correct all of those without a Redevelopment Area. You could do exactly what you did there. You could condemn the properties and go in and tear them down; and then bill that property owner back and recover all of your funds. And, in fact, you could go through and eliminate 90 percent of the -- of those pictures that you showed me if you would use what's already on the books. All you have to do is do it.

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Redevelopment will not redevelop those areas in any significant way any time soon. It will take forever.

COUNCILMAN REESE

Your Honor, if I might make a couple of comment, please?

MAYOR JONES

Certainly.

COUNCILMAN REESE

I feel --

MAYOR JONES

Thank you, (inaudible).

COUNCILMAN REESE

I would like to say to Mr. Fielden and his staff, I think he did a great job in compiling his report. I do concur with everything that Councilman McDonald's said. There's been a few things here that said that I don't really agree with, except redevelopment does work. In my Ward, I had the Charleston Plaza Mall that is come under the auspices of redevelopment. It is a thriving shopping center today, unlike the site in Councilman McDonald's Ward.

I also have Valley Foods that was done with redevelopment money. It produced, I think, 450 jobs. It was nothing but vacant lots, houses, --

MAYOR JONES

Crack houses --

COUNCILMAN REESE

-- crack houses, and it is something that I am proud to have in my Ward today. Redevelopment does work. I feel like that the expanded wards, the expanded areas will benefit the whole City of Las Vegas. I don't really know what would be the next project that we would do, but, yes, we do need to redevelopment some of that area out in Councilman McDonald's Ward, also, some areas in my Ward.

I have seen what they have done in San Diego with some of their redevelopment projects. The downtown area is getting old. It is old and, yes, we have to have the ability to go in and redevelop in an area. There, again, I want to reiterate Councilman McDonald and I run on the premises that we would safeguard neighborhoods. We're going to do everything we possibly can do to rebuild the neighborhoods, not with casinos. I think we showed that when acted upon the proposed development out there on Decatur and Charleston.

I feel like that we can do more in the neighborhood with redevelopment, and I feel like this is a step in the right direction. Thank you.

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HARRY PAPPAS

Can I say one quick thing?

MAYOR JONES

No. The public hearing is closed.

COUNCILMAN REESE

Thank you.

MAYOR JONES

I think it's important to recognize in Downtown Redevelopment Area, not only since the redevelopment project has there been over a billion dollars invested in an area that prior to that wasn't receiving any economic invested. There are now on the books addition of 1500 new hotel rooms, 2.5 jobs per room, that creates an additional close to 3800 new jobs. In addition with the Stratosphere, there are 2800 jobs. When you look at the money today that is going to pay for prisons, that is going to pay for welfare, I think the question of fairness, and isn't it fair that people have the opportunity to have a job so they can care for their selves should also come into play.

As Councilman Reese noted, just in the two redevelopment projects in his Ward, they created close to a thousand new jobs. The Bonneville project, which was referred to, were 200 new jobs. When you're looking at redevelopment, the intent is to create a critical mass -- to encourage economic development and investment, and that is the only focus of this Council. Councilman Adamsen?

COUNCILMAN ADAMSEN

Yes, thank you, Your Honor. At our joint meeting with the City of Reno, the discussion of redevelopment, not only in Las Vegas, but also Reno, came forward. And Reno is interested in the trials and tribulations that we've experienced in our redevelopment process. And I'm very found of saying it, Your Honor, and at the risk of sounding repetitious, I'm going to say it again for the record, and Brent pointed it out, that redevelopment is not a project, but it is a process.

Councilman Reese commented on Downtown San Diego. Downtown San Diego was one of the most blighted crime ridden areas in the Southwest United States, if not the United States. And that didn't happen over night, nor did they turn it around over night. And when asked by a Reno City Councilperson, how difficult it was to make the decision for redevelopment projects? I told them that it was a personal and emotional, very tough decision, but looking at what was at stake made the decision somewhat easier. And what was at stake, Your Honor, as you're very fond of

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pointing out: What is the 17 to 18,000 jobs that are currently downtown and the \$75 million, plus, that is generated in terms of wages and taxes available, not only to the City, but to the County and to the State. And that was sincerely at risk with the competition that downtown was facing from the Strip, and particularly, the Southern Strip with the new mega resorts.

Anything that government does or attempts to do certainly generates controversy, and there are those who would disagree with those decisions. But given the fact with the 20 to 25,000 people who are visiting the Fremont Street Experience each night and the double digits, the very strong double digits increases, approaching 25, 30 percent in terms of sales tax increases and gaming taxes, certainly would hopefully begin to mute some of the opposition to the tough decisions that we made.

In Councilman McDonald and Councilman Reese's area, we have areas that are blighted. They are economically depressed and for us not to move forward aggressively with the expansion of the Redevelopment Area to provide some incentives, and that's sincerely what redevelopment is about, to provide some incentives to the private sector to revitalize these areas economically, would be to break the promises that Councilman Reese and McDonald made upon their election.

MAYOR JONES

Thank you. With that, the first action will be taken by the City of Las Vegas Redevelopment Agency, which is still in session, and that's the consideration of Resolution No. RA-96, which is the resolution of the City of Las Vegas Redevelopment Agency approving the Amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area. That's Item No. 50.

COUNCILMAN ADAMSEN

No questions or comments, Your Honor, would **move for approval**.

MAYOR JONES

All in favor? Aye.

COUNCILMAN ADAMSEN

Aye.

COUNCILMAN McDONALD

Aye.

COUNCILMAN REESE

Your Honor, I'm going to have to abstain. I do own a business within this Redevelopment Area, and I just feel like that it would be easier and better for those concerned that if

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I do abstain. I do support it. I have supported it. I just feel I need to abstain.

MAYOR JONES

Thank you, Councilman Reese. Motion's approved. **(Motion carried unanimously with Reese abstaining because he has a business in the proposed expanded area and Callister excused)**

We now go back to -- Oh, we will now adjourn the Redevelopment Agency meeting. The City Council meeting is still in session. The City Council, which remains in session, will now consider and act on matters pertaining to the Amendment to the Redevelopment Plan. First, we'll consider and pass on written and oral objections to the Plan Amendment.

COUNCILMAN ADAMSEN

No questions or comments, Your Honor, **my motion would be to overrule the written and the oral objections to the Plan Amendment.**

MAYOR JONES

All in favor? Aye.

COUNCILMAN ADAMSEN

Aye.

COUNCILMAN McDONALD

Aye.

COUNCILMAN REESE

I'll abstain again.

MAYOR JONES

Motion's approved. **(Motion carried unanimously with Reese abstaining because he owns a business in the proposed expanded area and Callister excused)**

The Council will now consider the adoption of Ordinance No. 96-95, an ordinance of the City of Las Vegas approving and adopting the Amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area. The City Attorney will read it into the record.

CITY ATTORNEY JERBIC

Thank you. Bill No. 96-95, an ordinance relating to Redevelopment; amending the Downtown Las Vegas Redevelopment Area; as adopted by Ordinance No. 3218 and amended by Ordinance No. 3339 and Ordinance No. 3637; to include additional property; providing for other matters properly relating thereto and repealing all ordinances and parts of ordinances in conflict herewith.

COUNCILMAN ADAMSEN

No questions or comments, Your Honor, **would move for the adoption of Bill No. 96-95.**

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MAYOR JONES All in favor? Aye.

COUNCILMAN ADAMSEN Aye.

COUNCILMAN McDONALD Aye.

COUNCILMAN REESE Show Councilman Reese abstaining one more time.

MAYOR JONES Motion's approved. (Motion carried with Reese abstaining because he owns a business in the proposed expanded area and Callister excused) And with that, the meeting of the City Council is adjourned.

(* * * END OF DISCUSSION * * *)

/gpb