

**CITY COUNCIL MEETING OF**

*June 20, 2007*

**COMBINED VERBATIM TRANSCRIPT – ITEM 149 - GPA-20227, ITEM 150 – ZON-21165, ITEM 151 – ZON-21166, ITEM 152 – SUP-21168, ITEM 153 – SUP-21169, ITEM 154 – SUP-21171, ITEM 155 – SUP-21172, ITEM 156 – VAC-21173, ITEM 157 – SDR-21175**

1 **GPA-20227 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
2 **DAYDREAMS, LLC, ET AL - Request to Amend a portion of the Southeast Sector Plan**  
3 **of the General Plan FROM: C (COMMERCIAL) AND LI/R (LIGHT**  
4 **INDUSTRIAL/RESEARCH) TO: MXU (MIXED-USE) on 73.5 acres generally located**  
5 **south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue and east of**  
6 **the UPRR Right-of-Way (APN Multiple), Ward 3 (Reese). NOTE: A PORTION OF**  
7 **THESE PARCELS EAST OF COMMERCE TO THE SOUTH SIDE OF COLORADO**  
8 **ARE TO BE REMOVED FROM THE 18B LAS VEGAS ARTS DISTRICT AND ADDED**  
9 **TO THE DOWNTOWN SOUTH DISTRICT.**

10  
11 **ZON-21165 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
12 **DAYDREAMS, LLC, ET AL - Request for a Rezoning FROM: C-M**  
13 **(COMMERCIAL/INDUSTRIAL) AND M (INDUSTRIAL) TO: C-2 (GENERAL**  
14 **COMMERCIAL) FOR A PROPOSED MIXED-USE DEVELOPMENT on 71.65 acres at**  
15 **the southwest corner of Charleston Boulevard and Main Street (APN Multiple), Ward 3**  
16 **(Reese)**

17  
18 **ZON-21166 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
19 **DAYDREAMS, LLC - Request for a Rezoning TO EXPAND THE GAMING**  
20 **ENTERPRISE DISTRICT FOR A PROPOSED MIXED-USE DEVELOPMENT AND**  
21 **ESTABLISH A G-O (GAMING OVERLAY) DISTRICT for a portion of 44.49 acres at the**  
22 **southwest corner of Charleston Boulevard and Main Street (APN Multiple), Ward 3**  
23 **(Reese).**

24  
25 **SUP-21168 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
26 **DAYDREAMS, LLC - Request for a Special Use Permit FOR A PROPOSED PRIVATE**  
27 **SPORTS ARENA at the southwest corner of Charleston Boulevard and Main Street (APN**  
28 **Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial)**  
29 **Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).**

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30

31 **SUP-21169 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
32 **DAYDREAMS, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-**  
33 **USE DEVELOPMENT at the southwest corner of Charleston Boulevard and Main Street**  
34 **(APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General**  
35 **Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).**

36

37 **SUP-21171 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
38 **DAYDREAMS, LLC - Request for a Special Use Permit FOR A PROPOSED HIGH RISE**  
39 **MIXED-USE DEVELOPMENT IN THE AIRPORT OVERLAY DISTRICT at the**  
40 **southwest corner of Charleston Boulevard and Main Street (APN Multiple), M**  
41 **(Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones**  
42 **[PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).**

43

44 **SUP-21172 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
45 **DAYDREAMS, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING**  
46 **ESTABLISHMENT, NON-RESTRICTED at the southwest corner of Charleston**  
47 **Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial)**  
48 **and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3**  
49 **(Reese).**

50

51 **VAC-21173 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
52 **DAYDREAMS, LLC - Request to Vacate the existing 80-foot rights-of-way of Commerce**  
53 **Street, Industrial Road, Utah Avenue, Imperial Street, Colorado Street, and California**  
54 **Street, the 60-foot right-of-way of Fairfield Avenue, a 25-foot alley right-of-way generally**  
55 **located between Fairfield Avenue and Commerce Street, and a 20-foot alley right-of-way**  
56 **generally located between Commerce Street and Main Street, all bounded by Main Street**  
57 **to the east, Charleston Boulevard to the north, the Union Pacific Railroad to the west and**  
58 **Wyoming Avenue to the south, Ward 3 (Reese).**

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59

60 **SDR-21175 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE**  
61 **DAYDREAMS, LLC - Request for a Site Development Plan Review FOR A PROPOSED**  
62 **MIXED-USE DEVELOPMENT INCLUDING 1,500 RESIDENTIAL CONDOMINIUM**  
63 **UNITS, 1,600 TIME SHARE DEVELOPMENT UNITS, 6,000 HOTEL ROOMS,**  
64 **PRIVATE SPORTS ARENA, 1,235,000 SQUARE FEET OF COMMERCIAL SPACE**  
65 **AND 300,000 SQUARE FEET OF NON-RESTRICTED GAMING SPACE WITH**  
66 **WAIVERS OF THE DOWNTOWN BUILD-TO-LINE REQUIREMENT AND**  
67 **DOWNTOWN ARCHITECTURAL DESIGN STANDARDS at the southwest corner of**  
68 **Charleston Boulevard and Main Street (APNs Multiple), M (Industrial), C-M**  
69 **(Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2**  
70 **(General Commercial)], Ward 3 (Reese).**

71

72 **Appearance List:**

73 OSCAR GOODMAN, Mayor  
74 GARY REESE, Councilman  
75 MARGO WHEELER, Director of Planning and Development  
76 JAMES LEWIS, Deputy City Attorney  
77 PAUL LARSEN, Attorney, 300 South Fourth Street  
78 BRYAN SCOTT, Assistant City Attorney  
79 GREG BORGEL, 300 South Fourth Street  
80 STEVE WOLFSON, Councilman  
81 RICKI Y. BARLOW, Councilman  
82 DR. KEN ACKERET, Ph.D., Traffic Engineering  
83 BRYAN GORDON, Applied Analysis

84 **Continued Appearance List:**

85 STEVEN D. ROSS, Councilman  
86 LOIS TARKANIAN, Councilwoman  
87 BOB FORBUSS, President, American Medical Response

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- 88 LARRY BROWN, Councilman
- 89 BART ANDERSON, Public Works
- 90 TOM McGOWAN, Las Vegas resident
- 91 TED RUSSELL, Las Vegas resident
- 92 RICHARD McCRACKEN, Attorney for Culinary Workers Union, 1630 South Commerce Street
- 93 RICHARD GEYER, 8260 Hilton Head Court
- 94 TODD VON BASTIAANS, 1708 Birch
- 95 GLENDA SHAW, Attorney for First Street Properties
- 96 NAOMI ARON, Owner of the Dust Gallery
- 97 BOB HELMER, 8380 Las Lagunas Lane
- 98 DENISE DUARTE, 7920 Aviano Pines
- 99 GLEN LARSON, 615 Spyglass Lane
- 100 EMILY STRONG, 1217 South Main Street
- 101 SHAWN LEWINTER, 1804 Bay Hill Drive
- 102 MARLENE ADRIAN, 7920 Aviano Pines
- 103 STEVEN SMITH, 901 East Ogden Avenue
- 104 DONALD HICKEY, 4425 El Parque
- 105 DONALD DEANHART, Clark County resident
- 106 AMANDA FERRAR, Ward 5 resident
- 107 MABLE MURRAY, 203 Colorado
- 108 CHRIS CHRISTOFF, County resident
- 109 VERONICA HOLMES, Gypsy Caravan Antique Village
- 110 CHARLES WEINER, 2404 Las Lana Way
- 111 ZENAIDA MENDOZA, Las Vegas resident
- 112 **Continued Appearance List:**
- 113 RASHAND JOSHUA COLLINS, Las Vegas resident
- 114 JOHNNY VENTURA, 601 Raintree Lane
- 115 TODD FINK, Executive Vice President, CEO, REI
- 116 DOUG SELBY, City Manager

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117 JOHN WEAVER, Partner of REI

118 TOM PRATO, 9220 Golden Eagle Drive

119 UNIDENTIFIED MALE SPEAKER

120 JILL FERRARI

121

122 3 hours 23 minutes

123

124 Typed by: Gabriela Portillo-Brenner, Lean Coleman, Angela Crolli, Vicky Darling

125 Proofed by: Carmel Viado, Angela Crolli, Stacey Campbell, Lean Coleman

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126 **MAYOR GOODMAN**

127 Okay, 1-49 to 1-57. 1-49 is GPA-20227; it's gonna be a public hearing. The applicant is REI  
128 Neon, LLC. The owner is Blue Daydreams, LLC, et al, request to amend a portion of the  
129 Southeast Sector Plan of the General Plan from C (Commercial) and LI/R (Light  
130 Industrial/Research) to MXU (Mixed-Use) on seventy-three point five acres generally located  
131 south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of  
132 UPRR right-of-way in Ward 3. A portion of these parcels, east of Commerce to the south side of  
133 Colorado, are to be removed from the 18b Las Vegas Arts District and added to the Downtown  
134 South District. The Planning Commission and staff recommend approval. This is in Ward, where  
135 is it?

136

137 **COUNCILMAN REESE**

138 Three, Buddy.

139

140 **MAYOR GOODMAN**

141 Three, of course. Okay. I wanted you to sweat that a little bit.

142 1-50 is ZON-21165. The applicant is REI Neon, LLC. The owner is Blue Daydreams, LLC, et al.  
143 Request for a rezoning from C-M (Commercial/Industrial) and M (Industrial) to C-2 (General  
144 Commercial) for a proposed mixed-use development on seventy-one point sixty-five acres at the  
145 southwest corner of Charleston Boulevard and Main Street in Ward 3. The Planning Commission  
146 and staff recommend approval, subject to conditions.

147 1-51 is ZON-21166. It'll be a public hearing with the same applicant, the same owner. Request  
148 for a rezoning to expand the Gaming Enterprise District for a proposed mixed-use development  
149 and a, establish a G-O (Gaming Overlay) District for a portion of forty-four point forty-nine  
150 acres at the southwest corner of Charleston Boulevard and Main Street. The Planning  
151 Commission and staff recommend approval, subject to conditions.

152 1-52 is SUP-21168, same applicant, the same owner, request for a special use permit for a  
153 proposed private sports arena at the southwest corner of Charleston Boulevard and Main Street.  
154 The Planning Commission and staff recommend approval, subject to conditions.

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155 1-53 is SUP-21169, same applicant, the same owner, request for a special use permit for a  
156 proposed mixed-use development at the southwest corner of Charleston Boulevard and Main  
157 Street. Planning Commission and staff recommend approval, subject to conditions.

158 1-54 is SUP-21171, same applicant, same owner, request for a special use permit for a proposed  
159 high-rise, mixed-use development in the Airport Overlay District at the southwest corner of  
160 Charleston Boulevard and Main Street. The Planning Commission and staff recommend  
161 approval, subject to conditions.

162 1-55 is SUP-21172, same applicant, same owner, request for a special use permit for a proposed  
163 gaming establishment, non-restricted, at the southwest corner of Charleston Boulevard and Main  
164 Street. Planning Commission and staff recommend approval, subject to conditions.

165 1-56 is VAC-21173, same applicant, same owner. Request to vacate the existing eighty-foot  
166 rights-of-way of Commerce Street, Industrial Road, Utah Avenue, Imperial Street, Colorado  
167 Street and California Street, the sixty-foot right-of-way of Fairfield Avenue, a twenty-five foot  
168 alley right-of-way generally located between Fairfield Avenue and Commerce Street and a  
169 twenty foot alley right-of-way generally located between Commerce Street and Main Street, all  
170 bounded by Main Street to the east, Charleston Boulevard to the north, the Union Pacific  
171 Railroad to the West and Wyoming Avenue to the south. Planning Commission and staff  
172 recommend approval, subject to conditions.

173 1-57 is SDR-21175, same applicant, same owner. Request for a site development plan review  
174 for a proposed mixed-use development, including fifteen hundred residential condominium units,  
175 sixteen hundred time share development units, six thousand hotel rooms, private sports arena,  
176 one million two hundred and thirty-five thousand square feet of commercial space and three  
177 hundred thousand square feet of non-restricted gaming space with waivers of the downtown  
178 build-to-line requirement and downtown architectural design standards at the southwest corner  
179 of Charleston Boulevard and Main Street. The Planning Commission and staff recommend  
180 approval and that's it.

181 These are all public hearings. They're now declared open.

182

183 **MARGO WHEELER**

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184 For the record, Mr. Mayor –

185

186 **MAYOR GOODMAN**

187 Yes.

188

189 **MARGO WHEELER**

190 Margo Wheeler, Director of Planning and Development. I will be submitting right now, to the

191 City Clerk, the seller's estoppel certificates as they have been submitted to us, so that these

192 might be made part of the record.

193

194 **MAYOR GOODMAN**

195 And what is the significance of that, Ms. Wheeler? All right, Counsel, –

196

197 **MARGO WHEELER**

198 Mr. Lewis will tell you that –

199

200 **MAYOR GOODMAN**

201 – what's the significance of the estoppel certificates?

202

203 **JAMES LEWIS**

204 Mr. Mayor, Council, actually the estoppel certificates is proof of the ownership of the, is the

205 proof of ownership of these parcels and also the proof from the applicant that he

206 may make application on behalf of the owners of these parcels. Our Code requires that the

207 applicant when not the owner of the parcel, prove to the City that they, in fact, have their assent

208 to the applications. And, it's important that we have these on the record so one does not claim

209 that we did not receive the – assent of the owners.

210

211 **MAYOR GOODMAN**



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212 All right. And is the representation such that all of the properties, which are located within the  
213 boundaries as read in the agenda, are part of this estoppel-certificate process?

214

215 **PAUL LARSEN**

216 Your Honor, for the record, Paul Larsen, 300 South 4<sup>th</sup> Street, answering your question. All of  
217 the parcels within the – boundaries of the – noted boundaries of they project are included in  
218 those estoppel certificates, with the exception of the 7-Eleven parcel, which is parcel 1-6-3-0-3-  
219 2-10-0-1-0, which, at this time, we'd like to withdraw from the overall applications.

220

221 **MAYOR GOODMAN**

222 And where is that located?

223

224 **PAUL LARSEN**

225 It is, if I can, here, if I can direct you to this portion of the – overall site.

226

227 **MAYOR GOODMAN**

228 Right.

229

230 **PAUL LARSEN**

231 It's at the corner of Commerce and Wyoming.

232

233 **MAYOR GOODMAN**

234 All right. And that –

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235 **PAUL LARSEN**

236 It's an existing 7-Eleven parcel –

237

238 **MAYOR GOODMAN**

239 – that was part of the package, it's now being withdrawn; is that correct?

240

241 **PAUL LARSEN**

242 Yes, Your Honor.

243

244 **MAYOR GOODMAN**

245 All right.

246

247 **PAUL LARSEN**

248 We – are in negotiations, discussions with the owner of that parcel. We expect at some point in  
249 the future, we'll be back to add that into the GPA, the zoning and the use permits we're asking  
250 for today but, at this time, we'd like to withdraw it.

251

252 **MAYOR GOODMAN**

253 All right. And, so that you, are you planning to give us a brief history of how this project reaches  
254 us today?

255

256 **PAUL LARSEN**

257 I can, Your Honor.

258

259 **MAYOR GOODMAN**

260 All right, do it briefly, 'cause I think it's important that, as I said this morning at the Council, I  
261 think that if this project becomes reality, if it ever is built the way it's contemplated and the –  
262 nine point five billion, that's with a B, is expended in our downtown area, a little bit north of the  
263 Stratosphere, based on the way that I understand the – process worked here, where two  
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264 gentlemen in our community went out and basically assembled land in a very interesting part of  
265 the town. A lot of small homes, small lots, small businesses, and got them under one hand of  
266 control, so to speak, in order to arrange the transaction with REI. It would go down as one of the  
267 – great business deals of all time. It – will be studied, I guarantee you, in the Ivy League law  
268 schools, in the business community, at Warden and up at Stanford. There's no question about  
269 that in my mind.

270 So I think, it, it's important for the public because this is the beginning of a process. It started  
271 this morning, as far as the public is concerned. I think it's important that the public follows this  
272 because of the impact when it – and I hope that it comes through but, during the process, I think,  
273 it's important that the public follows this, follows the representations, follows what's intended  
274 here because it's going to be something that has never been experienced, I believe, in any city in  
275 the world where seventy-five plus, acres have been assembled without the use of eminent  
276 domain with a willing buyer/willing seller-type methodology. So, please do that for us.

277

278 **PAUL LARSEN**

279 Thank you, Your Honor –

280

281 **COUNCILMAN REESE**

282 (inaudible) –

283

284 **MAYOR GOODMAN**

285 Yes.

286

287 **PAUL LARSEN**

288 Again –

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289 **COUNCILMAN REESE**

290 If I could, Paul, before you get started here. Margo –

291

292 **MARGO WHEELER**

293 Sir?

294

295 **COUNCILMAN REESE**

296 – which one of these items do we have to remove that portion that Mr. Larsen referenced, as far

297 as the 7-Eleven?

298

299 **MARGO WHEELER**

300 It will be, sir, from –

301

302 **PAUL LARSEN**

303 If I may, Margo, –

304

305 **MARGO WHEELER**

306 – I believe, all of them –

307

308 **PAUL LARSEN**

309 It would be all, except for Item 1-51, which is expansion of the Overlay District. This is not in

310 that area and, therefore, it won't be affected.

311

312 **COUNCILMAN REESE**

313 Thank you.

314

315 **MAYOR GOODMAN**

316 Mr. Larsen.

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317 **PAUL LARSEN**

318 Thank you, Your Honor. Again for the record, Paul Larsen, 300 South 4<sup>th</sup> Street. With me is  
319 Greg Borgel, of the same address.

320 I will briefly review how – we got here today and will also ask the Council’s indulgence.  
321 Referring to Item Number 151, we do have a (sic) evidentiary standard imposed by state law  
322 where we have to hit certain things by clear and convincing evidence. So with your indulgence,  
323 we do have experts that will testify on the different points that we have to address there.

324 But with regard to how this project came to be, I, if I can direct you to the – overhead and ask the  
325 engineer to zoom in. Thank you very much. We see the – area highlighted in yellow is what’s  
326 traditionally been referred to as the Resort Corridor or the – Strip. That area is designated by  
327 state law, SB 208, as the designated area for gaming. In fact, there’s a three thousand-foot swath  
328 measured from the centerline of Las Vegas Boulevard that starts at St. Rose Parkway and goes  
329 all the way to St. Louis which has been designated, basically hard-zoned for all intents and  
330 purposes, as the Gaming Enterprise District. In addition to that, you have the downtown area, the  
331 – Glitter Gulch, traditional Las Vegas Downtown casino area. Where we are, in our project, is  
332 smack-dab between the two of those. And as Mr. Scott Adams, here development services (sic)  
333 director, had indicated this morning, this project serves to link what is traditionally viewed as the  
334 Strip and the traditional downtown gaming corridor.

335 So we’re very excited of being that transition and bringing the Strip north, bringing downtown  
336 south, so that we’ll have a contiguous resort corridor running from downtown through Las  
337 Vegas.

338 With regard to the project we’re looking at, we’ve got two different boundaries on the – map that  
339 Greg’s pointing to. If I could get the engineer to zoom in a little bit. We had a little, there we  
340 go. Greg’s pointing to, the yellow boundary is our project and that is bounded by Union Pacific  
341 Railroad to the west, Charleston to the north, Main Street to the east and Wyoming to the south.  
342 Within that boundary is approximately a hundred and twelve parcels, comprising seventy-three  
343 point five acres. That entire assemblage was – undertaken first by Mr. Robert Reill and his  
344 partner over a period of about five years. Once he had assembled a great deal of that property,  
345 my client, REI, became involved and completed the rest of the assemblage. We’re prepared to

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close on the hundred and twelve parcels sometime in the third quarter of this year, depending upon approvals we get here today. REI, who's gonna be the ultimate developer, is a developer from Broomfield Hills, Michigan. They're very experienced in doing ground field sites. For example, they – converted a gravel mine, just outside of Detroit, into a very upscale mixed retail and residential development. So this is exactly the kind of project that they've done, although perhaps, on a scale that – they have not done before. In fact as the Mayor said, pretty much no one has done before, in terms of assembling a hundred and twelve parcels for a project of this kind. Certainly, in terms of acreage, it's something well within their experience.

Pointing to the – area, we're actually talking about a significant amount of industrial area. There are used furniture stores, there are a – muffler shops, automotive shops, welding shops. There's at least one bus terminal. There's a limousine terminal. It's a lot of uses that really are not contributing a lot of traffic to the Arts District and it's, the reason I mention the Arts District is because two and a half blocks of our proposed project is within the current boundaries of the Arts District. That being said, Mr. Borgel's pointing to the only building within those two and a half blocks and that – would be highlighted in red at the tip of his pen on your overhead. That is the single building in that two and a half prop, blocks that is used for any kind of arts use right now. Everything else, as I said before, is welding fabrication, is muffler shop, is furniture stores, is being used to store pallets. I mean, it's – really not an arts-type use.

As a result, we are asking for those two and a half acres to be taken out of the Arts District, made part of our general plan amendment for our gaming, retail, residential, hotel project that is a consistent thing. And in fact, the northeast portion of our – assemblage is where we propose to locate our, the arena that we're proposing to build. A twenty-two thousand square-foot arena, excuse me, 22 thousand-seat arena. And we've got a rendering of what that would look like as seen from, there's the microphones. Malfunction. This would be the view of the – arena with the surrounding residential and hotel uses. This would be the Main Street frontage which we anticipate being retail at the ground level. And we are anticipating it being the type of local mix rather than chain stores that you see in every other development. We'd like to – have a real local flavor on that. And one of the conditions we've agreed to, in the – conditions of approval staff has asked is for street improvement on our side of Main Street to match street improvements on

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375 the other side of Main Street so that that part of the Arts District will be contiguous and  
376 compatible.

377 You can see, this is merely, I'm not saying this is actually what's gonna be built. We're  
378 consulting architects for the actual arena. We anticipate that the arena, when built, will be one of  
379 the must-see attractions that you have in the downtown Las Vegas and, in fact, in the entire  
380 Southern Nevada. People will say, oh, I went to Vegas, and the next question will be, well, did  
381 you see the new arena? Because we anticipate it being that kind of a striking architectural  
382 feature. Because of that, because of the nature of the arena, the retail that we're proposing on the  
383 border, I think you've got on our border of Main Street and Charleston, we anticipate that – our  
384 project will generate a great deal of foot traffic which will be beneficial to the Arts District,  
385 especially those folks that are, that have galleries and shops, that they're looking to actually have  
386 customers because of the, not enough foot traffic.

387 In addition to that, one of the conditions we've agreed to is to participate in any business  
388 improvement district or special improvement district for the Arts District so that our frontage  
389 along Charleston and Main will contribute to improvements within the Arts District, such as  
390 street road improvements, sidewalk improvements, public art, those sorts of things. So even  
391 though we're extracting those two blocks from the Arts District, we're agreeing to not only be  
392 compatible in the design way and compatible in generating traffic to benefit –

393

394 **COUNCILMAN REESE**

395 (inaudible)

396

397 **PAUL LARSEN**

398 – the Arts District, but we're also putting our money where our mouth is.

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399 **MAYOR GOODMAN**

400 Mayor Pro Tem.

401

402 **COUNCILMAN REESE**

403 Paul, I don't suppose, if I could. Margo, now, all these conditions that he's talking about, which  
404 – one of these items are we gonna be putting those conditions on? The SDR?

405

406 **MARGO WHEELER**

407 There are significant conditions, yes, sir, on the SDR. I'm sorry. Sir, there are significant  
408 conditions on the SDR with regard to the physical development. Many of the issues that are part  
409 of the merits of the project are simply those that are indeed merits to the project but are not  
410 specifically conditions.

411

412 **COUNCILMAN REESE**

413 Well, I'm, we're talking about the conditions. He's mentioned the conditions – that the Arts  
414 District came to me and I asked him to gimme a list. They worked with some of the other staff  
415 and I just wanna make sure that – we're pretty, we're going on record right now while he's  
416 talking about it, where these conditions are gonna be put.

417

418 **PAUL LARSEN**

419 Mr., well, Mayor Pro Tem, to be specific, it would be a condition on the General Plan  
420 Amendment 20227 and the condition will read, specifically, the owner agrees to participate in  
421 any future SID, if one is created, adjacent to its property. And the intent of that, which we  
422 acknowledged on the record today is to require us to participate in any SID formed for the  
423 benefit of the Arts District.

424

425 **COUNCILMAN REESE**

426 Okay.

427 **BRYAN SCOTT**



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428 Actually, if I could, Mayor Pro Tem.

429

430 **COUNCILMAN REESE**

431 Yes.

432

433 **BRYAN SCOTT**

434 Actually, there – normally aren't any conditions on a general plan amendment. Those probably  
435 should go on the zonings, if – they're going anywhere.

436

437 **PAUL LARSEN**

438 Well, we agree to that as well.

439

440 **BRYAN SCOTT**

441 Okay.

442

443 **COUNCILMAN REESE**

444 Okay.

445

446 **PAUL LARSEN**

447 And in addition to that, as indicated in the item you heard this morning, there is a significant  
448 benefit to the arts program, in terms of – percentage of the incremental taxes being dedicated to  
449 the – Arts District, so. And there's a substantial – number of items, and I will turn the  
450 presentation over to – Greg Borgel to address all of them. I would like to, as I indicated before,  
451 save some time to talk about Item Number 1-51, that is the expansion of the Gaming Enterprise  
452 District. We have a – substantial ev, excuse me, evidentiary burden that we need to address that,  
453 and I would request your indulgence to have our witnesses make their presentations. We'll do  
454 our best to keep it brief. But –

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455 **MAYOR GOODMAN**

456 No. It's statutorily required.

457

458 **PAUL LARSEN**

459 Yes, Your Honor. And in fact, we – do have a court reporter here, –

460

461 **MAYOR GOODMAN**

462 We need a court reporter –

463

464 **PAUL LARSEN**

465 – as required by statute, and would like to make sure that everyone knows that the transcript  
466 generated by the court reporter will be given to the City Clerk and made part and hopefully,  
467 made part of this record.

468

469 **MAYOR GOODMAN**

470 And it should also be noted that a super majority is needed in order to approve this.

471

472 **PAUL LARSEN**

473 Yes, it is, Your Honor.

474

475 **MAYOR GOODMAN**

476 So it's gonna take six out of the seven on the Council.

477

478 **BRYAN SCOTT**

479 (inaudible)

480

481 **MAYOR GOODMAN**

482 Five out of seven, correct?

483 **BRYAN SCOTT**

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484 Correct.

485

486 **MAYOR GOODMAN**

487 Five out of seven on the Council on the vote.

488

489 **PAUL LARSEN**

490 And at that, I turn it over to Mr. Borgel, and I would follow up on the item 151 at your request –

491

492 **MAYOR GOODMAN**

493 Before Mr. Borgel starts, I think, for those who have not been following this and, as I say, I think  
494 it's fascinating as to what's happening here. This morning we had items on our Redevelopment  
495 Agency agenda where we approved a tourism improvement district. This is a district which has  
496 certain tax benefits to a developer in that area if the developer is able to show that they are  
497 drawing tourism into the area. In addition, we had discussions about what tax increment  
498 financing would be available if, in fact, an arena were to be approved there and what tax  
499 increment financing would not be available and, if there were no arena, we made very clear on  
500 the record that our arena-selection process is a level playing field, that everybody understands  
501 that no commitments have been made on the arena to any of the applicants. The – applicants will  
502 be before a committee on January 12th and 13th, where their applications will be reviewed. And  
503 if, in fact, everything is contingent upon an arena being part of this, this could all fall apart. But  
504 at the same time, hopefully, everybody will go forward, no matter what the outcome is gonna be  
505 on the arena because of the impact this will have, financially, on this community is astronomical.  
506 It's estimated that some nine point five billion dollars will be spent here. It was brought to our  
507 attention this morning that the Echelon project which was kicked off yesterday at the Stardust  
508 property, which is going to be a most ambitious project on the Strip, is one half of that amount  
509 and the monies that would be coming to the City as a result of the tax increment here, regardless  
510 of the other benefits that the – City would get tax wise, is just mind-boggling.

511 So with that in mind, I want you to listen carefully to what the applicant has to say. Yes, sir.

512

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513 **GREG BORGEL**

514 Your Honor and Councilmembers, Greg Borgel, 300 South 4<sup>th</sup> Street. I've been asked to just  
515 walk through the various components of these multiple applications. Obviously, you as the  
516 Council, probably understand most of them right now. But so that the people in the audience and  
517 people might be watching on television and so that the record is complete.

518 The first item on your agenda is the General Plan Amendment to create this in your General Plan  
519 as a mixed-use appropriate district. That's a condition precedent to the follow-on actions. You  
520 are required by statute in the ordinary course to give deference to your General Plan. We have  
521 two zone changes before you which will be consistent with the General Plan Amendment as we  
522 proposed here. So the General Plan Amendment is designed to lay the foundation that the City  
523 believes that this area, in general, and it, really, independent of this project in a sense, is  
524 appropriate for a mixed-use project. A mixed-use project here means a combination of  
525 commercial and residential. And that is all that the General Plan Amendment would do, is would  
526 make, declare this area to be appropriate for a mixed-use project.

527 Then the first zone change on your agenda, which is Item 1-50, establishes the commercial, the  
528 general commercial zoning, consistent with the Master Plan that you will, that you looked at – in  
529 the first item. The C-2 zoning, General Commercial zoning, is necessary to facilitate many of the  
530 uses that are proposed in the project and, certainly, is consistent with the mixed-use concept.

531 The second zone change before you, Item 1-51, expands the Gaming Enterprise District. We'll  
532 be discussing that in greater detail. But very briefly, the proposed gaming enterprise district  
533 would be in the center of the project, roughly in the area that I showed. Although I think I'll take  
534 the liberty of putting north at the top, up here and going to a slightly larger exhibit. There are  
535 prescribed radii which preclude, today, the establishment of a gaming enterprise district on  
536 certain parcels. And those parcels are roughly at the perimeter of the project, in generalization  
537 terms.

538 So the proposed gaming enterprise district before you today, would take in the central part of the  
539 project where there's no violation of the statutory radii protecting certain uses. That boundary  
540 may be adjusted over time, as the parcels are combined and we come back to you in the future  
541 with further development. But it will remain the case that it'll be central to the project, which I

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542 bring out because the concept here would inherently buffer the Gaming Enterprise District from  
543 the surroundings. In other words, by action of the various radii, the protective radii, we are being  
544 compelled to do what we would have done anyway, which is build our own buffer. The Gaming  
545 District will be internal to the project and that's what is reflected in the zone change on number  
546 1-51 before you.

547 The first use permit listed is for the sports arena. And as Mr. Larsen described and is now  
548 pointing to –

549

550 **COUNCILMAN REESE**

551 Excuse me, just one moment, Mr. – Borgel, before you go any further. Just for the public  
552 edification and mine as well, I would ask staff, Jim, if by some chance his proposal doesn't pan  
553 out, it goes away, we've made these GPA's and rezonings, correct? Okay, they're not gonna go  
554 away, but any – application that would follow on one of these pieces of, on one of these parcels  
555 would still come back to the City Council?

556

557 **JAMES LEWIS**

558 Mayor Pro Tem, that's correct. (inaudible) –

559

560 **COUNCILMAN REESE**

561 I didn't want people getting upset beforehand. I want them to know that even if we approve these  
562 items today and they go away, any application that would follow would have to come back  
563 before the City Council for their approval. And I wanted that on the record.

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564 **JAMES LEWIS**

565 And – Mr. Mayor Pro Tem, may I just add that the site plan review would – go away in two –  
566 years –

567

568 **COUNCILMAN REESE**

569 Yes.

570

571 **JAMES LEWIS**

572 Pursuant to our code.

573

574 **COUNCILMAN REESE**

575 Yeah.

576

577 **GREG BORGEL**

578 And not only would what you have said be correct, Mr. Mayor Pro Tem, but a point in fact,  
579 we're going to be coming back to you. You're gonna see this project again as we refine it. So  
580 what we're describing here today –

581

582 **COUNCILMAN REESE**

583 Mr. – Borgel, –

584

585 **GREG BORGEL**

586 – are the initial steps necessary to –

587

588 **COUNCILMAN REESE**

589 – all I was talking about was the rezonings.

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590 **GREG BORGEL**

591 I understand.

592

593 **COUNCILMAN REESE**

594 Okay.

595

596 **GREG BORGEL**

597 Fair enough. The first use permit is for the sports arena which is proposed at Charleston and  
598 Main. Thematically, that's very important to the development of the site, as is the Gaming  
599 District. We think that's the logical location due to access and due to the desire to link the arena  
600 to the downtown area. It's proposed to be a full-size sports arena that could accommodate  
601 professional sports. The principals involved in this project are already participants in major  
602 league sports, such that they are able to work with the various entities that could bring actual  
603 teams to the location. If teams did not come, the arena would still serve a very valid community  
604 purpose in terms of accommodating uses, like the National Finals Rodeo that may have  
605 outgrown Thomas & Mack and other similar uses.

606 So the arena would be a general purpose arena. Certainly, it's desired to have major league  
607 sports in there and the developers are very hopeful it would, but it would still be a valuable arena  
608 site without the major league sports in the first instance.

609

610 **COUNCILMAN WOLFSON**

611 Mayor Goodman.

612

613 **MAYOR GOODMAN**

614 Yes, Councilman.

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615 **COUNCILMAN WOLFSON**

616 Please, just a quick question. When we talked about major league sports, are we talking about  
617 virtually any sport?

618

619 **GREG BORGEL**

620 We're talking really –

621

622 **COUNCILMAN WOLFSON**

623 Baseball, football?

624

625 **GREG BORGEL**

626 No, sir.

627

628 **COUNCILMAN WOLFSON**

629 What are you talking about?

630

631 **GREG BORGEL**

632 It's sized for an NBA or an NHL or both, team. It would not be sufficient size to accommodate  
633 football or baseball at the major league level.

634 The next use permit in your agenda simply allows the mixed-use concept because, although we  
635 talked about the General Plan Amendment showing mixed use and the zoning of C-2 being  
636 appropriate to mixed-use, the next use permit actually allows the mixed use. And that gives you  
637 the ability to put on such conditions as you want to when someone comes forward on mixed use.

638 Next on your agenda is a use permit for height. We are in the controlled area for the Airport  
639 Overla, and you have restricted those sorts of uses with use permit procedures. That use permit  
640 before you deals with that issue. We believe we've resolved all possible issues on height, but the  
641 use permit before you allows you to regulate that, as you've chosen to do on other matters.



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642 The next use permit on the agenda implements the Gaming Enterprise District and that's why it's  
643 on the agenda in that sequence. First you expand the Gaming Enterprise District and then you  
644 grant us gaming establishment permission by means of a use permit.

645 Next is a vacation and abandonment which reaches across the majority of the site. You can see  
646 here that there is an existing street pattern in the area and you can see, from the exhibit Mr.  
647 Larsen will put up, our intention is to eliminate that existing street pattern because it would not  
648 serve the form of development that's before you in the site development review and replace it  
649 with an internal street pattern, approximately as reflected here. And of course, as always, subject  
650 to traffic studies which are being separately submitted for the record and your staff's input,  
651 which would provide, frankly, wider and more direct street access throughout and to the project,  
652 so that we can accommodate what we hope will be a lot of people coming to the area. So the  
653 vacation abandonment takes away the existing rectilinear street pattern and replaces it with  
654 something we think is more functional and will accommodate the traffic.

655 And lastly on your agenda, is a site development review for the project which recites the  
656 components of the project as a whole. We have, as I said, submitted traffic studies which, among  
657 other things, describe this project as being built in phases. And because of that, we were asked  
658 by your Public Works staff to mention that in Phase One which is one component of the  
659 submission made in the traffic study, that first component is contemplated to include the twenty-  
660 two-thousand-seat arena, a hundred residential units, fifty-thousand square feet of retail and, in  
661 conjunction with the permanent exhibition space which is next to the arena, here, there will be  
662 offices. But those offices will be incidental ancillary offices to the exhibition space. And we  
663 were asked to bring that out because, in calculating the Phase One traffic impacts, which is  
664 further developed than the rest of the traffic impacts, staff wanted to make sure that that entire  
665 property wasn't proposed for offices which has a different impact. The offices in question are  
666 offices that are ancillary to the exhibition facility.

667 At this point, we think we want to re-introduce because your staff has it already, our Master  
668 Transportation Study for the record. We have the Phase A study which relates particularly to the  
669 vacation and abandonment –

670 **COUNCILMAN REESE**

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671 Mr. Borgel, okay, before we go any further on this one here. Okay. We know that we're gonna  
672 create different traffic patterns in and around this area here also.

673

674 **GREG BORGEL**

675 Yes, sir.

676

677 **COUNCILMAN REESE**

678 So I'm asking and I wanna be able to put this on the record also, where, if there's any traffic  
679 light configuration that needs put in place, we're gonna put that in place?

680

681 **GREG BORGEL**

682 Yes, sir.

683

684 **COUNCILMAN REESE**

685 Okay. And then, also, over, we'll just say Charleston and maybe Main Street, from somewhere  
686 in the Arts District, we – do have other developments close to this area, we have some attainable  
687 housing down on Fourth and – Charleston, are we gonna put underground or over – pass-type,  
688 pedestrian-type passovers and stuff?

689

690 **GREG BORGEL**

691 That's gonna be determined by the ultimate traffic study. And if I could just roll into a better  
692 answer to that. Let me get –

693

694 **COUNCILMAN REESE**

695 That's fine.

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696 **GREG BORGEL**

697 – Phase B through E into the record, as well as our submission.

698 Our initial submission contemplated seventy-three traffic mitigation measures in the area. We  
699 stipulated in submitting that, that we would respond to your staff's concerns about other issues.

700 We absolutely recognize that pedestrian overpasses are appropriate and, as it happens, Mr.  
701 Larsen and I have worked on the majority of the pedestrian overpasses that currently exist on Las  
702 Vegas Boulevard. We are supporters of it. This developer would benefit from it. He expects that  
703 the traffic study will ask that those be done and supports them as well.

704 I cannot tell you that they've been designed, that they've been placed, but we understand that the  
705 response to the traffic study will probably and should probably call for those sorts of measures,  
706 in addition to the ones already proposed.

707

708 **COUNCILMAN REESE**

709 I just want to make sure we was (sic) talking about pedestrians also. You're talking about traffic  
710 –

711

712 **GREG BORGEL**

713 Yes. Understood. Pedestrian, well, actually, the pedestrian component is a very important  
714 component of traffic because, on the existing pedestrian bridges, we always think of them in  
715 terms of safety and convenience and our visitors, but what they do more than anything is they  
716 create more green time on the streets because the cars aren't waiting, for example, at the corner  
717 of Tropicana and Las Vegas Boulevard for pedestrians to dawdle their way across the street. All  
718 the green time can be devoted to either north/south or east/west traffic. And so the pedestrian  
719 bridges, although they serve pedestrians, they actually are as much as anything a benefit to the  
720 drivers of cars who aren't waiting for people to wander across the street in the crosswalks while  
721 they're trying to make their right or left turns, et cetera. So it really is a traffic measure, even  
722 though we think of it as a convenience for pedestrians.

723 And that rehearses the items before you. We have a number of – presentations to make that relate  
724 more specifically to the Gaming Enterprise District. Mr. Larsen has additional evidence on the

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725 general point to enter. I – gather I answered your questions as I went along but, if you have  
726 more, I’m here to do that.

727

728 **MARGO WHEELER**

729 Mr. Mayor and Mayor Pro Tem, I wanted to go back to the Mayor Pro Tem’s question –

730

731 **MAYOR GOODMAN**

732 Yes.

733

734 **MARGO WHEELER**

735 – with regard to the SID. That condition is on the General Plan Amendment, as – Mr. Larsen  
736 said, and that is incorrect. It should be more appropriately on the SDR and we would make that  
737 action when you take action. It should be on the actual development itself and we will make that  
738 moving condition later on. Thank you.

739

740 **COUNCILMAN REESE**

741 Thank you.

742

743 **MAYOR GOODMAN**

744 Very good.

745

746 **PAUL LARSEN**

747 For the record, we would agree to that.

748

749 **MAYOR GOODMAN**

750 Very good. Excuse me.

751 **COUNCILMAN BARLOW**

752 I have a –

753

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754 **MAYOR GOODMAN**

755 Councilman Barlow.

756

757 **COUNCILMAN BARLOW**

758 – question. Would – you show me the area in which you propose the Gaming Overlay District.

759

760 **PAUL LARSEN**

761 I’m actually getting into that.

762

763 **COUNCILMAN BARLOW**

764 Okay.

765

766 **GREG BORGEL**

767 The answer is, yes, we will.

768

769 **COUNCILMAN BARLOW**

770 And while you look for that, would you also tell me how much gaming do you anticipate, as far  
771 as the square footage of gaming you’re anticipating.

772

773 **GREG BORGEL**

774 We’ve applied for up to three hundred thousand square feet of gaming. That would  
775 accommodate two or three freestanding resort hotels of what I’ll call full size, the kind the  
776 community is used to, as exists on the Strip. Now that doesn’t mean that we are committed to  
777 build that many square feet, but that’s the number that we could conceive of using.

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778 **MAYOR GOODMAN**

779 Oh.

780

781 **PAUL LARSEN**

782 Yes. And to more directly answer your question, Councilman Barlow, here's a – site overhead of  
783 our site. Our site is the one in white. Everything you see around here shaded is within a twenty-  
784 five-hundred-foot radius from our site. A twenty-five-hundred-foot radius is set by SB-208,  
785 which was adopted, I believe, in 1997 and perhaps '99. I don't recall. In any event, it's codified  
786 in NRS Chapter 4-63. It requires the City Council to make a finding that we're not having an  
787 adverse impact on any residential use within that twenty-five-hundred-foot radius.

788 Beyond that, we also have separation requirements from churches, schools and residential. The  
789 residential at issue here is shaded in pink. The red lines you see on our site, that I'm pointing to  
790 now, are the distance radii from the existing residential. If you don't see a red line, that's because  
791 we're – over the required separation –

792

793 **COUNCILMAN BARLOW**

794 What is the distance between the residential and the gaming?

795

796 **PAUL LARSEN**

797 Pardon me?

798

799 **COUNCILMAN BARLOW**

800 What is the distance between the residential and the gaming?

801

802 **PAUL LARSEN**

803 I will get into that.

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804 **COUNCILMAN BARLOW**

805 Okay.

806

807 **PAUL LARSEN**

808 And, I'll – show you on a – map with more detail. The green line you see here is – the radii from  
809 the church located on the other side of the railroad tracks, the other side of the freeway, on  
810 Charleston and, I believe, very close to Martin Luther King, right next to the American Medical  
811 Response headquarters. And then there's a small church here, downtown, that I wasn't even  
812 aware existed; nevertheless, we are showing that radius.

813 Here, with more clarity, is our site. The distance radius I pointed to before is the red line, from  
814 the residential to our east. The red line here is the residential to our south. This green line is the  
815 distance radius from the church to our west. This green line is the distance from the church to  
816 our north. According to the advice we've received from the City Attorney's office, any parcel  
817 that is intersected by any of these distance radii is not eligible for inclusion in the Gaming  
818 Enterprise District. As a result, the only parcels you, existing parcels you have in front of you  
819 today that would be eligible for inclusion in the Gaming Enterprise District are those parcels  
820 shaded in blue. And, just, this is how they are oriented on our parcel. Here's an overall view as  
821 to how they relate to – the City as a whole. I think it might a little too busy for the overhead  
822 purposes, but I'd like to make that part of the record. I believe this was generated by your staff,  
823 so it's probably already in your – report.

824 In addition, we have an exhibit prepared by our surveyor. It's a legal description of the parcels  
825 that we're including into the Gaming Enterprise District, and I'd like to make that part of the  
826 record, as well as the staff map and the more detailed map that I'm presenting to you.

827

828 **MARGO WHEELER**

829 If I may, Mayor and Council, for the record, the map that Mr. Larsen is showing, those parcel  
830 numbers are in the condition in your staff report, listed by individual parcels. So it's not only the  
831 map, but the parcel numbers that you will be acting upon.

832 **PAUL LARSEN**

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833 That's correct. Thank you for the clarification.

834

835 **COUNCILMAN BARLOW**

836 And one – last question.

837

838 **MAYOR GOODMAN**

839 Yeah.

840

841 **COUNCILMAN BARLOW**

842 As far as height, you mentioned something in relation – to the height restrictions?

843

844 **GREG BORGEL**

845 Yes.

846

847 **COUNCILMAN BARLOW**

848 Greg.

849

850 **GREG BORGEL**

851 You have an airport overlay which requires a use permit when people propose to penetrate a  
852 given height of – the, as determined by McCarran Airport and the North Las Vegas Executive  
853 Airport. That height limit has, requires that we process applications through the FAA to obtain  
854 approval and, of course, the local airport authorities are also involved in reviewing them to make  
855 sure that they are safe and will not interfere with the operations of the airports and, of course,  
856 we're doing that.

857

858 **MAYOR GOODMAN**

859 All right, thank you. Mr. Larsen, I'm gonna make a suggestion of –

860 **END RELATED DISCUSSION – RESUMED RELATED DISCUSSION**

861



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862 **MAYOR GOODMAN**

863 What I'm gonna suggest, so we can move this along, is that you give us your presentation  
864 regarding the – Gaming Overlay District, which would be Item Number 1-51. You – understand  
865 that there's a statute that requires certain items to be addressed –

866

867 **PAUL LARSEN**

868 We do, Your Honor.

869

870 **MAYOR GOODMAN**

871 – and that we as a Council, in a nutshell, have to be really sure that what we're doing is highly  
872 probable and there's no substantial doubt as to the factual validity of the basis of the findings  
873 made. So that's our burden, and, I mean, I could go into a great deal of technicality, but that's,  
874 basically, we gotta be sure about what we're doing here when we make our findings, or else we  
875 won't be doing our job and there's no possibility that you'll be accomplishing yours.

876

877 **PAUL LARSEN**

878 No. We – do understand the burden we have, Your Honor. And, in fact, we will be asking you to  
879 make specific factual bindings on every element of the statute –

880

881 **MAYOR GOODMAN**

882 I think that's probably important that you – go along, you make a presentation, tell us what we're  
883 address, what we're to be considering, and then ask us whether or not we can make a factual  
884 finding on that, rather than to wait until the conclusion of your presentation, if that is amenable  
885 to you.

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886 **PAUL LARSEN**

887 I'm – not sure I'm following you, Your Honor.

888

889 **MAYOR GOODMAN**

890 Well, in other words, let's assume that you have an expert who's gonna testify that the proposed  
891 establishment will enhance, expand and stabilize employment in the local economy. When we  
892 get through that presentation, you say, we're through with that presentation, would you make a  
893 finding.

894

895 **PAUL LARSEN**

896 I'd be happy to do that.

897

898 **MAYOR GOODMAN**

899 Is that fair?

900

901 **PAUL LARSEN**

902 Yes, Your Honor.

903

904 **MAYOR GOODMAN**

905 All right. That way we can – be pretty methodical about this. And, do you have NRS 4-63.3-0-8-  
906 6?

907

908 **PAUL LARSEN**

909 I have a summary of it in front of me, Your Honor.

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910 **MAYOR GOODMAN**

911 All right, because it says that the petitioner must prove by clear and convincing evidence the  
912 following and there – are a substantial number of items which have to be, you have the burden or  
913 proof on.

914

915 **PAUL LARSEN**

916 Yes, Your Honor.

917

918 **MAYOR GOODMAN**

919 All right.

920

921 **PAUL LARSEN**

922 Well with that – guidance, we will jump –

923

924 **BRYAN SCOTT**

925 Well, Your Honor.

926

927 **MAYOR GOODMAN**

928 Excuse me –

929

930 **BRYAN SCOTT**

931 I, I'm just a little concerned, if you're gonna be, you know, reaching certain findings before the  
932 public hearing has occurred, so you may have to wait to get those findings, or to make those  
933 findings after the public has had their opportunity to make their comments to determine whether  
934 or not you can, in fact, meet that burden of proof. So you may want to wait to make all those  
935 findings at the end of his presentation and at the end of the citizens' arguments.

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936 **MAYOR GOODMAN**

937 That's probably good legal advice –

938

939 **PAUL LARSEN**

940 Well, I –

941

942 **MAYOR GOODMAN**

943 Okay.

944

945 **PAUL LARSEN**

946 What I contemplated, Your Honor, what I contemplated doing was exactly that what you  
947 suggested, outlining our presentation, then we would let the people who intend to speak speak,  
948 whatever rebuttal we – would have, we would like to do that, and then I would res, respectfully  
949 suggest that, when it comes to approval of Item 1-51, that you make the specific findings, if  
950 you're satisfied that we have met our evidentiary burden.

951 So the – reason I was dwelling on the distance radius and the distance radii prepared and the  
952 exhibit prepared by our surveyor, is because one of the findings that – the Council will be  
953 required to make is that the applicant has demonstrated by clear and convincing evidence that  
954 any developed residential district, school or church with a property line within twenty-five  
955 hundred feet from the property line of the proposed gaming establishment will not be adversely  
956 affected. I wanted to establish both that we are outside this distance radius and, as well as define  
957 what is within that twenty-five-hundred-foot radius, so that we know that we're talking about a  
958 limited universe, in terms of the findings we need to make.

959 At that, I would like to turn the presentation over to Ken Ackeret from Kimley Horn to address  
960 some of the traffic issues. Our requirement under the statute is – that we're required to  
961 demonstrate that the roads, thoroughfares and traffic impact are, here's, excuse me, roads,  
962 thoroughfares and traffic impact are adequate for the proposed gaming establishments and at  
963 that, I would turn it over to Ken Ackeret to address the traffic issues. His firm was the author of

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964 the significant and substantial traffic analysis that we presented for the record, and I'd like him to  
965 summarize that, as well as give his qualifications.

966

967 **MAYOR GOODMAN**

968 Thank you.

969

970 **GREG BORGEL**

971 And further toward introducing Dr. Ackeret, he has a Ph.D. in traffic management, and he has  
972 been the consultant for, I believe, the overwhelming majority of large resort hotels developed in  
973 Clark County and the City of Las Vegas for a number of years. So we naturally went to him for  
974 the analysis and we go to him for support on our position that the infrastructure, as to roads, is  
975 adequate and that our mitigation measures are appropriate.

976

977 **MAYOR GOODMAN**

978 All right, Dr. Ackeret, why don't you give us your qualifications. First state your education, then  
979 tell us those areas that where you believe you have particular expertise.

980

981 **DR. KEN ACKERET**

982 Yes, Mr. Mayor. My name is Kenneth Ackeret. I have a Ph.D. in traffic engineering from the  
983 University of Nevada, Las Vegas. I have a certification in professional traffic engineering and  
984 operations, PTOE, which is a national certification for traffic engineering. I have been in Las  
985 Vegas for over 20 years doing traffic engineering, one of the first major ground up projects was  
986 the Mirage Hotel on the Strip and have personally pioneered trip generation rates, published in  
987 the IT journal for the casino land uses and provided consulting engineering both within the Las  
988 Vegas Valley and throughout the United States concerning casino gaming operations.

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989 **MAYOR GOODMAN**

990 Have – you ever testified in a court?

991

992 **DR. KEN ACKERET**

993 Yes I have.

994

995 **MAYOR GOODMAN**

996 And have you been designated an expert by any –

997

998 **DR. KEN ACKERET**

999 Yes I have.

1000

1001 **MAYOR GOODMAN**

1002 Very good. Let's hear what you have to say.

1003

1004 **DR. KEN ACKERET**

1005 In the most quick summary, we conducted a (sic) extensive traffic studies of this proposed  
1006 development. Those have been submitted to you and to your staff. Based upon our findings, the  
1007 project as proposed can be built within the surrounding street network with the various and  
1008 numerous mitigation measures that we have proposed.

1009

1010 **MAYOR GOODMAN**

1011 Any questions of Dr. Ackeret? All right. Thank you very much.

1012

1013 **PAUL LARSEN**

1014 Thank you, Your Honor. The second finding that the City Council would be required to make is  
1015 that the water sanitation utilities and related services for the proposed gaming establishment are  
1016 adequate. To address that, we have prepared an environmental impact assessment that has been  
1017 presented as part of our application. I'd like to briefly summarize that, that is actually part of the

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1018 application we made and part of the materials that staff has, but all of those indicate that the  
1019 water sanitation utilities related services for the gaming establishment are sufficient to – support  
1020 the establishment. We'd like to provide that to the Clerk.

1021

1022 **GREG BORGEL**

1023 And Your Honor, in as much as that –

1024

1025 **MAYOR GOODMAN**

1026 Ms. Bridges.

1027

1028 **GREG BORGEL**

1029 – was submission requirement earlier on in the system, we would simply ask that the submission  
1030 made previously to your staff and in the record at the Planning Commission be incorporated in  
1031 your findings here today. We won't read the findings to you because, as I said, they've been  
1032 submitted for months in the record for review, and your staff has reviewed them.

1033

1034 **PAUL LARSEN**

1035 Yes, Your Honor. The third finding the City Council would be required to make under the  
1036 statute is that the proposed gaming establishment will not unduly impact public services, such as  
1037 fire, police and emergency protection. Witness we propose for that particular issue is the  
1038 President of American Medical Response, Bob Forbuss, and he will address those issues.

1039

1040 **MAYOR GOODMAN**

1041 Very good. Mr. Forbuss.

1042

1043 **GREG BORGEL**

1044 Someday.

1045 **PAUL LARSEN**

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1046 Well, he was here earlier. How about we jump ahead?

1047

1048 **MAYOR GOODMAN**

1049 All right.

1050

1051 **PAUL LARSEN**

1052 One, the other finding, one of the other findings that the, we were required to present to you is  
1053 that the gaming establishment will enhance, expand and stabilize employment. To address that  
1054 issue, we have presented an economic analysis by Applied Analysis. I have a copy of that for  
1055 the record, but to summarize the findings in the analysis, I'd like to present Bryan Gordon to you  
1056 from Applied Analysis.

1057

1058 **MAYOR GOODMAN**

1059 All right. Thank you.

1060

1061 **BRYAN GORDON**

1062 Thank you, Mr. Mayor and members of the City Council. My name is Bryan Gordon, 10-100  
1063 West Charleston. We were retained by the applicant to conduct a (sic) economic and fiscal  
1064 impact analysis with regard to the proposed development at the subject site. Clearly, there's a  
1065 significant economic contribution to the community, direct economic impacts are in excess of  
1066 nine million dollars, total employment during the construction phase is estimated to be over fifty  
1067 thousand person years worth of employment.

1068

1069 **MAYOR GOODMAN**

1070 Say that again now.



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1071 **BRYAN GORDON**

1072 Fifty thousand person years of employment, which is a person year is defined as one annual  
1073 employee, somebody employed for the full year. Certainly the construction will phase over  
1074 several periods, so it's – defined in person years of employment. As part of that, there'll also be  
1075 over two point one billion dollars worth of direct wage and salary payments made. Incorporating  
1076 indirect – impacts associated with that, the total overall impact is expected to be about thirteen  
1077 point eight billion dollars, eighty-nine thousand person years of employment and over three point  
1078 two billion dollars worth of wage and salary payments. That's during the construction phase of  
1079 the project alone.

1080 Once the project is completed, construction is in full operation, the project on an annual basis is  
1081 expected to generate nearly two point six billion dollars worth of economic output, seventeen  
1082 thousand, four hundred employees, full time employees on an annual basis, and generate nearly  
1083 eight hundred million dollars worth of wage and salary payments. In total, total impacts  
1084 associated with that on an annual basis are four point nine billion dollars worth of economic  
1085 output, twenty-one point nine, I'm sorry, twenty-one thousand, nine hundred employees to the  
1086 community on an annual basis, and just over one billion dollars worth of wage and salary  
1087 payments.

1088

1089 **MAYOR GOODMAN**

1090 On an annual basis?

1091

1092 **BRYAN GORDON**

1093 On an annual basis. Those are the economic impacts. The fiscal impacts associated –

1094

1095 **COUNCILMAN ROSS**

1096 Your Honor –

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1097 **BRYAN GORDON**

1098 - with the project -

1099

1100 **MAYOR GOODMAN**

1101 Yes.

1102

1103 **COUNCILMAN ROSS**

1104 Your Honor, before he goes on, did you give a number of how many construction workers would

1105 actually be on this site?

1106

1107 **BRYAN GORDON**

1108 Total – employment would be fifty thousand, one hundred person years, so that would phase

1109 over several years. So depending on which portion of the project was – under construction at

1110 any given point and time would – obviously affect that number.

1111

1112 **COUNCILMAN ROSS**

1113 Your Honor –

1114

1115 **COUNCILMAN REESE**

1116 That's going to be – Union help too.

1117

1118 **COUNCILMAN ROSS**

1119 I was gonna ask that, Mayor – Pro Tem.

1120

1121 **COUNCILMAN REESE**

1122 What, you need help?

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1123 **COUNCILMAN ROSS**

1124 Your Honor, if I may though, how about the arena? Have you got a number for how many hands  
1125 are gonna be on that arena, building that arena?

1126

1127 **BRYAN GORDON**

1128 I apologize, I don't have that specific number with me. We could – get that for you.

1129

1130 **COUNCILMAN ROSS**

1131 Maybe we shouldn't accept your report then. I'm just kiddin'. Thank you.

1132

1133 **BRYAN GORDON**

1134 With regard to the fiscal impacts to the community, taking a look at just the large, the three  
1135 largest categories, looking at property tax impacts, gaming percentage fees, as well as sales and  
1136 use taxes. We'd be looking at over a hundred, ninety-five million dollars annually being  
1137 generated by the project, once it was up and operational. In addition – to those top three –

1138

1139 **MAYOR GOODMAN**

1140 You know – we're not used to hearing these kind of figures –

1141

1142 **BRYAN GORDON**

1143 Big numbers.

1144

1145 **MAYOR GOODMAN**

1146 – in downtown Las Vegas. Give me that one again.

1147

1148 **BRYAN GORDON**

1149 A hundred and ninety-five million dollars at the – state and local levels.

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1150 **MAYOR GOODMAN**

1151 A year?

1152

1153 **BRYAN GORDON**

1154 Annually. In addition to that, there's other industry specific levies and fees and charges that are  
1155 charged specifically to the resort and gaming industry. Those total about another forty point five  
1156 million dollars in revenues annually. So we would add that to that figure.

1157 As you stated earlier, this project is sub, substantial and significant in both its size and its scope.

1158 There's no question about this. The magnitude of this project certainly utters a significant  
1159 economic benefit to the community. We've seen projects approaching this magnitude with seven  
1160 and a half billion dollars City Center, five billion dollar Echelon. These are projects that were  
1161 thought of and designed several years ago, and the bar has now been raised.

1162 With regard to revenue impacts, there's (sic) substantial fiscal impacts to both state and local  
1163 municipalities. Outside of the impacts that I've just discussed, there are also a number of impacts  
1164 that we have not quantified, which would include the affects associated with raising property  
1165 values in the area and what that might mean for surrounding property owners and the  
1166 community.

1167

1168 **PAUL LARSEN**

1169 And with your indulgence, Mayor, I would like Mr. Gordon to describe his qualifications and the  
1170 qualifications of Jeremy Arguea, who also worked on the analysis.

1171

1172 **BRYAN GORDON**

1173 Okay. I have a Bachelor's of Science in Business Administration. I'm also a Certified Public  
1174 Accountant. Our firm has conducted numerous studies of exactly this fashion, economic and  
1175 fiscal impact analysis, as well as market analysis and various other economic related research in  
1176 the Southern Nevada market.

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1177 **MAYOR GOODMAN**

1178 I – don't want to help you too much, but an item that you did omit, and maybe you're gonna  
1179 hit later on, that's been of some concern to our constituents who are part of the Arts District, is  
1180 that monies which will be derived as a result of the tax increment but will be utilized to provide  
1181 live/work opportunities for artists to come down into this area. Not necessarily within the  
1182 physical confines of the parameters of your project but certainly in the downtown area in the  
1183 Arts District. And I believe that impact has to be considered as well because it's a source of  
1184 income where folks who are not on a high socio-economic level will be able to benefit and  
1185 participate in the arts in the downtown as a result of this project. And they will not be impeded  
1186 as a result of the project, as some people would -- have argued.

1187

1188 **PAUL LARSEN**

1189 As usual, Your Honor, you're one step ahead of us. We were going to ask that the discussion  
1190 along those lines on the items you heard this morning be incorporated in the record here 'cause it  
1191 was a stan, substantial amount of evidence presented to you about that this morning.

1192

1193 **MAYOR GOODMAN**

1194 Mayor Pro Tem.

1195

1196 **COUNCILMAN REESE**

1197 Mr. Forbuss is here.

1198

1199 **COUNCILWOMAN TARKANIAN**

1200 While he's coming up, could I just ask, Mr. Mayor, a question?

1201

1202 **MAYOR GOODMAN**

1203 Sure.

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1204 **COUNCILWOMAN TARKANIAN**

1205 And that is, what you're saying then is they would be live/work, that the monies would go to, so  
1206 maybe some of those being displaced from that two and a half blocks would have an opportunity  
1207 for low income business –

1208

1209 **MAYOR GOODMAN**

1210 At affordable –

1211

1212 **COUNCILWOMAN TARKANIAN**

1213 – an affordable house –

1214

1215 **MAYOR GOODMAN**

1216 At an affordable rate for artists.

1217

1218 **COUNCILWOMAN TARKANIAN**

1219 For artists?

1220

1221 **MAYOR GOODMAN**

1222 Yeah.

1223

1224 **COUNCILWOMAN TARKANIAN**

1225 Okay, so that, that's a good thing because then that takes care of those who are displaced. Thank  
1226 you.

1227

1228 **PAUL LARSEN**

1229 Thank you. Going back tracking a little bit, Your Honor, we're, one of the findings we're  
1230 required to present to you, or evidence, we were required to present to you to establish a finding  
1231 is that our proposed gaming establishment will not unduly impact public services such as fire,

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1232 police and emergency protection. To present that portion of our evidence, I would like to  
1233 introduce Bob Forbuss, the president of American Medical Response.

1234

1235 **BOB FORBUSS**

1236 I –

1237

1238 **MAYOR GOODMAN**

1239 All right. Mr. Forbuss, before you give us your findings, could you give us a little bit of  
1240 curriculum –

1241

1242 **BOB FORBUSS**

1243 Yes, I will. The reason I didn't show up timely if you look out your door here, there's a large  
1244 building on fire right across from the fire station. That's where I was for just a moment here.

1245

1246 **MAYOR GOODMAN**

1247 Good place for a fire to be.

1248

1249 **BOB FORBUSS**

1250 Absolutely.

1251

1252 **PAUL LARSEN**

1253 And – for the record, Your Honor –

1254

1255 **BOB FORBUSS**

1256 The thing – I worry about when we have fires like that is not so much the burning debris, but the  
1257 firemen who, it's a hundred and seven degrees, and it's a heck of a job to fight fires like this. So  
1258 having said that, my background is, I've been in Las Vegas, I was born here, and I've been an  
1259 EMS for about thirty-two years. Actually, was the founder of Mercy Ambulance and started the  
1260 paramedic program in Southern Nevada. I was an owner of that company for many – years,

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1261 come back periodically to consult with it, and in the process, grew ambulance services all over  
1262 the country; ran ambulance services in Seattle and Ft. Worth, Texas. At one point, the entire half  
1263 of the United States, EMS services were my direct reports. So I've got considerable experience  
1264 in EMS over many – years and considerable experience in Las Vegas over many – years.  
1265 I can tell you that my, I started this business myself, leaving from as a teacher to becoming a  
1266 paramedic, an EMT and running ambulance calls myself back in the 1970s. And today you  
1267 certainly wouldn't want me to do that because I have lost my skills after this many years, but I do  
1268 know how to run these systems and have a lot of experience with doing that. So having said  
1269 that, is (sic) that qualifications enough?

1270

1271 **MAYOR GOODMAN**

1272 Yeah.

1273

1274 **BOB FORBUSS**

1275 Mayor? I – just wanted to say, I was asked to look at this particular geographic area and kinda  
1276 give some idea of what I thought was that an area that would somehow be impacted by a change,  
1277 the geography, in changing the footprint. And so, for me, I'm a statistics driven person. I pulled  
1278 the numbers. I just was curious. I went back five hundred days and looked at that geographic  
1279 footprint to see what kind of calls ambulances and fire units are going on.

1280 Now I don't have fire data but I do have EMS data, and we're looking at somewhere around  
1281 seventeen hundred calls that occurred in that geographic area. And what – stands out to my  
1282 attention, and when I start looking at them, is the number of calls related to assaults, crime and  
1283 other ar, other kinds of calls that were going on in that area. It's rather significant; let me give  
1284 you an idea. In the category of assaults, some two hundred and twenty-two, legal 2000s, which  
1285 are people that are essentially on the street and are looking for a way to get into health care  
1286 system, that was another large number, twenty-two. Psyche, suicide in that area, a hundred and  
1287 one. Sick person down usually is someone who's homeless and has no other way to get to a  
1288 health care system or another, no way to get food, a large number, one hundred and thrity-seven.  
1289 Traumatic injury, forty-three. An unknown problem, that's another red light for me, is three

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1290 hundred and thirty-two. Now, you take this footprint and apply – it to a neighborhood like  
1291 Councilman (sic) Tarkanian's, you do not see this mix of type of calls. Clearly, if you, in my  
1292 mind, if you went into this geographic area and you renovated it, and created something different  
1293 than what we have there, this mix of calls would change.  
1294 Now, I can't speak for the fire department and I can't necessarily speak for the police department,  
1295 although I did call them and wanted to just get their thoughts. And they concurred with me, that  
1296 the – dynamics of the type of calls we are all going on is – the type that you would really want to  
1297 change a neighborhood, move it forward into a different kind of footprint, where you do not have  
1298 this kind of problem. And I'll tell you, if you do it there, it's probable that the peripheral areas on  
1299 both sides and the whole community will benefit from that. It's not just in that footprint. I  
1300 looked at the footprint. If I expanded that further, I'm telling you that starts to clean up the area.  
1301 And a lot of the problems you're seeing right now, where your fire services and your police  
1302 services are going repeated calls. Those kind of calls will decline, and I think that's a good thing  
1303 for the community.

1304

1305 **MAYOR GOODMAN**

1306 Thank you very much. We appreciate that. Any questions of Mr. Forbuss? Thank you.

1307

1308 **PAUL LARSEN**

1309 And, Your Honor, for the record, we do have Mr. Forbuss' curriculum vitae we'd like to put into  
1310 the record.

1311

1312 **MAYOR GOODMAN**

1313 Very good. If you'd be kind enough to do that. Thank you.

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1314 **PAUL LARSEN**

1315 Thank you. And the – final issues we need to touch on are, as articulated by the statute, indicate  
1316 that – the gaming establishment will be located in an area planned or zoned for the purposes of  
1317 non-restricted gaming, that it will not be detrimental to the health, safety or general welf, welfare  
1318 of the community or be incompatible with the surrounding area and that it will not adverse  
1319 that surrounding area within that twenty-five foot hundred, twenty-five hundred square foot ra,  
1320 foot radius that we talked about before, will not be adversely affected by the proposed gaming  
1321 establishment. And for that, I would have Mr. Borgel testify.

1322

1323 **GREG BORGEL**

1324 Yes, Your Honor, Greg Borgel, 300 South 4th Street, again and in as much as I'm being put forth  
1325 as an expert witness on some of these matters, I guess I have to qualify myself. I have a  
1326 Bachelor and a Masters degree from UCLA, a Masters in Business Administration from UNLV.  
1327 I've been practicing either in the public sector as a private consultant in the Las Vegas Valley for  
1328 approximately thirty-five years now in the planning area. I have been a principal local planning  
1329 consultant for the vast majority of hotel/casino projects and large mixed-use projects, such as  
1330 Echelon and City Center in the local community during that period of time. And I feel that the  
1331 project proposed here is within the scope of the knowledge that I've acquired during that period  
1332 of time and similar to the projects I've otherwise worked on. Toward that end, there are three  
1333 points to be shown, some very easy to show and some somewhat subjective.

1334 First of all, we're required to show that the project would be in an area planned or zoned for  
1335 purposes of non-restrictive gaming. That is why the sequence of items that I introduced to you  
1336 an hour or so ago is significant here. You will act first on the general plan amendment. You will  
1337 then act on the zoning. And at that point, you will consider the question of expanding the  
1338 Gaming Enterprise District. Therefore, at that point, the property will be in an area both planned  
1339 and zoned for the gaming use. And that's why the sequence of items we introduced, that staff  
1340 has put on the agenda in the correct order, is important. Because assuming you grant the general  
1341 plan amendment and assuming you grant the zoning, it is a self proving argument on that point.

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1342 As to the question of health, safety and general welfare of the community, incompatible with the  
1343 surrounding area, again, early on we introduced all the evidence related to the im, potential  
1344 impacts of the entire project, including the Gaming Enterprise District. But I pointed out at that  
1345 time, that the Gaming Enterprise District proposed here will be in the center of the project. Even  
1346 after certain property line amendments are made, it will remain in the center of the project  
1347 because of another of the components that's required to be demonstrated here, which has been  
1348 demonstrated, that we're observing the – prohibited radii from residences, churches and schools.  
1349 Those radii will compel the development of the Gaming Enterprise District only within the  
1350 center of the project, so that we will be building our own buffer around the periphery of the  
1351 project and not directly affecting our immediate neighbors. Furthermore, the gaming complex  
1352 proposed here is of the modern kind, which includes all of the usual amenities which makes  
1353 these features not just gaming establishments like you might find in some other jurisdiction in  
1354 the United States, but they become community centers like Red Rock Casino or any of the other  
1355 casinos that were recently built in town where they have amenities like movie theaters and  
1356 restaurants and the things that are benefits to the entire neighborhood.

1357 And the example I always use is I live in the general vicinity of Boulder Station. That's where I  
1358 go for the movies. That's where I go for the restaurants. It becomes in the nature of a  
1359 community center, even though I, myself, am not much of a gambler, I use the facility. It  
1360 benefits the neighborhood and this project, appropriately developed, appropriately buffered, will  
1361 similarly benefit the neighborhood and will certainly not be detrimental to health, safety or  
1362 welfare of the community or incompatible with its surroundings.

1363 Lastly, rolling out of the prohibited radii question is the twenty-five hundred foot influence area  
1364 question. And the answer to that is the same. The – two churches that have been described.  
1365 One of them is quite far away on the other side of Charleston. The other is on the other side of  
1366 the freeway and the railroad tracks. There is no likely impact of the gaming component of this  
1367 project on those churches. The project as a whole remember will have traffic and other impacts,  
1368 which we've discussed, but the issue before you now is, does the inclusion of gaming in the  
1369 project have a negative input, influence on those churches or on any schools, and the answer is  
1370 clearly not. With regard to the residences, the same issue applies. The majority of the

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1371 residences are either on the other side of the railroad tracks and the freeway or on the other side,  
1372 of not just Main Street, but Las Vegas Boulevard and the gaming is central in our project. They  
1373 frankly won't know it's there unless they want to go utilize the services associated with it. We  
1374 believe it's clear that the influence here of the gaming component is not detrimental to the area.

1375

1376 **MAYOR GOODMAN**

1377 Okay, thank you.

1378

1379 **PAUL LARSEN**

1380 And – at the risk of being redundant, Your Honor, if I could direct your attention to the overhead  
1381 again. The areas highlighted inside this blue line, that's the twenty-five hundred foot radius that  
1382 we're concerned about for the analysis that Mr. Borgel just talked about. The distance  
1383 restrictions again are highlighted, are indicated by the lines on the interior of our parcel. That  
1384 puts us in a position where the only part of our project eligible for inclusion in the Gaming  
1385 Enterprise District would be wholly interior to our project. As Mr. Borgel indicated before, we  
1386 are essentially creating our own buffer. We have substantial amount of space to our south that  
1387 we can't use for gaming but we can use for buf, for buffering. Same story to our east. Same  
1388 story to our north and same story to our west. We have the ability and we have designed our  
1389 project to create our own buffer from the neighborhoods. In addition to that, we do meet the  
1390 distance restrictions. We are, we exceed the distance radii for residential and for churches and  
1391 communicated by all the testimony that you've seen today, we have a positive impact. And to  
1392 the extent we have any other impact, we – have mitigation measures in place.

1393

1394 **GREG BORGEL**

1395 And, I'm sorry, three more points, Your Honor, and I'll get out of the way here. First, there's  
1396 always an assertion that this could change in a way that the buffer wouldn't be provided. And  
1397 the answer is no, it cannot; these are non waiverable state statute separation requirements and so  
1398 we're stuck with them. You can't change them; we can't change them. They're state law. So any

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1399 suggestion that what we've asserted about the buffering wouldn't necessarily be permanent. We  
1400 could come back and change it, we can't change in that way.

1401 Two more points. The issue is always brought out about parking sufficiency and the possibility  
1402 that that would be a negative in the community. Kimley Horn prepared a shared parking analysis  
1403 for us as an adjunct to their traffic study, and I'll introduce that for the record if we might. And  
1404 we received, dated yesterday, received today, a letter from the Gateway District Association of  
1405 Las Vegas, supporting the project as compatible with their view of downtown redevelopment,  
1406 submit that for the record. Mr. Larsen is gonna re-submit, since we believe it's already in the  
1407 record the economic analysis that we have reference to and we may be done. Mr. Larsen, what  
1408 do you think?

1409

1410 **PAUL LARSEN**

1411 Unless Council has any questions for us, we'd be –

1412

1413 **MAYOR GOODMAN**

1414 I received over the noon hour, the Downtown Business Operators' Council, a letter in support of  
1415 the project. They believe it would be beneficial not only to the downtown but the Arts District  
1416 but also to Las Vegas as a whole.

1417

1418 **PAUL LARSEN**

1419 Your Honor, we do enjoy quite a bit of support. In fact, my understanding is that we have  
1420 substantial support here today. I'd like those supporting us to have a show of hands, please.

1421

1422 **MAYOR GOODMAN**

1423 Thank you, it's very impressive.

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1424 **PAUL LARSEN**

1425 With that, we'd be happy – to answer any questions you may have.

1426

1427 **MAYOR GOODMAN**

1428 Councilman Brown.

1429

1430 **COUNCILMAN BROWN**

1431 Thank you, Your Honor. Just two minor points of clarification. The distance separation on the

1432 church, churches and residential, that is based on your analysis and our City land use maps?

1433

1434 **GREG BORGEL**

1435 Actually, let me try, and Mr. Larsen may want to amplify. There's -- three different things that

1436 need to be done. There is a separation requirement of 500 feet from residences, which is an

1437 absolute prohibition and 1500 feet from churches and schools. (inaudible)

1438

1439 **MAYOR GOODMAN**

1440 Excuse me, Councilman Brown.

1441

1442 **END RELATED DISCUSSION – RESUMED RELATED DISCUSSION**

1443

1444 **GREG BORGEL**

1445 Your Honor, I believe we left off with me responding to Councilman Brown's question.

1446

1447 **MAYOR GOODMAN**

1448 Councilman.

1449

1450 **GREG BORGEL**

1451 And toward that end, I guess we would ask since this matter is being transcribed, that the record

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1452 reflect that Mr. Gallegos (sic) was not part of the presentation.

1453

1454 **MAYOR GOODMAN**

1455 All right.

1456

1457 **GREG BORGEL**

1458 Written -- comments can sometime appear differently than they do in person, so we ask that  
1459 reflect. In response to Councilman Brown's question, the mandatory radii of five hundred feet  
1460 from a residence and fifteen hundred feet from a church or school is determined first from an  
1461 aerial photograph to make sure the radius is correct. And then it is, that by the way, is prepared  
1462 by Nevada registered surveyor or engineer. And then that firm or another firm is commissioned  
1463 to go out in the field and inspect, to determine that in fact there are no churches or schools within  
1464 the prohibit radii. A similar process is used with respect to the twenty-five hundred feet,  
1465 although churches, schools and residences are allowed within the twenty-five hundred feet. It  
1466 then becomes our case to demonstrate to you, as we believe we have, that because of the  
1467 locational aspects and the character of the development, that there is no negative impact on the  
1468 churches, school and residences within the twenty-five hundred foot influence area, but that  
1469 there are none at all within the prohibited area.

1470

1471 **COUNCILMAN BROWN**

1472 I appreciate that.

1473

1474 **GREG BORGEL**

1475 And I believe your staff relies on those documents routinely.

1476

1477 **PAUL LARSEN**

1478 And to -- elaborate on Mr. Borgel's answer, Councilman, this map which we previously referred  
1479 to for, actually submit for the record, was generated by Kimley Horn. This is a more precise  
1480 version of that same map, with the distance radii as applied solely to our parcel. Again, that was

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1481 generated by Kimley Horn. This map, which we'll also submit for the record, was generated by  
1482 your staff. The two do coincide perfectly.

1483

1484 **COUNCILMAN BROWN**

1485 And I just put that on the record because in the past, although on very few occasions, it has  
1486 happened, where entitlements given by this Council and then out of nowhere, we find out that  
1487 there's a prohibited use that either through the Accessory's record or Business Licensing. So I  
1488 feel very comfortable with the things you just put on the record that we're taking that as factual.  
1489 And then the other one, on that map, Mr. Larsen, the second one you showed with the, yes, just  
1490 so I understand it, you cannot, a gaming component could not be outside those lines, as you have  
1491 indicated. What about the right-of-way and what happens when you do a final site design plan?  
1492 Are the parcels that are partially affected, do they become part of the blank canvas or are you  
1493 literally limited to those colored parcels that are currently on the map?

1494

1495 **PAUL LARSEN**

1496 Our gaming enterprise district will be limited by the parcel boundaries that currently exist. We  
1497 plan to do, assuming that the Vacation, this part of our application today, is approved, we will  
1498 come back, we will do a merger map, a reversionary map. We call it a merger map 'cause it's  
1499 more descriptive to create one large continuous parcel. That will not change the locations of our  
1500 gaming enterprise district. In fact, we'll have four separate gaming enterprise districts separated  
1501 by what are currently rights-of-way and alleys. So we will have to come back to you if we want  
1502 to link those up as a contiguous parcel. So expect to see us in the future on that very point.

1503

1504 **COUNCILMAN BROWN**

1505 Thank you. Thank you, Your Honor.



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1506 **MAYOR GOODMAN**

1507 Thank you. Are there any other questions of either Mr. Larsen or Mr. Borgel at this point?

1508

1509 **COUNCILMAN BARLOW**

1510 I do, Mayor.

1511

1512 **MAYOR GOODMAN**

1513 Yes, Councilman Wolfson.

1514

1515 **COUNCILMAN WOLFSON**

1516 I'm sorry.

1517

1518 **COUNCILMAN BARLOW**

1519 No problem.

1520

1521 **COUNCILMAN WOLFSON**

1522 Thank you, Mayor Goodman. Just a quick question on parking, gentlemen. Assuming you  
1523 receive the entitlements today, assuming you are awarded the sports arena, I, the sports arena, it  
1524 is projected to be on the northeast section of your proposed area?

1525

1526 **PAUL LARSEN**

1527 Correct.

1528

1529 **COUNCILMAN WOLFSON**

1530 Okay. Twenty-two thousand seat arena, what is the contemplation of all the parking for the  
1531 persons that would be visiting your arena be within your land assemblage? The reason I ask is  
1532 because if it's, if the arena is in the northeast section, if you could show me on one of those  
1533 maps, you're only a couple of hundred feet from other properties that are across Charleston. Is  
1534 there gonna be any spill-over? Somebody that comes to – watch an event, might they want to

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1535 park on the other side of Charleston, which would affect those property owners, and walk across  
1536 Charleston to get to the arena.

1537

1538 **GREG BORGEL**

1539 I suppose two answers. One is we contemplate consistent with the parking analysis turned in to  
1540 you today and which has been of record previously, that we will provide the parking on site to  
1541 accommodate our uses. Your question reaches to can we compel people to use that parking or  
1542 might someone choose to park somewhere else and walk to the arena. They might is the answer  
1543 as with any large facility, or indeed any property at all, we would not be able to prevent someone  
1544 from parking somewhere else. The City, of course, can with parking restrictions, which already  
1545 exist to a large part, north of Charleston, but our duty, which we've believe we fulfilled is to  
1546 provide the parking on site to accommodate them and we will. But I cannot assure you that there  
1547 wouldn't be some people who would choose to park somewhere else and walk in.

1548

1549 **MAYOR GOODMAN**

1550 And Councilman, the new urbanists take the position that the best thing that we could ever hope  
1551 for is that people don't park there, that they park elsewhere and walk around the downtown, past  
1552 the arts galleries, past the restaurants, past the clubs. That's what you're trying to accomplish.  
1553 That's the ultimate objective, if we're able to accomplish.

1554

1555 **PAUL LARSEN**

1556 The – analogy I would draw is the downtown arenas in Phoenix don't generate a lot of parking  
1557 problems because a lot of people just go the games after work. They leave their car where – they  
1558 left it at the beginning of the work day. So we anticipate there would be some of that synergy as  
1559 well.

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1560 **COUNCILMAN BARLOW**

1561 Mayor?

1562

1563 **MAYOR GOODMAN**

1564 Councilman.

1565

1566 **COUNCILMAN BARLOW**

1567 I have a question in regards to the vacation of the streets, and maybe you've already touched on  
1568 this, but just, if you will again, what happens to the vacations, if – in fact this item is approved  
1569 today and just doesn't go through and – approved, I truly hope it does go through, but if in fact it  
1570 doesn't, what happens to the vacations? At what point, and maybe this is a question for counsel,  
1571 as far as –

1572

1573 **COUNCILMAN REESE**

1574 I just –

1575

1576 **COUNCILMAN BARLOW**

1577 – the reverse of the vacation of the streets.

1578

1579 **COUNCILMAN REESE**

1580 If –

1581

1582 **GREG BORGEL**

1583 Well I, you were directing it to your counsel, to City Attorney?

1584

1585 **COUNCILMAN BARLOW**

1586 Well, whomever can answer the question.

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1587 **GREG BORGEL**

1588 Let me start with the answer. I'm nobody's counsel. I'm just a planner here. But, while they're  
1589 thinking of their better answer, we cannot vacate those streets with the effect of land-locking any  
1590 parcels. We would only be able to record that vacation and abandonment when an appropriate  
1591 map is processed to unify the respective parcels. And that vacation would not be allowed to  
1592 record until all the utilities were satisfied, that we weren't eliminating appropriate utility  
1593 facilities or that we were substituting a new and improved utility access points. And the City  
1594 would not allow the vacation to record until they've approved our traffic study, by which we  
1595 would provide an alternative set of streets in and around the area. So that is how it works, and  
1596 once the parcels are all combined into one parcel, then you don't need the streets to serve  
1597 anyone. And they then, when recorded, revert to the abutting property owners.

1598

1599 **PAUL LARSEN**

1600 And – more precise on – the legal issue, the vacation order will be placed in escrow, is my  
1601 understanding, and will not be recorded unless and until we close on the properties.

1602

1603 **BART ANDERSON**

1604 And – I'd like to speak to that, if I may, as well, Public Works, Bart Anderson. That's correct. I  
1605 do have a condition modification that I would like to read into the record –

1606

1607 **COUNCILMAN BARLOW**

1608 Please do.

1609

1610 **BART ANDERSON**

1611 – that addresses that, that puts the vacation into escrow so that if they do not close on the  
1612 properties, the vacation does not happen. But, if they do close, the vacation is recorded at the  
1613 same time, effectively. Then they can do their subdivision which removes the land-locked parcel  
1614 issue. There is one parcel that will retain or they will provide access easements to so that it does  
1615 not become landlocked.

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1616

1617 **PAUL LARSEN**

1618 Actually, we expect we'll be closing on that parcel as well.

1619

1620 **BART ANDERSON**

1621 Okay. Excellent and that would remove that problem. But the, once that happens though, once  
1622 the vacation is recorded, the streets would become private. They would no longer be public  
1623 streets and they would not be able to get them back if they did not develop what they are  
1624 proposing to develop. Now, my understanding is the escrow will include the – subdivision  
1625 merger map that makes it all one parcel. So anybody subsequent then who comes in, if these  
1626 people don't build what they're proposing, would still have a single parcel; they'd have to come  
1627 before you, propose some new use and propose whatever streets necessary to provide those uses  
1628 – provide access to those uses.

1629

1630 **PAUL LARSEN**

1631 And to – elaborate on what Bart just said, we – can't, by law, strand any parcel. We have to, if  
1632 we're vacating streets, we have to do it concurrent with a merger map, what we described before.  
1633 When the streets disappear, the property becomes one large parcel. So there aren't any  
1634 landlocked parcels. While we are granting easements over the existing street, for the purposes of  
1635 access because it will get somebody or some of the current occupants to the property will  
1636 continue to – do business there for some time. But as we develop the property in phases, those  
1637 folks will – eventually be gone and service roads will no longer be used for that kind of access.

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1638 **BART ANDERSON**

1639 And if you'd like me to read in those condition changes that I recommend for the vacation at this  
1640 time, I can do so or I can wait for when this item comes for a vote and read them in then, at your  
1641 pleasure.

1642

1643 **JAMES LEWIS**

1644 Mr. – Mayor, why don't we hear those now just so we have them for the record?

1645

1646 **MAYOR GOODMAN**

1647 (Inaudible) Mr. Anderson.

1648

1649 **BART ANDERSON**

1650 Very good. Condition Number 2, I'd like to read as follows, modify the existing condition to  
1651 say: Provide a plan for approval by the City Engineer showing how legal access to all legal  
1652 parcels shall be preserved or such legal parcels eliminated or merged into larger parcels that have  
1653 legal access. If private access rights are proposed, then such rights shall be provided through  
1654 separate documents acceptable to the Department of Public Works and shall record subsequent to  
1655 the recordation of the Order of Vacation. If all legal parcels are merged such as with the  
1656 subdivision map, then the appropriate map must record subsequent to the recordation of the  
1657 Order of Vacation. Staff is authorized to enter into an escrow arrangement with the developer to  
1658 ensure that ownership and vacation issues are addressed in the proper chronological order.

1659 Condition Number 4, I would like to revise to read as follows: A Traffic Impact Analysis or  
1660 other information acceptable to the Traffic Engineering Division must be submitted to and  
1661 approved by the Department of Public Works prior to the recordation of the Order of Vacation  
1662 for this application. This application shall be amended if necessary to reflect the  
1663 recommendations of the Traffic Impact Analysis. Traffic Impact Analysis required by SDR-  
1664 21175 may be used to satisfy this requirement provided that it addresses the area to be vacated.

1665 And Condition Number 5 should be revised to read as follows: A Drainage Plan and Technical  
1666 Drainage Study must be submitted to and approved by the Department of Public Works prior to  
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1667 the recordation of the Order of Vacation for this application. Appropriate drainage easements  
1668 shall be reserved if recommended by the approved Drainage Plan or Study. The drainage study  
1669 required by SDR-21175 may be used to satisfy this requirement provided that it addresses the  
1670 areas to be vacated. Alternatively, public drainage easements overlying all of the rights-of-way  
1671 proposed to be vacated shall be retained through this Petition of Vacation. And that concludes  
1672 my modifications.

1673

1674 **MAYOR GOODMAN**

1675 Is that agreeable gentlemen?

1676

1677 **PAUL LARSEN**

1678 Absolutely, Your Honor.

1679

1680 **MAYOR GOODMAN**

1681 Fine. Very good. Are there any other questions or comments before we have the public hearing  
1682 part of this agenda? All right, let me ask you this, folks. How many people plan to speak on this  
1683 matter? Let me get an idea here. Let's see. One, two, three, five, six, seven, eight, nine, ten,  
1684 twelve, thirteen, fourteen, fifteen, sixteen, seventeen; about two hours worth. All right, I'm  
1685 going to, let's start off with a three-minute timer and then, and I'm going to be very strict about  
1686 it because other people having been waiting all day to have their matters heard. And then,  
1687 maybe, if there's repetition, I'm going to cut down to two minutes. So those are the rules.  
1688 How many plan to speak against the project? All right. Well then we're gonna use Robert's rule  
1689 here. Against the project will speak from this microphone here. For the project will speak from  
1690 this microphone here and we'll alternate it back and forth. Let's start with the for the project,  
1691 please.

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1692 **TOM McGOWAN**

1693 Either or, the middle.

1694

1695 **MAYOR GOODMAN**

1696 If – you don't have a position, why don't you use –

1697

1698 **TOM McGOWAN**

1699 I got both positions to this one.

1700

1701 **MAYOR GOODMAN**

1702 All right. Let's start the timer, quickly.

1703

1704 **TOM McGOWAN**

1705 Is the overhead on? Is the overhead on?

1706

1707 **MAYOR GOODMAN**

1708 The overhead is on.

1709

1710 **TOM McGOWAN**

1711 Tom McGowan, artist and resident of the Arts District in Las Vegas. The matter you have here  
1712 so that we know what we're talking about. First of all, there was a plan, actually put together,  
1713 the plan for the conceptualization, the formulation of 18b, aka the Arts District, get to that in a  
1714 minute. First of all, I didn't hear from one of the experts, not one, referring to the impact of the  
1715 Pulse project on public mass transit. It's not just how do you drive in a place. How you get a bus  
1716 downtown between Charleston and DTC with that thing going on over there. Nobody even  
1717 mentioned it. They got a lot of experts, but you didn't have enough, so you got time to get one.

1718 The Las Vegas chapter of the American Institute of graphic arts formulated the plan in planning  
1719 of 18b, Las Vegas Arts District, is a direct quote of the plan. Direct quote, the Las Vegas Arts  
1720 District is an approximate eighteen-block neighborhood located in the areas south of downtown,  
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1721 Las Vegas roughly bounded by Commerce Street, Hoover Avenue, 4<sup>th</sup> Street, Las Vegas  
1722 Boulevard, Colorado Avenue. Eighteen b is a shared vision for which no boundaries apply.  
1723 Now explain that to me the applicant and explain why they have contribute something to the Arts  
1724 District when there's no control whatsoever over that parcel where they intend to, somehow, lay  
1725 claim to. There's no valid legal claim to it. You're attorneys. You ought to know that. So  
1726 whenever you get around to it, take a look at that very closely.  
1727 When and where the following questions apply. When and where was the open public meeting  
1728 and the hearing previously held where an assumed in-depth of discussion of both mixed-use  
1729 development and secondary events center. If no meeting did take place, provide a public  
1730 disclosure of the meeting agenda and the minutes before taking action on the item. This is still a  
1731 public government no matter how big the numbers are or who's chairman is small.  
1732 And to make a long story short, (inaudible) pull the Arts District Task Force City employee  
1733 (inaudible) neighborhood association, aka 18b who's President is Richard Geyer, did not conduct  
1734 open public meetings and hearings. This is still an open public government, no matter how you  
1735 do it. Therefore, approve all nine items without further discussion and without requiring the  
1736 applicant be the unwilling victim of extortion. Thank you.

1737

1738 **MAYOR GOODMAN**

1739 Okay. May I have the next speaker, please? This will be somebody for the project, please.

1740

1741 **TOM McGOWAN**

1742 That was for the project.

1743

1744 **MAYOR GOODMAN**

1745 No, no, just because he said how we vote, that doesn't mean he's for the project, okay? Yes, Mr.

1746 Russell.

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1747 **TED RUSSELL**

1748 Good evening, Mr. Mayor, Cou, City Council. I would like to let you know, in case we have any  
1749 visitors, who we are in Las Vegas and what we do. It's the City of Las Vegas vision statement, a  
1750 vibrant, affordable, diverse, unique and world-class City of opportunity in which all citizens  
1751 enjoy their neighborhoods, feel safe and know they will be heard. I'm always very grateful for  
1752 the privilege and the honor of speaking. This may be the most important day in the last century  
1753 of Las Vegas. The amount of revenues, rate-ables, jobs, jobs which convert into affordable  
1754 housing, college degrees, good medical care, good nutrition. You can call this Sin City all you  
1755 want. I know thousands of good, decent people, and I think somebody up there likes us very  
1756 much because they've already done the miracle of bringing, putting together a hundred and  
1757 twelve agreeing parcels. You don't have to go to Warden or Warton to find out how this was  
1758 done. They gave them more money for that, they're offering more money for this property than  
1759 they're were dreaming than they could or should get. I can't imagine anybody with a half a  
1760 brain being against this project, but I'm excessively biased for it because when it is all said and  
1761 done, we who have lived and prayed and sweated and dreamed for a new downtown Las Vegas,  
1762 get what we so ardently desire for the better good of all. Hallelujah. Thank you, God. That's all  
1763 I have.

1764

1765 **COUNCILMAN REESE**

1766 Thank you. Against, please.

1767

1768 **RICHARD McCracken**

1769 Can I have the overhead, please? Richard McCracken, 16-30 South Commerce Street, Attorney  
1770 for the Culinary Workers Union, speaking in opposition to the applications. The Culinary  
1771 Workers Union is probably the organization most affected by this project because it lies, its  
1772 offices and parking lots, one half block from the southern edge of this phase of the project. Also  
1773 Commerce Avenue, Commerce Street is the principal artery used by the Union's members and  
1774 staff to get to I-15 and to the County offices.

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1775 The applications cannot legally be approved and that's because, contrary to the assertions that  
1776 previously have been made, one of which is retracted today, the applicant does not control this  
1777 property. The applicant does not own it. The owners of the property have not given their  
1778 Certificates of Estoppels to cover the entire project.

1779

1780 **COUNCILMAN REESE**

1781 Just a moment, please. I would ask staff, you – heard what the gentleman just said. Now, is that,  
1782 we did not that representated to us before the meeting started?

1783

1784 **JAMES LEWIS**

1785 This is, Mr. Mayor Pro Tem, this is the question we addressed right at the top of the meeting.  
1786 The applicant made representations that they, in fact, have the assent from each of the property  
1787 owners, except for one parcel within the area that will become this project. You do have the  
1788 power to move forward tonight with this project. We do not believe, as long as the applicant's  
1789 assertions are correct, that they do have such assent. You may move forward tonight.

1790

1791 **MAYOR GOODMAN**

1792 All right. Mr. McCracken, at the beginning of the proceedings, I don't know whether you were  
1793 here –

1794

1795 **RICHARD McCracken**

1796 I was.

1797

1798 **MAYOR GOODMAN**

1799 – but there were Estoppel Certificates handed to us and we'll rise and fall on the validity of it, but  
1800 we are gonna go forward.

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1801 **RICHARD McCracken**

1802 And they are not valid, Mr. Mayor. The reason –

1803

1804 **COUNCILMAN REESE**

1805 I mean –

1806

1807 **RICHARD McCracken**

1808 – that is, first of all –

1809

1810 **COUNCILMAN REESE**

1811 Again – though, I was told yesterday, by Pillar, Pilar, that the Culinary Union was not opposed,

1812 opposing this project. Now you're saying that they out now against this project.

1813

1814 **RICHARD McCracken**

1815 I'm saying that it can't be legally approved.

1816

1817 **MAYOR GOODMAN**

1818 Well, that's it, we're doing it –

1819

1820 **RICHARD McCracken**

1821 I –

1822

1823 **MAYOR GOODMAN**

1824 I mean, we're doing it – at our risk. We're going forward at our risk here. I'm gonna listen to

1825 you folks, before I vote, of course, but we, I understand your position.

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1826 **COUNCILMAN REESE**

1827 Now, I'm – trying to find out, is the Culinary Union against this project because I was told they  
1828 wasn't (sic) against the project, there were just a few things they would like to be cleared up.

1829

1830 **MAYOR GOODMAN**

1831 Well, I'll – say this to you, Mayor Pro Tem, if they're against, this has been out there a long time  
1832 and we're pretty friendly with D. Taylor and the whole group over there, and I haven't heard a  
1833 peep about this until yesterday that you were going to appear in front of us. One of the things  
1834 that pleased me about the project because of my own political leanings, is that it has been  
1835 represented to me by the developer that's gonna be all union, so we're not going to have any  
1836 issues, as far as that, which is always a major problem in our community here. But I'm – actually  
1837 shocked that – there's an opposition to us, to be quite frank.

1838

1839 **COUNCILMAN REESE**

1840 Well, he – said, when he started his presentation, that he's here representing the Culinary Union  
1841 who is against this project.

1842

1843 **RICHARD McCracken**

1844 I have to declare as to whether I'm opposing or supporting. That – was the choice that was  
1845 given.

1846

1847 **MAYOR GOODMAN**

1848 Right.

1849

1850 **RICHARD McCracken**

1851 What – I'm here doing to do is to tell you that – legally you have a problem approving these  
1852 applications. And that, it's because up until today you were told that all these parcels were under  
1853 control; today you were told, no, there's one that's not under control. Our analysis of this, the  
1854 sellers' Certificates, we looked at every single one, shows that all of the parcels on this map that

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1855 are in red, are not under control. The sequence here is that the property owners have promised to  
1856 sell to TR. TR has promised, in turn, to sell to REI. The seller certificate, Estoppel Certificates,  
1857 are ones that show which sellers have agreed to sell their property to TR. Only eighty parcels  
1858 are covered by the certificates that are on file. The remaining red parcels did not have any seller  
1859 certificates. So the applicant cannot represent to you that they actually control the property in  
1860 question here, which makes it very difficult to approve all the applications that have been  
1861 submitted.

1862 Second point is that the Seller's Estoppel Certificate is when you examine them, you will find are  
1863 legally insufficient. They do not comply with the code sections that on owner, on the –  
1864 applications by people who do not actually own the property. There is a specific code section for  
1865 special use permits, for general plan amendments and for rezoning that requires that when  
1866 someone else owns the property, applicant has to submit to you a written agreement with the  
1867 owner that contain certain elements. If you examine the Seller Certificates you will find they do  
1868 not comply with those elements in very important ways.

1869

1870 **MAYOR GOODMAN**

1871 All right. I'm gonna make this suggestion because this is a legal argument, which is gonna have  
1872 to be addressed to our attorney, I'm going to ask you to put it writing to them, if in fact that the  
1873 applicant hasn't done their job right, then they rise and fall with their, at their peril. It's that  
1874 simple.

1875

1876 **RICHARD McCracken**

1877 Okay.

1878

1879 **MAYOR GOODMAN**

1880 To ask us to make a decision based, and not to go forward based on the fact that they don't have  
1881 sufficient or adequate Certificates of Estoppel, I'm – not going to consider that at this time.

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1882 **RICHARD McCracken**

1883 And – finally, I want to address the SB 208 issue. As Mr. Larsen agreed, they have an obligation  
1884 to show by clear and convincing evidence that all the requirements of that section of SB 208 are  
1885 met. It turns out, according to our traffic expert, and I'm asking the Clerk to accept our traffic  
1886 expert's study.

1887

1888 **MAYOR GOODMAN**

1889 Fine.

1890

1891 **RICHARD McCracken**

1892 The traffic study that was done was not on the same project that you're being asked to approve.  
1893 It was done on a project that was one million square feet smaller and ten thousand car trips fewer  
1894 than the applications that are before you.

1895

1896 **MAYOR GOODMAN**

1897 I thank you very much.

1898

1899 **RICHARD McCracken**

1900 So, of course, SB 208 cannot be met under those circumstances.

1901

1902 **MAYOR GOODMAN**

1903 I appreciate that.

1904

1905 **RICHARD McCracken**

1906 Thank you.

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1907 **MAYOR GOODMAN**

1908 And just so the record is clear, we as a Council, rely on our staff, who has had this material, who  
1909 has been working with these folks, to assure us that everything is, in fact, in order. And unless I  
1910 hear to the contrary, I'm going to presume that everything is in order. Now we have, we've being  
1911 put on notice now that Mr. McCracken that he disagrees with that, and he's no dummy, so if in  
1912 fact his issues have validity, as far as our office is concerned, our legal office or our planning  
1913 office or our Public Works office, whoever is being addressed, they better bring it to our  
1914 attention because we're going on the representations that everything is, in fact, appropriate.

1915

1916 **MAYOR GOODMAN**

1917 All right. Yes, Sir. All right, timer again.

1918

1919 **JIM LEWIS**

1920 Mr. – Mayor, City Attorney's Office, one – thing I may wanna bring out here with regard to the  
1921 traffic study is a comment by, maybe Bart Anderson wants to speak to the fact, but traffic studies  
1922 when they're initially submitted are submitted for a project. It's their first, basically, their first  
1923 offer, as to what it is they plan to do with regard to the mitigation and impacts of the  
1924 development they're proposing. I might ask Bart Anderson if he wants to comment on how that  
1925 process does, in fact, work, so that may address some of Mr. McCracken's issues with regard to  
1926 why this may look to be a different project than was presented here today.

1927

1928 **BART ANDERSON**

1929 Thank you. Bart Anderson, Public Works. Your Honor, the traffic study was actually submitted  
1930 to Public Works before the applications for the uses that are before you, the zoning and GPA,  
1931 were submitted. We have had some initial discussions with them, told them that it would be  
1932 advisable to get a traffic study in as quickly as they could, and it was actually submitted before  
1933 they submitted the rest of accompanying documents. Once we had that traffic study and the  
1934 submitted documents, we identified certain discontinuities and we identified them to them,  
1935 which their subsequent submittals, and you notice that they have three different iterations of that



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1936 traffic study addressed. So the initial study was not exactly matching what they have proposed  
1937 today, but with the subsequent additions, they have addressed our concerns, or I should say, we  
1938 believe they have. The traffic study has not yet been approved. It's under review. The most  
1939 recent iterations were submitted last week and we haven't completely completed our review, but  
1940 we're cautiously optimistic that the material that they provided, chief of which is a phasing plan,  
1941 that shows how the ultimate development will be developed in partial stages and that the existing  
1942 infrastructure and proposed future infrastructure will be able to support the uses that they're  
1943 proposing.

1944 Again, the study hasn't been approved and we're still reviewing it, but we believe the  
1945 information they provided, particularly with respect to phase one, which is the only phase that's  
1946 really being approved here today, though you have the conceptual phase, the conceptual plan for  
1947 the entire thing before you, is adequate to go forward with a – recommendation of approval.

1948

1949 **MAYOR GOODMAN**

1950 All right. Now we as a Council rely on that representation, that we have enough, according to  
1951 staff to go forward on the issue of the traffic at least, to your expertise, today.

1952

1953 **BART ANDERSON**

1954 Right. And – what I'm saying is that the traffic study will need to be approved before they can  
1955 pull any building permits. But one of the principal conditions of approval on the site  
1956 development plan review is that prior to actual construction, they come back with a more  
1957 detailed site development plan review that is, that corresponds with what ultimately gets  
1958 approved in the traffic study so that you can see what we have said should be done, needs to be  
1959 done, what we've all agreed to.

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1960 **MAYOR GOODMAN**

1961 And I appreciate that. Let me ask the attorney this, assuming arguendo that Mr. McCracken is  
1962 correct in – his observation that the Certificates of Estoppel are lacking, as far as being able to  
1963 have REI represent the various real property owners, what remedy does this Council have to  
1964 rectify that, assuming we go forward today on the assumption that the Certificates of Estoppel  
1965 are, in fact, appropriate.

1966

1967 **JIM LEWIS**

1968 Well, the – remedy this – Council would have, I suppose, is that, if – there was a review done  
1969 post hoc by the City Attorney's office and the Planning Department and we determined them to  
1970 be, in fact, insufficient, I suppose one thing this Council could do is call the item back. But with  
1971 regard to the applicant, it would be a basis for challenge, if in fact there was, the, if in fact we  
1972 relied upon or they relied upon incorrect information with regard to which owner assented or did  
1973 not assent to the applications being filed. But if we were to find out later that no, in fact, Mr.  
1974 McCracken is correct, this Council could bring this – whole thing back.

1975

1976 **MAYOR GOODMAN**

1977 All right, but there is a presumption of regularity at this point, is there not?

1978

1979 **JIM LEWIS**

1980 I'm – sorry, Mr. Mayor?

1981

1982 **MAYOR GOODMAN**

1983 There is a presumption of regularity at this point so we can proceed.

1984

1985 **JIM LEWIS**

1986 Correct.

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1987 **MAYOR GOODMAN**

1988 All right, let's hear the, yes, Councilman Brown?

1989

1990 **COUNCILMAN BROWN**

1991 Just on the traffic, Mr. Anderson has indicated that there's three iterations of the traffic study  
1992 submittal. The last speaker, was he referring to the first iteration or did his client have access to  
1993 all three iterations? I'd like that on the record.

1994

1995 **MAYOR GOODMAN**

1996 All right, that would be –

1997

1998 **BART ANDERSON**

1999 I don't know. Certainly all of them are public documents and can be obtained, but because the  
2000 most recent iteration was very recently submitted, I don't know if that's been distributed –

2001

2002 **MAYOR GOODMAN**

2003 Mr. Larsen –

2004

2005 **RICHARD McCracken**

2006 The answer is no, we did not have access to the second and third iterations, only to the first, even  
2007 though the requests were made again last week.

2008

2009 **COUNCILMAN BROWN**

2010 And – they are – public documents.

2011

2012 **PAUL LARSEN**

2013 I – would disagree.

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2014 **BART ANDERSON**

2015 Absolutely.

2016

2017 **PAUL LARSEN**

2018 In fact – Mr. McCracken is well aware of litigation where he’s been on the losing side, where  
2019 those documents, in another context, in fact, it was a traffic study submitted for the Venetian in  
2020 Clark County where Judge McCra, Judge McGroarty ruled that, unless this City Council is  
2021 considering a traffic study, it’s not a public record. We did not object to them obtaining copies  
2022 of it, but we do wanna make sure that the record reflects that they only got the first iteration.  
2023 They have not seen any of the following iterations that Bart talked about where he indicated that  
2024 our traffic is adequately addressed.

2025

2026 **MAYOR GOODMAN**

2027 They are now public record though.

2028

2029 **PAUL LARSEN**

2030 They are now.

2031

2032 **MAYOR GOODMAN**

2033 All right.

2034

2035 **RICHARD McCracken**

2036 I think that’s a highly objectional way to proceed, not to let the public know anything about the  
2037 traffic studies until after the facts.

2038

2039 **JIM LEWIS**

2040 Mr. Mayor, I – if I may, I just, I hate to jump in here and lengthen this, but I gotta tell you, there  
2041 was dis, there was plenty of discussions between the Culinary Union and the Public Works  
2042 Department. And the Public Works Department did, in fact, turn over the initial traffic study that

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2043 was filed, at their request. So, to say that they did not receive the traffic, the things that they  
2044 asked on a public records request is just inaccurate.

2045

2046 **MAYOR GOODMAN**

2047 Okay. Let's, we'll – try to keep the attorneys and staff out of this, and let's hear from the public,  
2048 that's what this portion is for. Mr. Geyer.

2049

2050 **RICHARD GEYER**

2051 Richard Geyer, 82-60 Hilton Head Court, President of the Las Vegas Arts District Neighborhood  
2052 Association. I want to start off by saying, great thanks to two people from REI who've spent  
2053 three meetings with our Board, John Weaver and Michelle Ferraris, sitting over there. We  
2054 deeply appreciated that. The first meeting was in May, our regular board meeting, I was out of  
2055 town, it was a brief discussion, I understand and then subsequent to that discussion at the end of  
2056 the meeting, a vote was taken that said, that recommended that we do not support the removal of  
2057 the two and a half blocks for the Arts District Overlay as adopted in the Centennial Plan.  
2058 Subsequent to that, the following week when I was back from Europe, a – special meeting was  
2059 held where they spent, I think, over two hours telling us everything that they possibly could  
2060 about what their plans were and, certainly, making many, many graceful concessions to us that –  
2061 we asked for return for losing this area, which is, of course, very precious to us for many people  
2062 here who have been working on the Arts District 18b and First Friday for, even into the last  
2063 century.

2064 Yesterday we had another board meeting where we did have a vote and the conclusion there was  
2065 that when we of the 18b neighborhood association, Arts District give our support to the project  
2066 with the understanding of the following concessions that were made, verbally, to us, but also, I  
2067 believe, you heard these this morning during the Development meeting that we had at lunch  
2068 time. One was to participate in the future SID, and that would be at the level determined by the  
2069 final approved plan. Most of the SID plans have concentric circles and those entities that are  
2070 closest to the thing being developed pay more than those that are farther away. And – we don't  
2071 know where they would fall in that, but they're – agreeing to – participate at whatever level the

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2072 plan determines them to be in. Our SID works begins with a meeting in July and we'll go  
2073 forward. SID funds will be used initially for signage in the area, promotion in the area and then  
2074 down the road for the sculpture park when it is completed.

2075 Secondly, that they will participate in two percent of the TIF and would go to develop the 18b  
2076 neighborhood. That was discussed and, I believe, made a part of the record, this morning's  
2077 meeting.

2078 Then on a more generalized basis, to allow participation in the development of a plan's (sic)  
2079 relevant to the 18b Arts District. They've asked us to come to their meetings, meet with their  
2080 architects and – work with them and – that we'll have input throughout their planning process.  
2081 Then to continue to communicate and work with the neighborhood association, even as – the  
2082 process of building the project goes on.

2083 And finally, we had said yesterday to take into consideration on using the eighteen percent  
2084 affordable housing funds that – come in to assist in the Arts District. I believe again, that was  
2085 addressed this morning and – in one way or another, we will have affordable housing in,  
2086 contingent to or within the Arts District whatever limitation is being put on it.

2087

2088 **MAYOR GOODMAN**

2089 We gotta – move this along. I'm sorry. Thank you.

2090

2091 **RICHARD GEYER**

2092 You're welcome.

2093

2094 **MAYOR GOODMAN**

2095 All right, against, please. Just because you have three minutes, don't take it.

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2096 **TODD VON BASTIAANS**

2097 Hi, my name is Todd Von Bastiaans, 17-08 Birch; I live in the Glenn Heather Estates  
2098 neighborhood. I do have two businesses within this proposed development, and, actually, my  
2099 landlord is on that side. Great guy. I love being a tenant for him. I support redevelopment in the  
2100 area. I think it'd be great. I'm a little uncomfortable with REI. Simply, because I can't find a  
2101 specific project that's even come close, even ten percent of the scope of this, that REI has ever  
2102 been involved in. And I've gone through, as much as I can, on the Internet to try and locate stuff.  
2103 It's hard to imagine that the City will not be paying for so many of the improvements that would  
2104 be needed to have this – project work correctly. With traffic at its current level on Charleston and  
2105 Main, at peak hours, how are we gonna add seventeen thousand more people in their vehicles  
2106 coming and going between tenants and people and employees of all these things within these  
2107 boundaries. I can't understand how to do it without absolutely expanding Charleston and Main  
2108 and Wyoming, which it doesn't seem to be on any of the plans.  
2109 I don't understand their definition of mixed use. High-rises, to me, are not affordable housing. In  
2110 Vegas, it seems to be investment housing, and that's something that I would question. Foot  
2111 traffic, they keep mentioning, and – it was mentioned Red Rock and your concern, Mr. Mayor,  
2112 about foot traffic. When I go to Red Rock, or one of these major casino things, it's about keeping  
2113 you in. Yes, there's movie theaters; yes, there's a community- center-like atmosphere, but you  
2114 don't leave. When you, when I walk out of there, I don't go, well, I'm gonna hike around and go  
2115 shopping. I just go back to my car and go back to my house. I don't see people coming and going  
2116 from the stadium, from this environment, which seems to be built like a fortress, with parking all  
2117 the way around, as something that is going to want people to exit, or allow people to exit.  
2118 I will probably be moving, I moved from the County with my businesses and my home into the  
2119 City. I will probably move them back, because I can't foresee that the Arts District will remain.  
2120 It wouldn't make sense. You're building this colossal thing, which could be cool, but all this  
2121 stuff around it will follow through. So, in the big picture, I really think the Arts District will  
2122 absolutely dissolve as it currently is.

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2123 And, but I do thank you, Mayor Goodman and Lois. You've both been to my gallery, and you've  
2124 been some of, and some sponsored, and some of the other Council people I recognize, and, so,  
2125 cool. Thanks. And, thanks.

2126

2127 **MAYOR GOODMAN**

2128 And don't move so fast.

2129

2130 **TODD VON BASTIAANS**

2131 Okay.

2132

2133 **MAYOR GOODMAN**

2134 Okay? Give it a chance. It's gonna be an evolving process, and you know that this Council's  
2135 committed to preserving the Arts District and to making that into a very culturally-rich area, and  
2136 we're not going to abandon that philosophical bent because of this. We believe, or else we  
2137 wouldn't be supporting it, we believe that this will help the Arts District ultimately. And you'll –

2138

2139 **TODD VON BASTIAANS**

2140 I hope so –

2141

2142 **MAYOR GOODMAN**

2143 – tell me it's not, which is fine –

2144

2145 **TODD VON BASTIAANS**

2146 No. No –

2147

2148 **MAYOR GOODMAN**

2149 Everyone's entitled to their opinion. But we're not doing this with the expectation that we're  
2150 gonna do anything but help the Arts District.

2151 **TODD VON BASTIAANS**



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2152 Okay. It's just my concern that it's somebody that has not lived the Vegas experience coming in  
2153 to do it.

2154

2155 **MAYOR GOODMAN**

2156 No, I appreciate that –

2157

2158 **TODD VON BASTIAANS**

2159 Thank you.

2160

2161 **MAYOR GOODMAN**

2162 But that's what we're here for. Yes?

2163

2164 **GLENDA SHAW**

2165 Good evening. Glenda Shaw, Shaw and Associates, representing First Street Properties. We own  
2166 property in the area. I'm, thirty, thirty-five years in real estate and I have been here for over  
2167 forty-eight years in the Las Vegas Valley. This Valley was built on people's visions, with Bugsy  
2168 Segal, and all the rest down the line. I believe these people have seen a vision. I congratulate  
2169 them for what they have done, what they have prospered to do, as a team in putting this together.  
2170 I think they have done an outstanding job in their presentation and covering every aspect of this  
2171 project, and we are definitely for this project, and would like to see more of the vision happen  
2172 with more of the properties downtown. And every opportunity creates another opportunity for  
2173 those that are displaced or may need to reevaluate where they're at at the present time. There's  
2174 lots of room in the downtown valley for everyone to prosper and gain with this vision. Thank  
2175 you.

2176

2177 **MAYOR GOODMAN**

2178 Ms. Aron.

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2179 **NAOMI ARON**

2180 Good afternoon. My name is Naomi Aron. I own Dust Gallery on Main Street, about a hundred  
2181 yards from the border of this project. Besides being an art dealer, I'm also an attorney here in  
2182 Las Vegas. I love the idea of what these guys are doing. I mean really do. I think it's  
2183 phenomenal. But, charged with the duty of caring for art in that location, which will be a  
2184 construction site for ten years, will force me to move. Where? I don't know. But just the –  
2185 practicality of it is impossible. It's bad enough on a good day on Main Street with the dust. That  
2186 aside, I really want you think really, really hard about the fact that what they have created is a,  
2187 they call it a buffer all day, but it is essentially a fortress, and I – love that Todd used that word,  
2188 because that's what it is. So any discussion about how it's gonna integrate into the existing Arts  
2189 District will essentially, if you look at those paint blobs on the – chart that had not been  
2190 discussed very much, are parking structures. We all know what it's like to be having a business  
2191 behind a parking structure. So, in essence, if you think of this insulated area, we're going to have  
2192 maybe all those negatives that they spoke about in that district pouring into the Arts District, and  
2193 making a very, very impractical situation for the businesses that are there.  
2194 If, in fact, the idea was to integrate with the Arts District in the community, the entire project  
2195 would be flip-flopped; whereas, the amenities and all of the wonderful things that are gonna  
2196 happen there, which they will, would be on the outside, and the parking would be on the inside.  
2197 But that's not the way it's set up; it's set up to keep people in, because they are good  
2198 businessmen, and that's what you do in the casino business, 'cause that's how you keep the  
2199 dollars in your casinos. And, it makes a lot of sense for them, but I'm very, very afraid of the  
2200 impact on the Arts District. And, I just had to express my concern today. Thanks.

2201

2202 **MAYOR GOODMAN**

2203 All right, thank you very much.

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2204 **BOB HELMER**

2205 Bob Helmer, 83-80 Las Lagunas Lane, Las Vegas, 89129. If you picture the northwest corner of  
2206 this proposal, you're up at the corner of the railroad tracks and Charleston. Now, if you hop  
2207 across Charleston, you're on my property. It's the pallet yard and Uniforms, Incorporated. We've  
2208 been there, twenty, twenty-eight years. Since this thing was announced, I have been talking to  
2209 people that I know in the real estate business, asking essentially the same question: What is this  
2210 gonna do to my property? And the answer from all the professionals is simply, count your  
2211 blessings, because it's gonna raise prices. So, I'm all for it. Thank you.

2212

2213 **DENISE DUARTE**

2214 Hello, my name is Denise Duarte, 79-20 Aviano Pines; I'm a full-time artist, and I have a  
2215 business here with a business license, and all that good stuff, in Las Vegas. I wanted to point out  
2216 that America for the Arts Conference was here just a couple weeks ago, for which I was  
2217 fortunate, and I do thank you for receiving a full scholarship from the City of Las Vegas to  
2218 attend. In that conference, they did reference the Arts and Economic Prosperity Three Report, a  
2219 study which states that non-profit arts and cultural industry provides a hundred and sixty-six  
2220 billion dollars in economic activity and five point seven million doll, million jobs annually, with  
2221 twenty-nine point six billion dollars in federal, state and local revenues. Local government tax  
2222 revenues, nationally, total seven point nine billion dollars, with five point seven million full-time  
2223 equivalent jobs and a hundred and four point two billion dollars in resident household income.

2224 Also, it states that this study shows that non-profit arts and arts support more jobs than  
2225 accountants, auditors, public safety officers, and even lawyers, and just slightly fewer than  
2226 elementary school teachers. Spending by non-profit arts and cultural organizations provide a  
2227 rewarding employment for more than just artists, curators and musicians. But they also directly  
2228 support builders, plumbers, accountants, printers and an array of occupations.

2229 We've worked very hard to make an artist community here, and I think this, if it was to happen,  
2230 and I don't believe that it will happen, would also provide a lot of jobs. And, I understand that.  
2231 But, looking at a native Nevadan, such as myself, who makes a living full-time as a sculptor, my  
2232 dream of having, not low-income housing, or, by the way, which I do not need. I have a very

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2233 nice home in Mr. Brown's, Councilman Brown's ward. I need industrial space 'cause I'm a  
2234 sculptor. And that is diminishing in this city. Where are you gonna put someone, such as myself,  
2235 if you allow this to happen? I'm gonna be out in APEX. That's hardly an artist community.  
2236 So, basically, I'm, I – know you're gonna vote for this, but I'm pleading for you to take into full  
2237 consideration what you are actually doing to Nevadans who are property owners, who are trying  
2238 to make a living in the arts. You're destroying an art community which we worked very hard to  
2239 build, and it is a shame, and I'm – very sorry that you're doing that.

2240

2241 **MAYOR GOODMAN**

2242 Well, where is your studio?

2243

2244 **DENISE DUARTE**

2245 My studio, right now, I'm not up to full par. What I dream and what's on my – business plan,  
2246 which I do have –

2247

2248 **MAYOR GOODMAN**

2249 No, but where is your studio?

2250

2251 **DENISE DUARTE**

2252 Right now I'm working out of my home.

2253

2254 **MAYOR GOODMAN**

2255 Okay. So, you're in Ward 4?

2256

2257 **DENISE DUARTE**

2258 Pardon me?

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2259 **MAYOR GOODMAN**

2260 You're up in Ward 4?

2261

2262 **DENISE DUARTE**

2263 Yes.

2264

2265 **MAYOR GOODMAN**

2266 (inaudible) –

2267

2268 **DENISE DUARTE**

2269 But the point is my dream, if I wanna be a full-time sculptor, I can't do, I need an industrial

2270 space. I can't do that now because I, there's no place for me –

2271

2272 **MAYOR GOODMAN**

2273 Were you here this morning when we talked about this?

2274

2275 **DENISE DUARTE**

2276 No, Sir. I unfortunately, –

2277

2278 **MAYOR GOODMAN**

2279 (inaudible) –

2280

2281 **DENISE DUARTE**

2282 – I'm a full-time artist.

2283

2284 **MAYOR GOODMAN**

2285 Okay.

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2286 **DENISE DUARTE**

2287 I did, could not afford –

2288

2289 **MAYOR GOODMAN**

2290 (inaudible) –

2291

2292 **DENISE DUARTE**

2293 – to take an entire day off to be here.

2294

2295 **MAYOR GOODMAN**

2296 I know, I – I would – not torture anybody by suggesting they look at us on Channel 2, but –

2297

2298 **DENISE DUARTE**

2299 I have to work.

2300

2301 **MAYOR GOODMAN**

2302 Had – you looked at us on Channel 2, you would have heard that we’re going to get, assuming

2303 this project becomes a reality, the City is going to get a substantial amount of money for our

2304 redevelopment area. And we have committed to helping the arts community with that money.

2305

2306 **DENISE DUARTE**

2307 Would, is that industrial zoning?

2308

2309 **MAYOR GOODMAN**

2310 No –

2311

2312 **DENISE DUARTE**

2313 Painters don’t need what I need. I have different needs.

2314 **MAYOR GOODMAN**

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2315 Well, I can't address everybody's particular needs. I'm just telling you, philosophically, this  
2316 Council is gonna be –

2317

2318 **DENISE DUARTE**

2319 Philosophically don't pay my bills.

2320

2321 **MAYOR GOODMAN**

2322 All right. Next, please. Good.

2323

2324 **GLEN LARSON**

2325 Mr. Mayor, Councilmen, Councilwoman, my name is Glen Larson. I'm a resident, 615 Spyglass

2326 Lane in Las Vegas –

2327

2328 **MAYOR GOODMAN**

2329 Don't even have that studio –

2330

2331 **GLEN LARSON**

2332 – been in Las Vegas now for twenty-two years. I own Nu Be Real Estate; I'm a real estate

2333 investor. I own a lot of lower-income rental properties around town and do this full-time. And, I

2334 have an interest, a financial interest in ownership in 14-06 South Commerce, which is within this

2335 area, a building that we've had over fifteen years. I had my real estate office there for awhile.

2336 We, four, five years ago, moved – our office out into another area, North Las Vegas, that was

2337 more amenable to the tenants. We had a lot of, you know, people that would come into the

2338 office, pay rent and those type of things. But, the neighborhood, we just had a lot of problems

2339 with transients, with people of that nature, people urinating in front of the building. They were

2340 breaking in and stealing – things a lot and that's just continued. I also am half owner of 15-01

2341 South Commerce, which falls within the Arts District, I think two and a half acres. Over the last,

2342 well over a year, made an attempt to rent that building to artists, have not done very well. I had a

2343 telemarketer in there three years ago, he moved out and left the building totally vacant. And the

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2344 building has been, you know, sixty percent vacant pretty much ever since, fifty to sixty percent.  
2345 We rented to several artists that haven't paid their rent, and, right now, we have, I have two good  
2346 tenants that are within the artists.

2347 But, my experience has been that, you know, I don't have people coming to me that are looking  
2348 for places to be in the Arts District. It's been very, had to reduce our rents a tremendous amount  
2349 from what we were getting, in order to – get the couple tenants that I do have. And, so, you  
2350 know, I –, I'm a businessman, I look at things financially, and I just really don't really  
2351 understand this Arts District, because, at least in my area, people aren't coming. They're not  
2352 wanting that property from me. I hear all this information about artists, but people haven't been  
2353 coming to me

2354 looking for space to rent. I wish they would. I'm gonna take this as an opportunity to advertise  
2355 because I have a lot of vacant space. So, but I'm fully in support of this project. We, like I said,  
2356 it's just been a tremendous amount of problems for me dealing with police and such from people  
2357 breaking into the buildings. I went to show a property one time a few months ago, and opened  
2358 up the door to show to a perspective tenant, and there were some vagrants living in there; they  
2359 got in. And it's just extremely frustrating, and I just -- think that this project would certainly be  
2360 an enhancement to the neighborhood.

2361

2362 **MAYOR GOODMAN**

2363 Thank you.

2364

2365 **GLEN LARSEN**

2366 And I appreciate your efforts. Thank you.

2367

2368 **MAYOR GOODMAN**

2369 Very good. Yes Ma'am.



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2370 **EMILY STRONG**

2371 My name is Emily Strong, and I work at GC Arts, 1217 South Main Street. I, we pretty much  
2372 agree with what Naomi said, so I'm not gonna reiterate. But just as a point that we thought we  
2373 should bring up. You know, talking about, hoping that this project will integrate the arts and  
2374 help the Arts District and help it boom and succeed, maybe some sort of proposal that maybe one  
2375 percent of the total gross budget of this project should be donated to a public's art –

2376

2377 **MAYOR GOODMAN**

2378 It is.

2379

2380 **EMILY STRONG**

2381 – foundation. Okay.

2382

2383 **MAYOR GOODMAN**

2384 That's part of it.

2385

2386 **EMILY STRONG**

2387 Okay. Well then –

2388

2389 **MAYOR GOODMAN**

2390 Two percent.

2391

2392 **EMILY STRONG**

2393 Two percent, that's even better, good job.

2394

2395 **MAYOR GOODMAN**

2396 Two percent of the tax increment is dedicated to public arts projects. That's -- cutting edge,  
2397 that's cutting edge. We're talking about, I think they told us this morning we're gonna have like,  
2398 what did they say, a million and a, half a billion, a billion in tax increment. I'm not good at

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2399 math. What's two percent of that? Two million dollars? Twenty million dollars. Twenty  
2400 million, twenty million dollars of public art as a result of this, assuming that everything goes  
2401 right. Yes Sir.

2402

2403 **SHAWN LEWINTER**

2404 Shawn Lewinter, 18-04 Bay Hill Drive. I'm one of the land owners that signed the estoppel  
2405 agreement that was brought into question earlier. The way that it was represented to me was that  
2406 yes, we were signing and giving them the right to represent us at this Council meeting, to ask for  
2407 that new zoning. If there was any paperwork that was done wrong there, believe me, everybody  
2408 who signed that estoppel will sign the appropriate piece of paper. That is what, if we were given  
2409 the wrong piece of paper, we will sign the right one because that was our intent to have that done  
2410 correctly. There's been other questions about traffic, and I was down in San Diego recently, and  
2411 if you look at what they've done with their Gas Lamp (sic) District and the new baseball stadium  
2412 down there. The baseball there was just one of the great improvements that's really helped the  
2413 redevelopment of San Diego, I believe. And I think that's gonna be a long term great example.  
2414 This type of a twenty-two thousand seat arena, if you look at their drawings, that's gonna greatly  
2415 benefit Charleston and across Charleston on the north side because that will give that window of  
2416 opportunity for people that go that direction into restaurants, into whatever the shops are around.  
2417 And Main Street, where my property is, they're talking about smaller, I'm sorry not smaller, but  
2418 not large multi-chain tenants, Gap store, Marshall Fields, whatever type of thing coming in  
2419 there. They're talking about having that space available so there's a unique quality to the tenants  
2420 there. I think that's perfect for the people on Main Street across the way to have a synergy there.  
2421 And with that, there's obviously going to be pass through to go to the center of this project.

2422

2423 **MAYOR GOODMAN**

2424 Thank you.

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2425 **MARLENE ADRIAN**

2426 Good afternoon, my name is Marlene Adrian, 7920 Aviana (sic) Pines, and I did send every  
2427 Councilman and woman a, and the Mayor, a cop, a fax on Monday, and I hope you've had a  
2428 chance to read it, but here's some additional points of view.

2429 One is that the Art District really became known in Las Vegas because of First Friday and would  
2430 never even exist or nobody would know it was there if it hadn't been for First Friday these last  
2431 five years. So that means that the people also must be considered are the people of the Las  
2432 Vegas Valley, the Las Vegas itself, and the neighbor, Arts District Neighborhood Association  
2433 consist only of the owners and the – people who have a business or live in Las Vegas. It's not all  
2434 those other people who had their art booths, the people who came on First Friday, the people  
2435 developing things. And I think you need input from those people as to what really is the need for  
2436 the downtown area there. People talked about maybe having industrial space for artists,  
2437 live/work space for artists. Artists really synthesizing with this particular area and how that  
2438 would all fit in.

2439 The – second is that I don't see how a, the arena being at the corner of Charleston and Main fits  
2440 in at all. It would seem to me you ought to put it down at the farther end where Wyoming is,  
2441 come back through the back door from I-15, so that you wouldn't have all that traffic on Main  
2442 and Charleston. To me, that's the worst possible place to have an arena and particularly a  
2443 twenty-two thousand seat arena.

2444 The second, the last part that I'd like to say is I'm really concerned, do the developers have deep  
2445 pockets. We have had so many people who have come into the downtown section. They  
2446 promised everything. They produced some things. They bought land. They did things and then  
2447 nothing. Will these people, because they're going to buy and get everybody into one parcel, will  
2448 they then say, oh, we'll bulldoze it down and then you're not giving us the – franchise for the  
2449 stadium, so then we can't really complete the project. And therefore, we will hold it six years  
2450 and we'll turn around in that time. It'll all be devastated land and you'll have land there that's  
2451 worse than the people are talking about, with the homeless and the drunks, and the people who  
2452 devastate. And many stadiums in urban area also bring in that, think of Chicago and the run

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2453 down area around Wrigley Field. That's my say, alright. Thank you.

2454

2455 **MAYOR GOODMAN**

2456 Thank you very much. I have your letter. I'll make it part of the record.

2457

2458 **MARLENE ADRIAN**

2459 Thank you.

2460

2461 **MAYOR GOODMAN**

2462 Thank you. Yes.

2463

2464 **STEVEN SMITH**

2465 My name is Steven Smith. I live at 901 East Ogden Avenue. Mr. Earl White asked me to speak

2466 on his behalf. He had to leave around 4:30. He's the Chairman of the Downtown Business

2467 Operators Council. He would like the Council to know that the Downtown Business Counselors,

2468 Council, is in total favor of this project. And furthermore, I know Mr., or Councilman Wolfson,

2469 he asked a question about the property owners across Charleston and the parking. I personally

2470 own what's been commonly called the "bug building" there on that corner, and I can only wish

2471 that some of the overflow parking would come over there and fill up some of the empty parking

2472 spaces that we have. So, I personally am in favor of this project. Thank you so much.

2473

2474 **MAYOR GOODMAN**

2475 Thank you. Yes Sir.

2476

2477 **DONALD HICKEY**

2478 How are you doing? I'm Donald Hickey, 4425 El Parque, born and raised in Ward 1. I'd like to

2479 say hi to Councilman Barlow. I haven't seen him in over a decade, an old classmate of mine,

2480 congratulations. I'm a friend of the arts community, I guess. I'm a pilot by trade, but I live in –

2481 Ward 1. And bigger than even the arts community is that, you have a lot of people who are for

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2482 this because of a financial windfall, which I agree will happen, and that would be fine. And, but  
2483 on the other hand, you have a huge section of the community who live in places like Glen  
2484 Heather, Scotch 80s, McNeil District, and over on the other side, John S. Park, you know, that  
2485 aren't really digging this at all. And you're putting this huge monolithic six thousand room plus  
2486 structure, which is fortress like in between two residential areas that are connected by a very  
2487 short distance between I-15 and Las Vegas Boulevard. I mean that is the separation between  
2488 Scotch 80s and John S. Park. You know, you can walk, it's just several hundred yards down  
2489 Oakey Boulevard, and traffic concerns, and just aesthetic concerns are a little disturbing. But  
2490 through representative government, you have such a huge section of the community separated on  
2491 this issue. I would recommend the Council slow down a second and maybe take a look at this or  
2492 try and get people on board through some negotiations about what this project ought to be. You  
2493 know, I don't think it's, I agree it'll be good as far as getting jobs and everything, but I– don't  
2494 personally think that it necessarily is going to be that successful. I mean we have Neonopolis  
2495 that's kind of been a blunder, that this kind of reminds me of. I see Gap stores and Olive Garden  
2496 and Starbucks moving in there, which are going to create jobs, but on the other hand, there's  
2497 nothing for the local businesses downtown, whether it be art galleries or Italian restaurants or  
2498 coffee shops or whatever, to be a part of this and synthesize with this as well. So I think there's a  
2499 lot of problems on a lot of levels, but the big thing is, you have a huge section of the community  
2500 that's directly impacted by this, not in favor, right now but could be, you know, maybe a few  
2501 months from now with some negotiations.

2502

2503 **MAYOR GOODMAN**

2504 Thank you, Mr. Hickey. I live – over in the Scotch 80s area, and I haven't heard any opposition  
2505 to it, to be quite frank with you. My – neighbors are pretty vocal folks. And the way I look at it,  
2506 and this doesn't, I look at it the way you look at it, from our own eyes and our own perspective,  
2507 that area, there's no bargain. I mean what these people are about to take over and what they're  
2508 buying up, with all due respect to the property owners, there's no bargain.

2509

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2510 **DONALD HICKEY**

2511 Right.

2512

2513 **MAYOR GOODMAN**

2514 I drive by there everyday in order to get down to work, and I don't see anything that, you know, I  
2515 (inaudible) about it over there. And I look forward to having a vibrancy that does not exist from  
2516 the City as a result of this property. They've got a long way to go. There's going to be plenty,  
2517 believe me when I tell you, there'll be plenty of community discussion over this. There's,  
2518 nothing is being rushed through here, they have to keep on coming back to us and back to us and  
2519 back to us. This is just an overall approval and concept, basically. And if they don't perform  
2520 according to our directive, they don't perform. So that, I'm talking to you the way you spoke to  
2521 me.

2522

2523 **DONALD HICKEY**

2524 Right. I mean –

2525

2526 **MAYOR GOODMAN**

2527 I'm just sharing my thoughts with you.

2528

2529 **DONALD HICKEY**

2530 But how do you feel about having a giant structure right in your backyard?

2531

2532 **MAYOR GOODMAN**

2533 Well, if I – was young and beautiful and swimming nude in my pool, I'd probably would object.  
2534 But, look what happens. I thought – my colleagues like me. Look at this, they're shaking their  
2535 heads. But thank you.

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2536 **DONALD HICKEY**

2537 You got it.

2538

2539 **MAYOR GOODMAN**

2540 Yes Sir.

2541

2542 **DONALD DEANHART**

2543 My name's Donald Deanhart, Clark County resident. Since you're so emphatic for the stadium, I

2544 think we should call it the Goodman Stadium.

2545

2546 **MAYOR GOODMAN**

2547 That'd be one of the conditions.

2548

2549 **COUNCILWOMAN TARKANIAN**

2550 You have to buy the name.

2551

2552 **MAYOR GOODMAN**

2553 Tarkanian Stadium.

2554

2555 **DONALD DEANHART**

2556 Any, anyhow, I am – strongly in favor of an event stadium, but I, guess that'll mean personally

2557 against sports as a part of the mix. And the reason why, if you have an event sta, stadium, you

2558 can rent it out almost everyday. It would be like at the Convention Center. Whereas, the sports

2559 locks you into those days that Thomas and Mack has had the same problem. If somebody wants

2560 to come in there, they can't get in there because the sports got it locked up for the season. So,

2561 that's just a, something to think about. The economics would be the event center. You could fill

2562 it up; people would come from all over the world. As you know, it's the greatest city in the

2563 world. So, but I'm just, I just happen to be opposed to the sports angle. But I would also like to

2564 say is that this – book here is the analysis of Las Vegas event center, that they spent, Las Vegas

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2565 City spent one hundred thousand dollars and Clark County spent one hundred thousand. It's full  
2566 of land mines in there that issues that have to be addressed that have, that are, there's just no way  
2567 you could address them this quickly. And I see them, it raises questions. We don't have time in  
2568 two minutes for me to state them.

2569

2570 **MAYOR GOODMAN**

2571 No, but I understand that. No, this is not the time for us to decide whether or not this group is  
2572 gonna have an arena or not. That's gonna take place on July 12th and 13th –

2573

2574 **DONALD DEANHART**

2575 Right.

2576

2577 **MAYOR GOODMAN**

2578 – with a very prestigious group of people who will be making that determination.

2579

2580 **DONALD DEANHART**

2581 Well this sound for real here.

2582

2583 **MAYOR GOODMAN**

2584 I understand.

2585

2586 **DONALD DEANHART**

2587 Yeah.

2588

2589 **MAYOR GOODMAN**

2590 There – are, as they know, and I made it clear this morning, and I'm gonna make it –



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2591 **DONALD DEANHART**

2592 Yes.

2593

2594 **MAYOR GOODMAN**

2595 – make it clear this afternoon, making it clear again –

2596

2597 **DONALD DEANHART**

2598 (inaudible)

2599

2600 **MAYOR GOODMAN**

2601 When I vote – on the, Item number 21-1-68, about the proposed private sports arena, that in no

2602 way is to be considered a waiver or an approval that they're going to have a heads up –

2603

2604 **DONALD DEANHART**

2605 Right.

2606

2607 **MAYOR GOODMAN**

2608 – as far as that project.

2609

2610 **DONALD DEANHART**

2611 What about the public aspect, the funding? In other words, I-15 –

2612

2613 **MAYOR GOODMAN**

2614 Well let's say it's all private, so –

2615

2616 **DONALD DEANHART**

2617 No, no, but I-15 is obsolete the moment you put that arena in there. And that's a hundred million

2618 dollar clover leafs (sic) and all that type of stuff, a hundred million at least. So – who's gonna

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2619 pay for that? (inaudible) And who's gonna pay for the –

2620

2621 **COUNCILMAN REESE**

2622 Why – would you say that Interstate 15 will be obsolete?

2623

2624 **DONALD DEANHART**

2625 Because you're gonna have, here, Thomas and Mack's on fifty-eight acres, it's a nightmare,

2626 gridlock, parking lot for two, three, four hours when there's a game. And that's only at Thomas

2627 and Mack, and they got –

2628

2629 **COUNCILMAN REESE**

2630 They're gonna –

2631

2632 **DONALD DEANHART**

2633 – fifty-eight acres.

2634

2635 **COUNCILMAN REESE**

2636 They're gonna – redo their whole, the whole parking scheme, the whole traffic scheme

2637 throughout – that whole district there.

2638

2639 **DONALD DEANHART**

2640 Yeah, okay, well, like the traffic studies. They've done traffic studies frequently, and they've

2641 done, they have to mitigate each developer comes before you without exception, for as long as I

2642 lived here, has to mitigate the pro, parking and traffic problems. Name one street that there's no

2643 traffic gridlock. I don't know of any, artery, I'm talking about arteries in the whole county, Clark

2644 County. Every artery is clogged, just doesn't move. So even the traffic studies haven't – got the

2645 job done, so –

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2646 **COUNCILMAN REESE**

2647 Have you – ever attended a sporting event in San Diego or Los Angeles or Denver?

2648

2649 **DONALD DEANHART**

2650 No, 'cause I'm from back East, but I've been – to San Diego, the Gas Light –

2651

2652 **COUNCILMAN REESE**

2653 Well I've – attended Petco and I've attended Jack Murphy Stadium. I've attended – Dodger

2654 Stadium. I've been to Angels Stadium, and I will grant you they have good access going in. But

2655 when you leave there, everybody leaves, I mean when you're going in, everybody's going in to

2656 tailgate or whatever, so –

2657

2658 **DONALD DEANHART**

2659 Right.

2660

2661 **COUNCILMAN REESE**

2662 – you have traffic going in for four or five hours, or six hours before.

2663

2664 **DONALD DEANHART**

2665 Right.

2666

2667 **COUNCILMAN REESE**

2668 And when it's over, you got ninety percent of them coming out all at the same time. And

2669 absolutely, I don't care what kind of roads you have –

2670

2671 **DONALD DEANHART**

2672 Right.

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2673 **COUNCILMAN REESE**

2674 – you're gonna have some kind of traffic (inaudible).

2675

2676 **DONALD DEANHART**

2677 But there's – no doubt we need an event center so bad here. I can't believe they didn't build one  
2678 twenty years ago. I mean, something like you're talking about here. Thank you.

2679

2680 **MAYOR GOODMAN**

2681 Thank you. Yes Ma'am.

2682

2683 **AMANDA FERRAR**

2684 Hello, my name is Amanda Ferrar. I'm a resident of Councilman Barlow's ward, the area near  
2685 Alta and Rancho, so also close to where you live Mr. Mayor and Councilwoman Tarkanian's  
2686 district. I'm very concerned about an adverse impact on my quality of life in my  
2687 neighborhood. I own one house there that's my residence and another that I rent out to tenants.  
2688 And if this – single parcel, if everything is combined into one giant parcel, and this huge  
2689 structure, no matter how it's split up, no matter how it's designed, if this huge structure is placed  
2690 there, it's going to have an amazingly adverse impact on us. Because any small businesses that  
2691 are around there, small restaurants, small galleries, things that attracted me to move a few years  
2692 ago to where I live now, I don't believe that they're going to be able to survive. I fear that this  
2693 area is going to become highly corporate, and the restaurant activities and gaming, that  
2694 everything is going to be driving out the – Mom and Pop business factor, which I think is  
2695 something that the City should do more to support and to keep in that area.

2696 And I would like to encourage you, I, even though I do agree that Las Vegas would benefit from  
2697 a stadium, to be very careful where it's placed and what sort of restrictions are and requirements  
2698 are put onto that stadium, to encourage local business people. I like the idea that at some point  
2699 in the near future I personally could have a business in the downtown area, and whenever I see  
2700 another mega casino or another huge property, I'm very happy about the jobs that are created for  
2701 us. But it makes me think that I will personally never be able to afford to have my dream in this

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2702 neighborhood, in this area. And that scares me, not just for myself, of course, but for many other  
2703 people that I know in my neighborhood and in our City.

2704

2705 **MAYOR GOODMAN**

2706 Thank you.

2707

2708 **AMANDA FERRAR**

2709 Thank you.

2710

2711 **MAYOR GOODMAN**

2712 Are you gonna stick out around for the, Miss, you gonna stick around 'til the end of the meeting?

2713

2714 **AMANDA FERRAR**

2715 Hopefully I can.

2716

2717 **MAYOR GOODMAN**

2718 Okay.

2719

2720 **AMANDA FERRAR**

2721 Yes.

2722

2723 **MAYOR GOODMAN**

2724 Because I want to talk to you. I'm gonna try to find out what restaurants you go to in the  
2725 neighborhood.

2726

2727 **AMANDA FERRAR**

2728 Alright. I can – tell you now. Do I have a minute?

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2729 **MAYOR GOODMAN**

2730 Well we got Casa Don Juan.

2731

2732 **AMANDA FERRAR**

2733 Yes, Casa Don Juan, downtown at the Cabob place near the Entertainment District.

2734

2735 **MAYOR GOODMAN**

2736 No, no –

2737

2738 **AMANDA FERRAR**

2739 Those I really like.

2740

2741 **MAYOR GOODMAN**

2742 They all be there. They're not disappearing, but the only one that I can think of is Denny's may  
2743 be in jeopardy. Okay.

2744

2745 **AMANDA FERRAR**

2746 Well, thank you.

2747

2748 **MAYOR GOODMAN**

2749 Yes.

2750

2751 **MABLE MURRAY**

2752 My name is Mable Murray, and I own a business at 203 Colorado. It's called Trudy Furs and  
2753 Vintage. I've been around, it's a family owned business since nineteen fifty-five. I am the Mom  
2754 and Pop business of Las Vegas, and I survived for many, many years on Stewart Street. Walk-  
2755 by traveling was actually not what you wanted to come in to your store on Stewart Street, and I  
2756 stayed there for many years. I'm now on Colorado Street in the Arts District. I love it. It's nice  
2757 to actually not have to lock my door all the time. And granted some of the surrounding area has  
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2758 its riff-raff here and there, but it's nothing – like where I was. And I'm for the stadium. And I  
2759 hope that all these people that have come up here today and said how they're going to be run out  
2760 of this area, they can come down by Colorado Street and hang out with me and the cows. And  
2761 they'll have a great time. Thank you very much.

2762

2763 **COUNCILMAN REESE**

2764 Your Honor, if I could. Trudy – don't go away please. I'm not gonna embarrass you, okay.

2765

2766 **MABLE MURRAY**

2767 You couldn't embarrass me.

2768

2769 **COUNCILMAN REESE**

2770 Trudy – and I had some huge disagreements. I'm – glad to see that we're kind of on the same  
2771 side of the fence on this one. But the Council has been told repeatedly over the years about  
2772 Campage Place, and Trudy had been this, in the vicinity there, and you see the parking lot just to  
2773 the east of there, it's a big old huge parking lot, nice trees, nice fencing, everything, and there's  
2774 never been a car parked in that parking lot. The parking lot there, they put there for Trudy.

2775

2776 **MABLE MURRAY**

2777 Thank you very much. And you're not such a bad guy after all, Mr. Reese.

2778

2779 **CHRIS CHRISTOFF**

2780 Good eve, should say almost good evening, Your Honor and the Pro Tem Mayor, and Council  
2781 and Mr. City Manager. My name is Christoff. I have property in Meadow Village area, and I  
2782 still, I reside in the County.

2783 But my purpose is, as I listen to this, while I was at the pool this afternoon, unfortunately the t.v.  
2784 didn't fall into the pool yet, but it was close to. I've been on the Citizens for Better  
2785 Transportation since 1991. I'm the one that told you very clearly, all your staff or somebody,  
2786 when you ask for the monorail system, and you did not get it because a non-profit of the

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2787 monorail system at that time, and Jacob Snow backed off from it and everybody else because  
2788 there's on one, on the east side. The important factor is you can't put the cart before – the horse.  
2789 You have to put the horse in front, and that's to traffic. I know, I don't know when this is gonna  
2790 start. Nobody said, even the deputy sitting right there, nobody knows when this is gonna start, if  
2791 it (sic) going to start. Maybe it'll start right after you work four years and make it possible for  
2792 the different things.

2793 But what I'm trying to understand is the NDOT, the, that's the RTC, another thing, and plus that  
2794 new expansion on the Spaghetti Bowl, plus beyond the turn-off of where Las Vegas Boulevard,  
2795 it's going to be another turn-off. I've seen all these plans in the past six, seven years, but the  
2796 important factor is I said something that everybody sort of smiled and give it a second thought.  
2797 Ten years I said put in and use the pacific tracks to go to the race facilities way out in North Las  
2798 Vegas, so you wouldn't have jam of traffic as it is today. I said it because it would bring  
2799 business down, same thing with Monorail. If you can't bring traffic in, and like I came down  
2800 here tonight, three hours ago. It took me forty-five minutes to go to two blocks, even though,  
2801 Your Honor, everybody's leaving. But the multitude, these streets, sixty-years (sic) old streets,  
2802 they're not today of the arterial and the Las Vegas Boulevard, Mandalay Bay, MGM.

2803 So understand that, five years from now, and you hear what the Governor say, we don't have no  
2804 money. We need five, six billion dollars, so money is the important factor of this project. And if  
2805 you don't have the type of traffic, double dutch or whatever it may be, and it takes three to five  
2806 years of the study, then I'm just saying to you very clearly we're not gonna dream, we not gonna  
2807 hope. Soon as you put that major structure that's gonna cost almost one point three billion  
2808 dollars out down here, then you can move with your project. But you can't move until you got  
2809 that structure in. And I'm telling you for fate, for myself, I'm not in an illegal fight. But then  
2810 somebody's gonna come down and sue to stop this until you have a master's, not you, NDOT and  
2811 the people work with this. So I just want to let you know about the legal aspect of that. Thank  
2812 you.

2813



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2814 **MAYOR GOODMAN**

2815 I appreciate that. Mr. Christoff, that's great, it took you two hours to get down here.

2816

2817 **CHRIS CHRISTOFF**

2818 I started from Bonneville, and I come all the way down on Main, Main Street.

2819

2820 **MAYOR GOODMAN**

2821 And it took you about two hours.

2822

2823 **CHRIS CHRISTOFF**

2824 Two, I – couldn't get around.

2825

2826 **MAYOR GOODMAN**

2827 What about this, we finally got the lights synchronized, they're all red.

2828

2829 **CHRIS CHRISTOFF**

2830 That's right, you can't move.

2831

2832 **VERONICA HOLMES**

2833 Veronica Holmes, Gypsy Caravan Antique Village. I'm for this project. My husband and I sold

2834 everything we had to move downtown. We live downtown, we work downtown, we both have

2835 our businesses downtown; they're in the Arts District, First Friday has helped let people know

2836 we're there, but it's one day a month. What about the other thirty days of the month? We can't,

2837 my husband and I can't keep buying up properties, the funds aren't always available. We bought

2838 all that we could to bring to this area, and it's time somebody else starts buying up some, which

2839 these gentlemen propose to do. And Mr. Christoff is right, it is all about money, and we need it

2840 in this area, badly. And it seems that they want to bring it, and if he's worried about tax dollars,

2841 I'm sure they're going to pay their fair share. And I'd like to see that.

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2842 One concern I do have is what happens to all of us during the interim while they're building and  
2843 things such as that. Perhaps there would be something the City could do to enlighten us to that  
2844 as far as tax benefits, tax breaks, low monies to be loaned or something of that –

2845

2846 **MAYOR GOODMAN**

2847 You know –

2848

2849 **VERONICA HOLMES**

2850 – sort, you know.

2851

2852 **MAYOR GOODMAN**

2853 – and I think that – that's a legitimate – question because I know when they were building the  
2854 Regional Justice Center, there were a lot of folks in the area there who suffered severe economic  
2855 hardship, the folks who had that Kuala Motel there. I mean they're making it up in space now,  
2856 but during the time, they, that's something the City's gonna have to worry about.

2857

2858 **VERONICA HOLMES**

2859 Yeah, we, you know, that – would be my only concern. Other than that, we're grateful to have  
2860 the opportunity to have these people out in the area. And like you say, they even have an interest  
2861 in it. I mean, I think this whole thing is the vision that we all had of downtown. And like I say,  
2862 we live downtown. And congratulations to Mr. Barlow; we're happy to have you in Ward 5.  
2863 And thank you, Mayor, for handling everything the way you always do.

2864

2865 **MAYOR GOODMAN**

2866 Thank you. Thank you.

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2867 **VERONICA HOLMES**

2868 Thank you.

2869

2870 **MAYOR GOODMAN**

2871 Yes Sir.

2872

2873 **CHARLES WEINER**

2874 Good evening, Charles Weiner, 2404 Las Lana Way, that's at Rancho and Oakey. I've been  
2875 over there twenty years. I've worked downtown for twenty years, and I've driven these streets  
2876 for twenty years. That's primarily (inaudible) Bonneville/Alta when that funding went through  
2877 as well as Charleston. Charleston is a nightmare at this point. I, it's only gonna get worse by the  
2878 factor of ten, if this stadium actually gets built. I don't think it will. I don't think that casinos are  
2879 gonna get on. I don't think the neighborhood needs it. I don't think the City of Las Vegas or any  
2880 residents there in say, you know, we really do have a shortage of casino and casino lounges.

2881 One thing that truly, and I might take up a little bit extra time, 'cause I feel (inaudible) back, back  
2882 up here. I didn't see any downtown casino owners either say yes or no to this, and I don't know  
2883 if there's anything in your package. But I am amazed that so many people have been silent. That  
2884 so many people did not know about this from the get-go. Our neighborhood associations,  
2885 whether it's Scotch 80s or Rancho Bonita, we don't have associations per se. I don't have  
2886 neighbors. I have neighbors that do not know about this. And it's kind of hard to go out and get  
2887 people's real feelings as to how they feel about being stuck in a traffic jam in the next ten years  
2888 while this is getting built.

2889 Call me a skeptic. I'm a big fan of the Arts District. I'm a big fan of the downtown. I live there  
2890 purposely. I like the ease of access to everything, including the Strip, I have great access. This  
2891 will kill, not only the Arts District, whether or not it's built, doesn't make any difference. I hope  
2892 somebody proves me wrong, but I really don't think so. I don't care, bear with me here as I look  
2893 at my list.

2894 Traffic density, city, ingress/egress, I don't see any letters from Union Pacific saying that they  
2895 can build (inaudible) over the tracks on Charleston or at any point in between Charleston and

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2896 Oakey. I think we truly need six lanes going across the railroad tracks on Oakey. I have no idea  
2897 how people are going to get to the hospital. There are triple shifts being run down there, either  
2898 the hospitals or the casinos. That's all going to be a cost that the rest of us are going to pay if this  
2899 stuff gets up and running. I don't – see it. There's (sic) a lot of other things that, bear with me  
2900 here.

2901 The owner participation agreement proof of this project earlier today have been entered into an  
2902 entity that is not an owner of any property in that area. I'm trying to verify whether that is right  
2903 or wrong. Furthermore, the applicant has submitted no deed of ownership on any of the  
2904 applications before the Board today. They came up with estoppels, but there's no deeds.  
2905 Probably, one of my last comments will be that I didn't hear anything during their case and  
2906 (inaudible) and/or perhaps rebuttal where a casino operator has been identified, because that's  
2907 what they have to have to get on the expansion of the Gaming Overlay District.

2908 So I truly believe that this is just a large exercise in futility. I'm glad that all of you are excited  
2909 about the project. And that some of the people that are selling out are excited about the project.  
2910 But truly count me as a skeptic 'cause I don't believe it's gonna work. I don't believe it's gonna  
2911 get financing. I don't believe it's gonna happen. I do believe we'll be back here getting more  
2912 entitlements in place or switching them to different owners, and I'll come back here. And I'll tell  
2913 you the same thing, which is the neighborhood is too dense, this project is too dense, and we're  
2914 all gonna pay a very heavy price if they succeed. My motto on this with regard to the Arts  
2915 District is whether this project fails or the project succeeds, the Arts District is gonna disappear  
2916 as we know it. Thank you.

2917

2918 **MAYOR GOODMAN**

2919 Thank you. Next please.

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2920 **COUNCILWOMAN TARKANIAN**

2921 Mr. Mayor, could I just mention to him, please, you say you live on Rancho and Oakey?

2922

2923 **CHARLES WEINER**

2924 Correct.

2925

2926 **COUNCILWOMAN TARKANIAN**

2927 You live in Rancho Bonita.

2928

2929 **CHARLES WEINER**

2930 Correct.

2931

2932 **COUNCILWOMAN TARKANIAN**

2933 You know, you have a loosely formed organization with Glen Hansen, the person in charge.

2934 There's neighborhood organizations in McNeil and Glen Heather near there. But if you're

2935 interested in starting one to make sure that you get notified, just call my office and we'll try and

2936 help you.

2937

2938 **CHARLES WEINER**

2939 In the past, we have always seen Mike Cherry, Don Mosley and Bob Apple, and there's been a

2940 little bit more vocalization. These folks, the REI folks, have done everything so surreptitiously,

2941 including the Estoppel Certificates today, that nobody really had a chance to get over here and

2942 hear about this. Today's article in the RJ, for those that don't read the weekly, that was it.

2943

2944 **COUNCILWOMAN TARKANIAN**

2945 Well –

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2946 **CHARLES WEINER**

2947 I – appreciate that –

2948

2949 **COUNCILWOMAN TARKANIAN**

2950 I will talk to Don Mosley, but I did want you to know that –

2951

2952 **CHARLES WEINER**

2953 And you know (inaudible) is very vocal.

2954

2955 **COUNCILWOMAN TARKANIAN**

2956 Yeah, we just want to make a connection so you're kept informed.

2957

2958 **CHARLES WEINER**

2959 Thank you.

2960

2961 **MAYOR GOODMAN**

2962 Yes Ma'am.

2963

2964 **ZENAIDA MENDOZA**

2965 Hi Mayor and all the Councilmen and women. I'm Zenaida Mendoza.

2966

2967 **MAYOR GOODMAN**

2968 You – have to, your name please.

2969

2970 **ZENAIDA MENDOZA**

2971 Zenaida Mendoza. I lived in Las Vegas for the past fourteen years, and I do have property on

2972 Oakey Boulevard on Scotch 80 and also Rancho, Rancho Bel Aire, and I support this project. I

2973 also am a property owner on Main Street, which is part of this project. And every Saturday

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2974 morning, after the art, Friday, art night, whatever they call it.

2975

2976 **MAYOR GOODMAN**

2977 First Friday.

2978

2979 **ZENAIDA MENDOZA**

2980 First Friday. We wake up and clean up the mess that the art people left through the whole area  
2981 on Main Street and our alley street. And if you go there right now and check it out, all  
2982 the graffitis that they leave and trash that we have to pick up every Saturday morning. And I'm  
2983 not against your arts and anything, 'cause I'm also an art lover; however, I don't think that this is  
2984 going to hurt your project at all be, or your art, because I think this will – even make it so much  
2985 better. You might make more money 'cause you'll have a nice area to present your arts. Thank  
2986 you.

2987

2988 **MAYOR GOODMAN**

2989 Thank you.

2990

2991 **COUNCILMAN WOLFSON**

2992 Mayor Goodman?

2993

2994 **MAYOR GOODMAN**

2995 Yes.

2996

2997 **COUNCILMAN WOLFSON**

2998 May I ask a question?

2999

3000 **MAYOR GOODMAN**

3001 Certainly.

3002 **COUNCILMAN WOLFSON**

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3003 Margo, the subject of neighborhood meetings came up. Mr. Scott showed me in our backup that  
3004 there was a neighborhood meeting in April on the twenty-fourth and thirty-eight members of the  
3005 public attended the meeting. Is there any requirement that multiple neighborhood meetings  
3006 occur or is there just a requirement for a GPA that one neighborhood meeting be held?

3007

3008 **MARGO WHEELER**

3009 Mayor and Councilmen, only one is required, and that's by the recent ordinance passed by the  
3010 City Council. In this case, there were subsequent meetings with the Arts District as the  
3011 neighborhood association most greatly affected. And the notification was due, because of the  
3012 gaming overlay, the notification on this matter was twenty-five hundred feet instead of the usual  
3013 thousand. In addition to the usual one-mile, neighborhood associations were notified on this  
3014 matter.

3015

3016 **COUNCILMAN WOLFSON**

3017 That would have been for the first neighborhood meeting or the subsequent?

3018

3019 **MARGO WHEELER**

3020 For this hearing today, Sir. The original notification on the neighborhood meeting was the  
3021 thousand feet and the one-mile radius neighborhood associations.

3022

3023 **COUNCILMAN WOLFSON**

3024 I know for a lot of the projects that come before us, a lot of developers have multiple  
3025 neighborhood meetings. For example, the project in my Ward, the Village at Queensridge, had  
3026 thirteen neighborhood meetings. That's something that a developer does on its own. Is that  
3027 right? If they feel there's a need for more community outreach and more input and some  
3028 refinement, if you will, of their project, sometimes developers on their own have multiple  
3029 meetings. But that's up to the developer. And the – synergy, if you will, with the persons most  
3030 affected by that project, there's no requirement for multiple meetings, is that right?

3031



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3032 **MARGO WHEELER**

3033 That's correct, Sir. And in this case, the developer did have multiple meetings with the Arts  
3034 District Associations.

3035

3036 **COUNCILMAN WOLFSON**

3037 But just the Arts District?

3038

3039 **MARGO WHEELER**

3040 Yes.

3041

3042 **MAYOR GOODMAN**

3043 Yes, Sir.

3044

3045 **RASHAND JOSHUA COLLINS**

3046 Hello, my name is Rashand Joshua Collins, and I just wanted to agree with the man that spoke

3047 earlier about the fact that we don't need more casinos and bars. I just fully agree with that. I

3048 think we need to promote more morality and sobriety and public decency versus drunkenness,

3049 gambling. I know the Bible says God is angry with the wicked everyday. I know a lot of these

3050 casinos and bars are leading people into hell, and I am hoping for – better for this city. A lot of

3051 the youth are paying a high price for the promotion of immorality, and I see that everyday too.

3052 And as the adults of the community, we're supposed to look out for them and not promote

3053 wickedness. You know, otherwise, we're going to be accountable to God for that. You know,

3054 God sees everything we're doing. You know, you're bringing wickedness. He's angry with us

3055 everyday. And hell's real, and I know Jesus Christ is coming back. And we need to get ready

3056 for Him and – do the right thing. You know, not put money before morals. You know, 'cause –

3057 money's not gonna save you from hell, you know. And – money isn't gonna – keep a society

3058 strong. Morality is what needs to be instilled. I know a lot of you are ignoring me right now, but

3059 God, you know, shouldn't be ignored. His Word, Councilman Reese, Councilman Wolfson.

3060

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3061 **COUNCILMAN REESE**

3062 I believe in God, Sir.

3063

3064 **RASHAND JOSHUA COLLINS**

3065 Why aren't you listening? Yeah.

3066

3067 **MAYOR GOODMAN**

3068 Well, wait a second. Come on.

3069

3070 **RASHAND JOSHUA COLLINS**

3071 Okay.

3072

3073 **MAYOR GOODMAN**

3074 Your message.

3075

3076 **RASHAND JOSHUA COLLINS**

3077 Yeah, and that's my main message. You know, I, and then this kind of stuff, you know, the –  
3078 people aren't being heard, and that's very sad because a lot of people have somethin' important to  
3079 say. And I've been doing a lot of study on the laws and seeing that the Councilmen don't know  
3080 the laws, the police don't know the laws. I quizzed them the last two, couple of – weeks ago  
3081 about the NRS codes, they don't know 'em. And how are they going to govern anybody if they  
3082 don't know the laws. And we need to study the laws and the constitution. I've been studying  
3083 also about some – of the issues about First Amendment.

3084 I was arrested for witnessing in Dula Gym as a member, okay, in Dula Gym. I had a Jesus sign,  
3085 in Dula Gym. I got arrested for that, but there's saying that homosexuals are free to promote  
3086 their homosexuality. First Amendment protection and all the lewdness and obscenity. Well I  
3087 find that the – actually the Constitution says, the First Amendment, okay, you are allowed to  
3088 exercise your religion, but you are not allowed to exercise obscenity, okay. That's constitutional

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3089 law, you know, so that's – called power of restraint. If you look up power of restraint under the  
3090 First Amendment that restrains obscenity, so –

3091

3092 **MAYOR GOODMAN**

3093 Okay, I think you're going a little –

3094

3095 **RASHAND JOSHUA COLLINS**

3096 Okay.

3097

3098 **MAYOR GOODMAN**

3099 – beyond our Open Meeting Law here.

3100

3101 **RASHAND JOSHUA COLLINS**

3102 Okay, well, thank you very much.

3103

3104 **MAYOR GOODMAN**

3105 Thank you very much. Yes Sir.

3106

3107 **JOHNNY VENTURA**

3108 Let me see, last but not least. Are we up? We're not up. Yes, okay, here we are. Johnny

3109 Ventura, 601 Raintree Lane, Northwest Las Vegas. I'm – approving the project of what I heard

3110 so far because right now I feel everything's going to a big funnel, and from the bottom of the

3111 funnel comes out the word progress. So be it.

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3112 **MAYOR GOODMAN**

3113 Okay.

3114

3115 **TODD VON BASTIAANS**

3116 I know – I was up before.

3117

3118 **MAYOR GOODMAN**

3119 No, I have to move the meeting on.

3120

3121 **TODD VON BASTIAANS**

3122 The Arts District is not a public meeting.

3123

3124 **MAYOR GOODMAN**

3125 Okay.

3126

3127 **TODD VON BASTIAANS**

3128 Those meetings were not public.

3129

3130 **MAYOR GOODMAN**

3131 Okay, fine. Alright, does anybody else wish to be heard at this time? Alright, we'll close the

3132 public hearing. I have a couple of questions to ask Mr. Borgel.

3133

3134 **GREG BORGEL**

3135 Sure.

3136

3137 **MAYOR GOODMAN**

3138 How much money do your clients have into the project at this time, hard cash?

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3139 **GREG BORGEL**

3140 I have a number I've been told, but I suspect it's gone up since I was told. So I will check and we  
3141 will be –

3142

3143 **COUNCILMAN BARLOW**

3144 Mayor, I have a question in the process of Mr. Borgel going to get that information. Someone  
3145 mentioned that, and – maybe you can answer this question, Paul, if you will, Mr. Larsen. The  
3146 Gaming Overlay District, having to have a hotel in place prior to receiving the – Gaming  
3147 Overlay District. Is that accurate?

3148

3149 **PAUL LARSEN**

3150 No, the statute talks in terms of the proposed gaming establishment. It doesn't require a (sic)  
3151 operator or a particular licensee to be identified.

3152

3153 **COUNCILMAN BARLOW**

3154 Okay, I just wanted that clarified. Thank you.

3155

3156 **MAYOR GOODMAN**

3157 All right. Thank you.

3158

3159 **GREG BORGEL**

3160 Your Honor, the answer to your questions is in excess of twenty million dollars in deposits, hard  
3161 and soft costs, of to date.

3162

3163 **MAYOR GOODMAN**

3164 Twenty million to date and they propose to raise nine point five billion dollars by the time the  
3165 project is completed. Is that correct?

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3166 **GREG BORGEL**

3167 That's what I've been told, yes Sir.

3168

3169 **MAYOR GOODMAN**

3170 Are you able to tell us at this point and time so that there's some public confidence in this as to  
3171 who the backers are of the project?

3172

3173 **GREG BORGEL**

3174 The backers or the financiers?

3175

3176 **MAYOR GOODMAN**

3177 Whatever. I have been advised that there are four billionaires who are the principals behind this,  
3178 who have contacts with the business community. And I'd like to find out whether or not if that  
3179 advice is correct.

3180

3181 **PAUL LARSEN**

3182 I think – Mayor, you're talking about the principals of REI?

3183

3184 **MAYOR GOODMAN**

3185 Yes.

3186

3187 **PAUL LARSEN**

3188 Well, Mr. Borgel is talking to one of them sitting there.

3189

3190 **COUNCILMAN WOLFSON**

3191 May I take the liberty of asking another question?

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3192 **PAUL LARSEN**

3193 Certainly.

3194

3195 **COUNCILMAN WOLFSON**

3196 May I take the liberty of asking another quick question?

3197

3198 **MAYOR GOODMAN**

3199 Certainly.

3200

3201 **COUNCILMAN WOLFSON**

3202 I think a legitimate question has been raised regarding the traffic, egress/ingress on Charleston,

3203 and this project is gonna take a number of years to come to fruition and to come to completion.

3204 When it's completed, I can't imagine Charleston would be adequate enough, as one of the

3205 primary arteries in and out of this area. So, and I haven't looked at the traffic study. I don't

3206 know what it says. But logic would seem to suggest that something would have to be done with

3207 Charleston Boulevard. Has that been contemplated?

3208

3209 **GREG BORGEL**

3210 The answer to that is yes. Improvements to Charleston and Main Street are contemplated by the

3211 traffic study. Mitigation measures already submitted, and the developer has stipulated. He

3212 understands that more may be required when the traffic study is finally approved.

3213

3214 **COUNCILMAN WOLFSON**

3215 Can you translate that for us Mr. Borgel, widening –

3216

3217 **GREG BORGEL**

3218 The – streets are gonna get bigger.

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3219 **COUNCILMAN WOLFSON**

3220 Additional lanes?

3221

3222 **GREG BORGEL**

3223 Yes Sir.

3224

3225 **COUNCILMAN WOLFSON**

3226 Who pays for that?

3227

3228 **GREG BORGEL**

3229 Well, the developer pays for it. You can't preclude that there would be some downstream impact

3230 that would be caught up in the tax increment financing, but the developer pays for it. And our

3231 people here simply did not obtain permission to put the names of the –

3232

3233 **MAYOR GOODMAN**

3234 No, I'm not –

3235

3236 **GREG BORGEL**

3237 – billion dollars –

3238

3239 **MAYOR GOODMAN**

3240 I'm not asking for their names.

3241

3242 **GREG BORGEL**

3243 Oh good, 'cause I can't tell you that.

3244

3245 **MAYOR GOODMAN**

3246 I want to find out their worth.



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3247 **GREG BORGEL**

3248 Oh yes, there are multiple billionaires involved in the project, yes.

3249

3250 **MAYOR GOODMAN**

3251 I was advised that there were four billionaires. Is that correct?

3252

3253 **GREG BORGEL**

3254 I don't know for a fact it's four. I know there's more than one.

3255

3256 **MAYOR GOODMAN**

3257 Ask your client, he's sitting –

3258

3259 **GREG BORGEL**

3260 I did, and he said first of all, he doesn't actually keep track of which of them are billionaires.

3261

3262 **MAYOR GOODMAN**

3263 Well, I want to find out.

3264

3265 **GREG BORGEL**

3266 And secondly, he didn't get permission to put their names in.

3267

3268 **MAYOR GOODMAN**

3269 Well you're here, with all due respect. This isn't a secret anymore. No, I'm serious, I'm not

3270 joking. I'm not asking for you to divulge any trade secrets here, but I think that we're entitled,

3271 that we're going forward with this and taking this seriously, to know a little bit about what we're

3272 dealing with. I'm serious.

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3273 **GREG BORGEL**

3274 Mr. Larsen is talking with them. You know some things about them already, which is that  
3275 several of them are the kinds of billionaires that own portions of NBA teams –

3276

3277 **MAYOR GOODMAN**

3278 That's been said to me, and – that has taken me a long way on this project. I would like to know  
3279 how many billionaires are involved here? It's not a tough question.

3280

3281 **GREG BORGEL**

3282 It is for me because I don't know.

3283

3284 **MAYOR GOODMAN**

3285 I understand but they do.

3286

3287 **COUNCILMAN BROWN**

3288 I'm pretty pleased of one billionaire.

3289

3290 **GREG BORGEL**

3291 Well, we can make you twice as happy 'cause we know there's more than one.

3292

3293 **COUNCILWOMAN TARKANIAN**

3294 And Mr. Mayor?

3295

3296 **MAYOR GOODMAN**

3297 Yes.

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3298 **COUNCILWOMAN TARKANIAN**

3299 I just want to ask if perhaps Councilman Barlow and myself could receive that section either  
3300 from Planning or from you pertaining to traffic on Charleston. We don't understand how you can  
3301 do this if you're going pass the parcel, the way Charleston is. You know you have the underpass,  
3302 can you widen that? You know, what I'm trying to do, and rather than take up your time here,  
3303 could we have a copy of that information that you have from your traffic studies pertaining to  
3304 Charleston?

3305

3306 **GREG BORGEL**

3307 Yes.

3308

3309 **COUNCILWOMAN TARKANIAN**

3310 As it affects the Councilman's Ward and my Ward.

3311

3312 **GREG BORGEL**

3313 We'd be glad to give that to you, but we want to emphasize that that's not an approved traffic  
3314 study, and we expect that we'll be asked to do different or more. But we'll be glad to give you  
3315 what we have.

3316

3317 **PAUL LARSEN**

3318 And what the ultimate mitigations are, as to be determined by Public Works.

3319

3320 **MAYOR GOODMAN**

3321 I think I see somebody out there who's gonna give me the answer to my question.

3322

3323 **PAUL LARSEN**

3324 Yes, Your Honor.

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3325 **TODD FINK**

3326 I'm certainly going to try, Your Honor. I'm Todd Fink, Executive Vice President, Chief  
3327 Operating Officer for REI. I think the best way to answer your question is that the Orley family,  
3328 who are among the principals in this group, have along with Institutional Joint Venture Equity  
3329 Partners, the capability of taking down all the loans to make this project reality. We're  
3330 solidifying the financing, in anticipation of the closing, July thirty-first, slash, early August, and  
3331 we will be capable of taking down the land and moving forward with the project.

3332

3333 **MAYOR GOODMAN**

3334 Alright, are you capable to raise the financing for nine point five billion dollars?

3335

3336 **TODD FINK**

3337 As those phases come on line, yes we will be, Sir.

3338

3339 **MAYOR GOODMAN**

3340 Alright, I'm taking you at your word.

3341

3342 **TODD FINK**

3343 And you may.

3344

3345 **MAYOR GOODMAN**

3346 Alright, and when are we gonna find out who the principals are?

3347

3348 **TODD FINK**

3349 Certainly in advance of the closing, we'll have all those arrangements solidified, and we'll be  
3350 able to disclose that to you.

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3351 **MAYOR GOODMAN**

3352 Alright, I'll tell you this. We're going, we're putting our faith in changing the landscape of our  
3353 city, and I'm – giving you my word that if you don't disclose to me and my Council who the  
3354 principals are within a reasonable period of time, I'll let you know what this is, it may be thirty  
3355 days, to be quite frank with you, then I'm gonna move to rescind whatever I'm gonna be doing  
3356 today. I just want you to know that. I'm not going on a wing and a prayer on this one.

3357

3358 **TODD FINK**

3359 That's understood.

3360

3361 **COUNCILWOMAN TARKANIAN**

3362 Mr. Mayor (inaudible). Can he come back and just ask this quickly. Since you're representing  
3363 the billionaires, could you tell me if one of them or if somebody connected with your project is  
3364 currently trying to buy up all the homes between Campbell, Sheltland, Alta and Pinto?

3365

3366 **TODD FINK**

3367 Not to my knowledge, Ma'am.

3368

3369 **COUNCILWOMAN TARKANIAN**

3370 Okay. Would you ask them and then get back to me. I'd sure like to know.

3371

3372 **TODD FINK**

3373 I – will make inquiry, but I think I can represent to you that that's not our group.

3374

3375 **COUNCILWOMAN TARKANIAN**

3376 Okay. Thank you.

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3377 **MAYOR GOODMAN**

3378 All right. I think we're ready for the Mayor Pro Tem. Did you want to wind up? Or you're  
3379 through?

3380

3381 **GREG BORGEL**

3382 Well, I did, I think, I had one point to make, which we indicated at the Planning Commission and  
3383 I've been asked to reiterate here. The debate has – been framed as mixed-use project or Arts  
3384 District. And the truth is we can have both. Now this mixed-use project can invigorate and  
3385 support the Arts District. And it will bring people into town, people from, it'll bring people to  
3386 downtown, our own people, – and will bring people into town who aren't here now, who are  
3387 patrons of the arts. I'm advised that the visitors to town spend extraordinary amounts of money  
3388 on art. As it happens right now, they spend it on the Strip at – galleries in the Fashion Show  
3389 Mall and else wise. This kind of product will bring that kind of person to the center of town and  
3390 they'll be patrons of the arts. They will help the Arts District. So, it's not arts or this mixed-use  
3391 project. It is, in fact, both.

3392 And that, it was my only contribution, I believe.

3393

3394 **PAUL LARSEN**

3395 And to follow up on Mr. Borgel's point, my understanding is the – study that was cited by the  
3396 woman who – represented, she was sculptor that indicated that out-of-town visitors out-spend  
3397 locals two to one on the arts, when they're visiting. So we would anticipate, to the extent, we're  
3398 bringing in out-of-town folks to this area, to stay at the hotels and – casinos, we'd be talking  
3399 about. We would actually be generating a market for the Arts District that is currently not there;  
3400 'cause currently it's – predominantly locals.

3401

3402 **MAYOR GOODMAN**

3403 Okay. I have to, I want to ask Dr. Selby a question.

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3404 **PAUL LARSEN**

3405 (Inaudible)

3406

3407 **MAYOR GOODMAN**

3408 Dr. Selby, when are the proposals for the arena due? Is that June 28th?

3409

3410 **DOUG SELBY**

3411 Yes, Sir. I believe it's the 28th of June.

3412

3413 **MAYOR GOODMAN**

3414 And if I recall the request for proposal, the owners or the principals have to be disclosed when

3415 they're making that application; correct?

3416

3417 **DOUG SELBY**

3418 As part of the proposals, yes.

3419

3420 **MAYOR GOODMAN**

3421 All right. Well, I'm going to expect to know who the principals are by June the 29th. That's my

3422 deadline. Thank you.

3423

3424 **PAUL LARSEN**

3425 And the other, the only other point I had, Your Honor, was the gentleman, I believe it's Mr.

3426 Larsen, no relation, indicated that he's currently had problems with break-ins, transients, that sort

3427 of thing downtown. As Mr. Forbuss indicated, through his conversations with Sheriff Gillespie

3428 and Chief Washington, he would expect that development of the type we're proposing would

3429 eliminate that kind of problem, those kinds of social ills that have manifested themselves in

3430 emergency calls, emergency services and police calls. So, and I – think you've heard a lot of

3431 testimony to that effect.

3432 So, unless you have any more questions for us, we would submit it and –

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3433

3434 **MAYOR GOODMAN**

3435 All right. Thank you very much.

3436

3437 **PAUL LARSEN**

3438 – ask for your approval.

3439

3440 **MAYOR GOODMAN**

3441 Thank you very much for the presentation. Thank you everybody from the public who gave us  
3442 their input here. Whether you were pro or con, it's – great that you take the time, it's twenty-five  
3443 of seven, to sit through these proceedings. It's, I think this is a democracy and America's all  
3444 about. So I want to thank you for your patience and at this time, I'll turn to the Mayor Pro Tem.

3445

3446 **COUNCILMAN REESE**

3447 Thank you, Your Honor. I, it has been long and I would like to ask four people just to step  
3448 forward. I've been working with them. I see Mr. Larsen, Mr. Borgel here. I see Mr. Borgel one  
3449 time, I haven't seen Mr. Larsen at all. So, I haven't been working with Mr. Larsen at all; okay?  
3450 But I would ask Jill Ferrari and John Weaver, to please come up. As well as Robert Real and  
3451 Tom Prato. These are the people that my staff and I have been working with, on a number of  
3452 occasions. I see some other people out there, Patrick Smith, people that I know that I've worked  
3453 with before, that I trust. I know that this is a – to me a process that is sometimes taxing and I've  
3454 said before that we've had many, many projects come before this City Council that we've been  
3455 sold on, that we've approved and they've gone away. Maybe some of these projects that went  
3456 away because of this will be resurrected, I hope.

3457 Robert Real and Tom Prato are the two real estate people working on this project for six or seven  
3458 years. They put this together. I think they've done a fantastic job. John Weaver is one of those  
3459 people from Detroit and Jill is the project manager. And these are the people that I – look to,  
3460 that I call if I have questions. I don't call Paul, I don't call Mr. Borgel. They're – hired because  
3461 they're planning type people, and they're the consultants that come before us. But I just want



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3462 these other people to be recognized because I think they've – played a great part in getting us this  
3463 far, hopefully they'll help us get all the way. Thank you very much.

3464

3465 **JOHN WEAVER**

3466 Thank you. (Inaudible) On behalf of my partners and – Mayor, we're happy to sit down with  
3467 you and discuss your issues with you, but on behalf of my partners and folks at REI, we'd like to  
3468 thank the people at the City, you know, the RDA, the Mayor, the Administration. Councilman  
3469 Reese, you and all the City Council members took time to sit down with us individually and  
3470 speak about this important transformative project and we thank you. We've listened to people  
3471 who like our project, listened to people who don't like our project. We've worked with the Arts  
3472 District closely. I've made a personal commitment to them, making a personal commitment to  
3473 this Council and to this City that we're going to deliver on what we say we're going to do and  
3474 that you're going to be very happy and very excited. And we look forward to being here many  
3475 times, discussing our project and moving forward with the detailed plans that we promised.  
3476 Thank you.

3477

3478 **COUNCILMAN REESE**

3479 Thank you, John.

3480

3481 **TOM PRATO**

3482 If it'd be appropriate, I'd just like to maybe say something for a couple minutes.

3483

3484 **COUNCILMAN REESE**

3485 No, no.

3486

3487 **TOM PRATO**

3488 If it's appropriate.

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3489 **COUNCILMAN REESE**

3490 Twenty seconds.

3491

3492 **TOM PRATO**

3493 Twenty seconds? I'll cut to the chase then. I'd like to say first of all –

3494

3495 **COUNCILMAN REESE**

3496 We – need your name, please.

3497

3498 **TOM PRATO**

3499 My name is Thomas Prato and I live at 92-20 Golden Eagle Drive, and I'm also a property owner

3500 in the area that we're talking about. I'd like to say that it only took a couple years, but it goes

3501 back maybe four or five years that I picked up the vision and it took a long time to talk people

3502 into believing in me, that the assemblage was possible. But I'd like to say this, and I'll cut it

3503 short, this whole thing was brought about only by the vision of the City Fathers. I followed

3504 every City meeting that the Mayor had. I listened to him and I listened to all the stuff in the

3505 paper, all the naysayers. And every editor seem to try to chop the City Council up on any efforts

3506 you do for something that happens in Las Vegas. And I think it's terrible. You, I'd like to say

3507 this City Council, you're so open. You're visionaries. What you did in Union Park, what you see

3508 going up with the World Market Center, I want to take an editor, slap him in the face and say

3509 look out your window. I stood in the Mayor's office one day and looked out the window and

3510 said, Tom, you can't see the trees through the branches. It's already there. Las Vegas is alive,

3511 redevelopment's happening. And I'd like to say that I like to thank all the City Council, all the

3512 people, for your vision for downtown. It's gonna work and I'd like to say that with the help of

3513 Scott Adams, Steve Van Gorp, all the Redevelopment Department, I have never seen, you need

3514 to be proud of yourself, of your Redevelopment Department, that they can walk the walk. They

3515 took these people through the fast-track, just like you told people. You told people, you come to

3516 Vegas, you invest the money here, you build us something, and we'll get behind you, and we'll

3517 fast-track you. We'll do everything we can for you. You have lived up to your word.

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3518

3519 **COUNCILMAN REESE**

3520 Twenty seconds.

3521

3522 **TOM PRATO**

3523 And I want to say one thing, me and Robert have worked with these people for almost six

3524 months and I want to tell all the people out here, you're wrong on some of the things you said.

3525 There is a vision for this City and it's just patterned after what the Mayor and the City Council

3526 have done over at Union Park.

3527

3528 **UNIDENTIFIED MALE SPEAKER**

3529 Amen.

3530

3531 **TOM PRATO**

3532 You know, it's gonna happen. We've worked six hard months with these people. They're the

3533 real deal. They're gonna put the money in. They're visionaries. John Weaver is a visionary.

3534 He's just like you. He sees it. He told me one time he'd drink of the Kool-Aid. I'd – find out

3535 what that meant.

3536

3537 **COUNCILMAN REESE**

3538 (Inaudible).

3539

3540 **TOM PRATO**

3541 I'm gone.

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3542 **COUNCILMAN REESE**

3543 Thanks.

3544

3545 **TOM PRATO**

3546 I'm gone.

3547

3548 **COUNCILMAN WOLFSON**

3549 Give him two more minutes.

3550

3551 **TOM PRATO**

3552 Hey, I can talk all day.

3553

3554 **UNIDENTIFIED MALE SPEAKER**

3555 Don't stop him now.

3556

3557 **JILL FERRARI**

3558 Thank you.

3559

3560 **UNIDENTIFIED MALE SPEAKER**

3561 Thank you.

3562

3563 **COUNCILMAN REESE**

3564 All right.

3565

3566 **MAYOR GOODMAN**

3567 Mayor Pro Tem, I believe that Councilman Brown wants –

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3568 **COUNCILMAN REESE**

3569 Councilman?

3570

3571 **COUNCILMAN BROWN**

3572 Thank you, Mayor Pro Tem. I'll just offer a quick perspective. It – we're debating and  
3573 discussing publicly a nine point five billion dollar project and one, two or multiple billionaires  
3574 involved and it wasn't too long ago that we were celebrating the first Starbucks downtown. That  
3575 was – the big news not too long ago. And the gentleman just mentioned that the skepticism  
3576 involving the Outlet Mall, the World Market Center, Union Park, high-rise development, it's  
3577 been constant. And everything has not been a success. And there's certainly a reality of risk  
3578 involved here, but from my perspective, it's a nine point five billion dollar risk that REI's taking.  
3579 We want it to succeed, but we're certainly protecting the City and we're protecting that risk  
3580 involved. I don't think, I – think we'd be shirking our duties if we didn't try to support these type  
3581 things. And the people that want things to stay the same down there, that's what the City, the  
3582 downtown has been for twenty years. Only, in large part to the gentleman to my right, this  
3583 vision, this jewel in the desert has exploded and we're starting to see billionaires from out-of-  
3584 town coming in and saying downtown's real, the dream is alive. And I'm willing – to take that  
3585 risk.

3586 The – stadium, you can certainly go find a stadium project in America that failed. But it's going  
3587 to be far outweighed by stadiums and facilities like stadiums that have absolutely revitalized  
3588 stagnate areas of, especially downtown core inner city demographics. No question. And as far  
3589 as traffic, which seems to be a legitimate concern, it's not just this project. I mean, if we can't  
3590 mitigate seventeen thousand additional trips, then we're going to fail downtown, not as a  
3591 development community, but as a city. We have Union Park, we have all that development. We  
3592 have the downtown core. It's our jobs to make sure we can mitigate that. But as the Mayor and I  
3593 have discussed on many occasions, it's incremental. The success, the foundation that's been laid  
3594 over the last five or six years, the – fruits of that labor is what we have in front of us today. So I  
3595 – certainly, as one, am more than happy to take the risk with REI.

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3596 **COUNCILMAN REESE**

3597 And that's my motion, Your Honor.

3598

3599 **COUNCILWOMAN TARKANIAN**

3600 Mr. Mayor Pro Tem? Oh, that's – your motion.

3601

3602 **COUNCILMAN REESE**

3603 That's – my motion.

3604

3605 **MAYOR GOODMAN**

3606 Did you want to be heard, Councilwoman?

3607

3608 **COUNCILWOMAN TARKANIAN**

3609 I just wanted to say that hearing everything today and seeing how you're trying to make a win-

3610 win situation out of it and balance out the needs of those who might be a little bit displaced, it

3611 does seem that there's definitely clear and convincing evidence to the success of this project.

3612 And I agree with what Mr., Councilman Brown said and Councilman Reese.

3613

3614 **MAYOR GOODMAN**

3615 Thank you. All right. We're ready for your motion, Councilman.

3616

3617 **COUNCILMAN REESE**

3618 (Inaudible) my motion.

3619

3620 **MAYOR GOODMAN**

3621 Yes –

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3622 **COUNCILMAN REESE**

3623 I would ask Mr. Weaver to come back up for, 'cause there is one thing that I think's important  
3624 for, I know for me and, I think, Councilman Ross. I've been told two different times by Mr.  
3625 Weaver and his staff that this project is going to be done by union labor and I just want to get  
3626 that put on the record.

3627

3628 **JOHN WEAVER**

3629 Yeah, that's, you know, it's already on the record as our work plan included with the OPA and it  
3630 was approved by City Council this morning. So, you don't need my word, you – already have it.  
3631 I've signed the document and it's in your possession.

3632

3633 **COUNCILMAN REESE**

3634 Thank you very much, Sir.

3635

3636 **PAUL LARSEN**

3637 Along those lines, Mayor Pro Tem, we'd like to have Items, the record for Items 75, 89, and  
3638 Number 6 from your Redevelopment Agency agenda this morning included as part of the record  
3639 for this.

3640

3641 **COUNCILMAN REESE**

3642 (Inaudible) do that, yeah.

3643

3644 **PAUL LARSEN**

3645 Since everyone's been referencing it all night anyway.

3646

3647 **COUNCILMAN REESE**

3648 Yeah. Okay. On Item 1-49, the GPA, and again it's been referenced that, even if this project is  
3649 not, does not come to fruition, this GPA will stand; okay? That anything that will come in after  
3650 this still has to come before this City Council for prior approval. So, Margo, I hope we don't

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3651 have to have any more conditions put on Item 149, 'cause I'm gonna make a motion to follow  
3652 staff's and Planning Commission's recommendation for approval.

3653

3654 **MARGO WHEELER**

3655 If I may please, we need to delete Condition Number 1, because that will be added on Item 157  
3656 and we need to delete the APN that Mr. Larsen listed, and I need that on the record on this item  
3657 and I will ask on subsequent items also. So, if you could read in the one APN that's being  
3658 eliminated please.

3659

3660 **PAUL LARSEN**

3661 If I could find my notes. That, I believe that's 1-6-2-0-3-2-1-0-0-1-0 and that's the 7-Eleven  
3662 parcel at Wyoming and Commerce.

3663

3664 **MARGO WHEELER**

3665 Thank you. So the condition should read the deletion of that parcel from this action.

3666

3667 **COUNCILMAN REESE**

3668 **And that'd be added to my motion.**

3669

3670 **MAYOR GOODMAN**

3671 Let's vote, please. Post, please. Motion carries. **(Motion carried unanimously)**. Thank you.

3672

3673 **COUNCILMAN REESE**

3674 And Item 1-50.

3675

3676 **MARGO WHEELER**

3677 That would also be with the deletion of that same APN.

3678 **COUNCILMAN REESE**

3679 Any other added conditions?



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3680

3681 **MARGO WHEELER**

3682 No, Sir.

3683

3684 **COUNCILMAN REESE**

3685 **Then my motion'd be to follow Planning Commission's and staff's recommendation as**  
3686 **amended, please.**

3687

3688 **MAYOR GOODMAN**

3689 Let's vote on that, please. Post. Motion carries. **(Motion carried unanimously).**

3690

3691 **COUNCILMAN REESE**

3692 And Item 1-51, I would like to move to approve agenda item – I need some new books, you  
3693 guys. I would move to approve Agenda Item 1-51, which is application Rezoning 21-1-66 made  
3694 by REI Neon, LLC, for rezoning related to GPA-2000, or 20,000 2-27 and Rezoning 2-1-1-6-5 to  
3695 expand the Gaming Enterprise District for a proposed mixed-use development and establish a G-  
3696 O Gaming Overlay District for a portion of 44 point 49 acres at the southwest corner of  
3697 Charleston Boulevard and Main Street. In support of this motion, I submit to the City Council  
3698 and City of Las Vegas hereby makes the following fact, findings of fact.

3699 One, the applicant has demonstrated by clear and convincing evidence that the roads,  
3700 thoroughfares and traffic impact are adequate for the proposed gaming establishment to allow  
3701 this City Council to designate the area as a gaming enterprise district.

3702 Two, the applicant has demonstrated by a clear and – convincing evidence that the water,  
3703 sanitation utilities and related services for the proposed gaming establishment are adequate to  
3704 allow this City Council to designate the area as a gaming enterprise district.

3705 Three, the applicant has demonstrated by clear and convincing evidence that the proposed  
3706 gaming establishment will not only, will not unduly impact public services such as fire, police  
3707 and emergency protection, the consumption of natural resources and the quality of life enjoyed

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3708 by residents and businesses in the surrounding neighborhoods to allow this City Council to  
3709 designate the area as a gaming enterprise district.

3710 Three, or four, the applicant has demonstrated by clear and convincing evidence that the  
3711 proposed gaming establishment will enhance, expand and stabilize employment and the local  
3712 economy to allow the City Council to designate this area as a gaming enterprise district.

3713 Five, the applicant has demonstrated by clear and convincing evidence and by nature of other  
3714 current planning applications applied by this applicant that the proposed gaming establishment  
3715 will be located in an area planned for or zoned for purposes of re, or non-restricted gaming to  
3716 allow this City Council to designate the area as a gaming enterprise district.

3717 Six, the applicant has demonstrated by clear and convincing evidence that the proposed gaming  
3718 establishment will not be detrimental to the health, safety or general welfare of the community or  
3719 be incompatible with the surrounding area to allow the City Council to designate the area as a  
3720 gaming enterprise district.

3721 The applicant has demonstrated by, Item Seven, the applicant has demonstrated by clear and  
3722 convincing evidence that at the time that this application was filed with the City of Las Vegas  
3723 the proposed gaming enter, establishment was not less than five hundred feet from the property  
3724 line of a developed residential district and not less than fifteen hundred feet from the property  
3725 line of a school or a church to allow the City Council to designate the area as a gaming enterprise  
3726 district.

3727 And finally, Number Eight, the applicant has demonstrated by clear and convincing evidence  
3728 that any developed residential district, school or church with a property line within twenty-five  
3729 hundred feet from the property line of the proposed gaming establishment will not be adversely  
3730 affected by the proposed gaming establishment to allow this City Council to designate the area  
3731 as a gaming enterprise district.

3732 **With that in the record, I would also make a motion to following Planning Commission and**  
3733 **staff recommendation for approval with all other conditions.**

3734

3735 **MAYOR GOODMAN**

3736 And would you add that this is not a waiver as to the arena selection process.

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3737

3738 **COUNCILMAN REESE**

3739 Absolutely, Sir.

3740

3741 **MAYOR GOODMAN**

3742 Let's vote on that, please. Post. Motion carries. **(Motion carried unanimously).**

3743

3744 **COUNCILMAN REESE**

3745 **And Item 1-52, the Special Use Permit related to the GPA for a proposed private sports**  
3746 **arena, the Planning Commission and staff recommends (sic) approval and I'll follow that**  
3747 **motion also, or that approval motion also.** Any other things that we need to add?

3748

3749 **MARGO WHEELER**

3750 On this one, Mayor Pro Tem and Mayor, we need to delete that same APN referenced by Mr.  
3751 Larsen.

3752

3753 **COUNCILMAN REESE**

3754 Thank you.

3755

3756 **MAYOR GOODMAN**

3757 All right. Let's vote. Post. Motion carries **(Motion carried unanimously).**

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3758 **COUNCILMAN REESE**

3759 **And on Item 1-53, Special Use Permit for a proposed mixed-use development, I would like**  
3760 **to following staff's recommendation as well as Planning Commission and staff, staff's**  
3761 **recommendation for approval of this item.**

3762

3763 **MARGO WHEELER**

3764 Again, please delete the APN referenced by Mr. Larsen

3765

3766 **MAYOR GOODMAN**

3767 All right. Let's vote. Post. Motion carries. **(Motion carried unanimously).**

3768

3769 **COUNCILMAN REESE**

3770 **And Item 1-54, Special Use Permit for a proposed high-rise mixed-use development in the**  
3771 **Airport Overlay District, I move to following Planning Commission and staff's**  
3772 **recommendation with all conditions.**

3773

3774 **MAYOR GOODMAN**

3775 Vote –

3776

3777 **MARGO WHEELER**

3778 And again, Mayor and Mayor Pro Tem, please delete the APN referenced by Mr. Larsen.

3779

3780 **MAYOR GOODMAN**

3781 Please vote. Post. Motion carries. **(Motion carried unanimously).**

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3782 **COUNCILMAN REESE**

3783 **And Item 1-55, Special Use Permit, I would, for a proposed gaming establishment, non-**  
3784 **restricted, I move to following Planning Commission and staff's recommendation with all**  
3785 **conditions as amended.**

3786

3787 **MARGO WHEELER**

3788 If, no, different addition, Mayor and Mayor Pro Tem, please add that this approval does not  
3789 constitute approval of a gaming license.

3790

3791 **COUNCILMAN REESE**

3792 So added.

3793

3794 **MAYOR GOODMAN**

3795 All right. Let's vote.

3796

3797 **MARGO WHEELER**

3798 I believe the applicants agree.

3799

3800 **PAUL LARSEN**

3801 We know.

3802

3803 **GREG BORGEL**

3804 Yes.

3805

3806 **MAYOR GOODMAN**

3807 Post. Motion carries. **(Motion carried unanimously).**

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3808 **COUNCILMAN REESE**

3809 **And Item 1-56, is the Vacation, Bart, Mr. Anderson, is there anything we have to add to**  
3810 **this, as part of the conditions?**

3811

3812 **BART ANDERSON**

3813 If you would incorporate the amended Conditions Numbers 2, 4 and 5 as read into the record by  
3814 Bart Anderson.

3815

3816 **PAUL LARSEN**

3817 And we agree to those.

3818

3819 **COUNCILMAN REESE**

3820 Are those the only three you edited?

3821

3822 **BART ANDERSON**

3823 Yes, Sir.

3824

3825 **COUNCILMAN REESE**

3826 It seemed like a lot longer. With those added, I would make a motion to follow Planning  
3827 Commission and staff's recommendation for approval.

3828

3829 **MAYOR GOODMAN**

3830 Okay. Let's vote. Post. Motion carries. **(Motion carried unanimously).**

3831

3832 **COUNCILMAN REESE**

3833 And finally, on the Site Development Review, before I make my motion, I would like to thank  
3834 those people from the Arts District that we've been able to work with. I do want to mention that  
3835 I heard a lot of comment today about attainable housing, affordable space for the artists. We do  
3836 have a development that has been approved and it will start construction here shortly at Fourth

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3837 and Charleston. It's going to be attainable housing. They are going to have some retail space in  
3838 there. They are looking to have twenty thousand square feet that my staff and some other people  
3839 they put together. It's going to be, they're gonna to be setting that up so some of the artists will  
3840 be able to use that. I think that through some of the requests was made by the Arts District  
3841 people that we are going to be able to fulfill, I think that the Arts District, to me, is going to  
3842 become a lot bigger and a lot better. And again, I want to thank those that I've worked with to  
3843 get this project, this – far. I think it's important that we continue to listen and make sure, that  
3844 listen to those constituents that have concerned. We are, to me, now just starting in that portion  
3845 of this application that's gonna be very instrumental in making sure that we do those things that  
3846 are going to be necessary to make sure that this project is a success. And again, the Mayor says  
3847 that if this is successful, it's going to be a miracle. And I've always said that one man makes the  
3848 miracle. In this case here, there's going to be many, many people to make this a miracle, if it  
3849 does succeed, which I'm a firm believer that it is going to succeed. And I won't stake my life on  
3850 it, but I'm – pretty sure that it's gonna be a success.

3851 **So with that, Your Honor, make a motion for approval of Item 1-57, the Site Development**  
3852 **Review, following Planning Commission and staff's recommendation with added**  
3853 **conditions.**

3854

3855 **MARGO WHEELER**

3856 If I may, again, to delete the APN as referenced by Mr. Larsen and to add the condition that the  
3857 owner and any subsequent owners shall participate fully in any future SID if one is created  
3858 adjacent to this property.

3859

3860 **COUNCILMAN REESE**

3861 Agreed.

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3862 **GREG BORGEL**

3863 Yes, Sir, and since Margo has spoken and appropriately attended the detail again, I think I  
3864 wanted to interject, in the midst of thanking everyone, we should have thanked her staff that had,  
3865 these reports weren't analyzed and produced by little elves. They were done by her staff and  
3866 they kept us on the schedule. And as you've seen, just this last item, they've been incredibly  
3867 attentive to detail and we appreciate it.

3868

3869 **COUNCILMAN REESE**

3870 Thank you.

3871

3872 **PAUL LARSEN**

3873 And, Mayor Pro Tem, I'd like to add to that the City Attorney's office. We've haunted their  
3874 (inaudible) staff more than once because of the complexity of the issue associated with the  
3875 Gaming Enterprise District. And we'd like to thank Brad and Bryan and Mr. Lewis. They all did  
3876 a very, very good job.

3877

3878 **COUNCILMAN REESE**

3879 Thank you. **So my motion for approval then would be with all those revised conditions and**  
3880 **for all those things.**

3881

3882 **MAYOR GOODMAN**

3883 Thank you. Let's vote, please. Post. Motion carries. **(Motion carried unanimously).** And  
3884 good luck to you.

3885

3886 **PAUL LARSEN**

3887 Thank you very much.



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3888 **GREG BORGEL**

3889 Thank you, and thank you for the extra time you devoted to it.

3890

3891 **(END OF DISCUSSION)**

3892 /gpb/lc/ac/vwd;cv/ac/sc/lc