

**REDEVELOPMENT AGENCY MEETING**  
**CITY HALL, 400 STEWART AVENUE**  
**COUNCIL CHAMBERS**  
**CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>**  
**February 21, 2007**  
**9:00 AM**  
**(Following Morning Session of the City Council Meeting)**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO CDS AND DUPLICATE AUDIO/VIDEO DVDS MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERKS OFFICE.

1. [CALL TO ORDER](#)
2. [ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW](#)
3. [Approval of the Final Minutes by reference of the regular Redevelopment Agency meeting of January 17, 2007](#)

Motion made by LARRY BROWN to Approve by Reference

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Absent: 1; OSCAR B. GOODMAN, LARRY BROWN, LAWRENCE WEEKLY, STEVE WOLFSON, LOIS TARKANIAN, STEVEN D. ROSS,; (None); (None); (None); GARY REESE,

4. [Discussion and possible action regarding a Construction Management Agreement in the amount of \\$364,956.80 \(Redevelopment Agency Special Revenue Fund\) and the related contingency amount with Harris & Associates to provide construction management during the rehabilitation of the Historic Fifth Street School located at 400 Las Vegas Boulevard South - Ward 3 \(Reese\)](#)

Motion made by LARRY BROWN to Approve Items 4-8

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Absent: 1; OSCAR B. GOODMAN, LARRY BROWN, LAWRENCE WEEKLY, STEVE WOLFSON, LOIS TARKANIAN, STEVEN D. ROSS,; (None); (None); (None); GARY REESE,

5. [Discussion and possible action regarding a Designated Services Agreement in the amount of \\$64,215 \(Redevelopment Agency Special Revenue Fund\) and the related contingency amount with Harris & Associates for material testing, special inspections and abatement monitoring during the rehabilitation of the Historic Fifth Street School located at 400 Las Vegas Boulevard South - Ward 3 \(Reese\)](#)

Motion made by LARRY BROWN to Approve Items 4-8

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Absent: 1; OSCAR B. GOODMAN, LARRY BROWN, LAWRENCE WEEKLY, STEVE WOLFSON, LOIS TARKANIAN, STEVEN D. ROSS,; (None); (None); (None); GARY REESE,

6. [Discussion and possible action on the dedication of land for additional sidewalk and a bus turnout as required by the rehabilitation of the Historic Fifth Street School located at 400 Las Vegas Boulevard South - Ward 3 \(Reese\)](#)

Motion made by LARRY BROWN to Approve Items 4-8

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Absent: 1; OSCAR B. GOODMAN, LARRY BROWN, LAWRENCE WEEKLY, STEVE WOLFSON, LOIS TARKANIAN, STEVEN D. ROSS,; (None); (None); (None); GARY REESE,

7. [Discussion and possible action on an Interlocal Agreement between the Las Vegas Redevelopment Agency and the Las Vegas Valley Water District to provide a connection for a water supply to support the fire sprinkler system needed for the rehabilitation of the Historic Fifth Street School located at 400 Las Vegas Boulevard South - Ward 3 \(Reese\)](#)

Motion made by LARRY BROWN to Approve Items 4-8

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Absent: 1; OSCAR B. GOODMAN, LARRY BROWN, LAWRENCE WEEKLY, STEVE WOLFSON, LOIS TARKANIAN, STEVEN D. ROSS,; (None); (None); (None); GARY REESE,

8. [Discussion and possible action to direct Redevelopment Agency \(RDA\) staff accordingly on the development of the necessary structure and organization to allow the use of New Market Tax Credits \(NMTC\) and Historic Tax Credits \(HTC\) as a means to offset a portion of the rehabilitation expenses at the Historic Fifth Street School located at 400 Las Vegas Boulevard South - Ward 3 \(Reese\)](#)

Motion made by LARRY BROWN to Approve Items 4-8

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Absent: 1; OSCAR B. GOODMAN, LARRY BROWN, LAWRENCE WEEKLY, STEVE WOLFSON, LOIS TARKANIAN, STEVEN D. ROSS,; (None); (None); (None); GARY REESE,

9. [Discussion and possible action regarding an Estoppel Certificate to Hypo Real Estate Capital Corporation concerning the First Amended and Restated Owner Participation Agreement \(OPA\) dated July 7, 2004, with WMC V Phase 1, LLC, WMC I Associates, LLC, WMC II Associates, LLC, WMCV Phase 2, LLC,](#)

and WMCV Phase 3, LLC, located at the northwest corner of Grand Central Parkway and Bonneville Avenue - Ward 5 (Weekly)

Motion made by LAWRENCE WEEKLY to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Absent: 1; OSCAR B. GOODMAN, LARRY BROWN, LAWRENCE WEEKLY, STEVE WOLFSON, LOIS TARKANIAN, STEVEN D. ROSS,; (None); (None); (None); GARY REESE,

10. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the City Clerks office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Clerks Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge  
Bulletin Board, City Hall Plaza (next door to Metro Records)  
Las Vegas Library, 833 Las Vegas Boulevard North  
Clark County Government Center, 500 S. Grand Central Parkway  
Grant Sawyer Building, 555 E. Washington Avenue