



**REDEVELOPMENT AGENCY MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS**

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

May 21, 2008

8:00 AM

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

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS 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. 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 CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S 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 March 19, 2008
4. Discussion and possible action regarding a Grant Deed whereby the City of Las Vegas Redevelopment Agency grants a 25 foot radius spandrel at the southeast corner of H Street and Van Buren Avenue to the City of Las Vegas for dedication of rights-of-way (APN 139-27-110-068) - Ward 5 (Barlow)
5. Discussion and possible action regarding the Fremont Square Parking Validation Program, and other parking and easement related matters, formerly known as Neonopolis, for Wirrulla Hayward, LLC, located at 450 Fremont Street - Ward 5 (Barlow)
6. 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 Clerk's 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 Clerk's Bulletin Board, City Hall Plaza, 2nd 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

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008

SUBJECT:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES

SUBJECT:

Approval of the Final Minutes by reference of the regular Redevelopment Agency meeting of March 19, 2008



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

Discussion and possible action regarding a Grant Deed whereby the City of Las Vegas Redevelopment Agency grants a 25 foot radius spandrel at the southeast corner of H Street and Van Buren Avenue to the City of Las Vegas for dedication of rights-of-way (APN 139-27-110-068) - Ward 5 (Barlow)

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

In reviewing the Redevelopment Agency Asset List, it was discovered that the Agency owns a remnant parcel at the southeast corner of H Street and Van Buren Avenue. This parcel is located directly adjacent to city right-of-way and is not suited for development. Therefore, the Agency would like to dedicate this parcel to the City of Las Vegas as usable public rights-of-way.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

Grant Deed

APN: 139-27-110-068

WHEN RECORDED MAIL & SEND
TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

GRANT DEED

**THIS INDENTURE WITNESSETH: That CITY OF LAS VEGAS
REDEVELOPMENT AGENCY**

for and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of his/her/their right, title and interest in and to all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

**For complete legal description, see Exhibit "A" attached hereto
and by this reference made a part hereof**

For: Dedicate 25' radius spandrel at southeast corner of "H" Street & Van Buren Ave.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**Continued:
Page 1 of 2**

**A.P.N. 139-27-110-068 (010-501-009)
25 FOOT RADIUS SPANDREL AT SOUTHEAST CORNER
H STREET AND VAN BUREN AVENUE / H.F.M & M
ADDITION TO CITY OF LAS VEGAS**

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of Lot 10 in Block 27, of H.F. M & M ADDITION TO CITY OF LAS VEGAS as shown in Book 1 of Plats, Page 47 of Clark County, Nevada Records, described as follows:

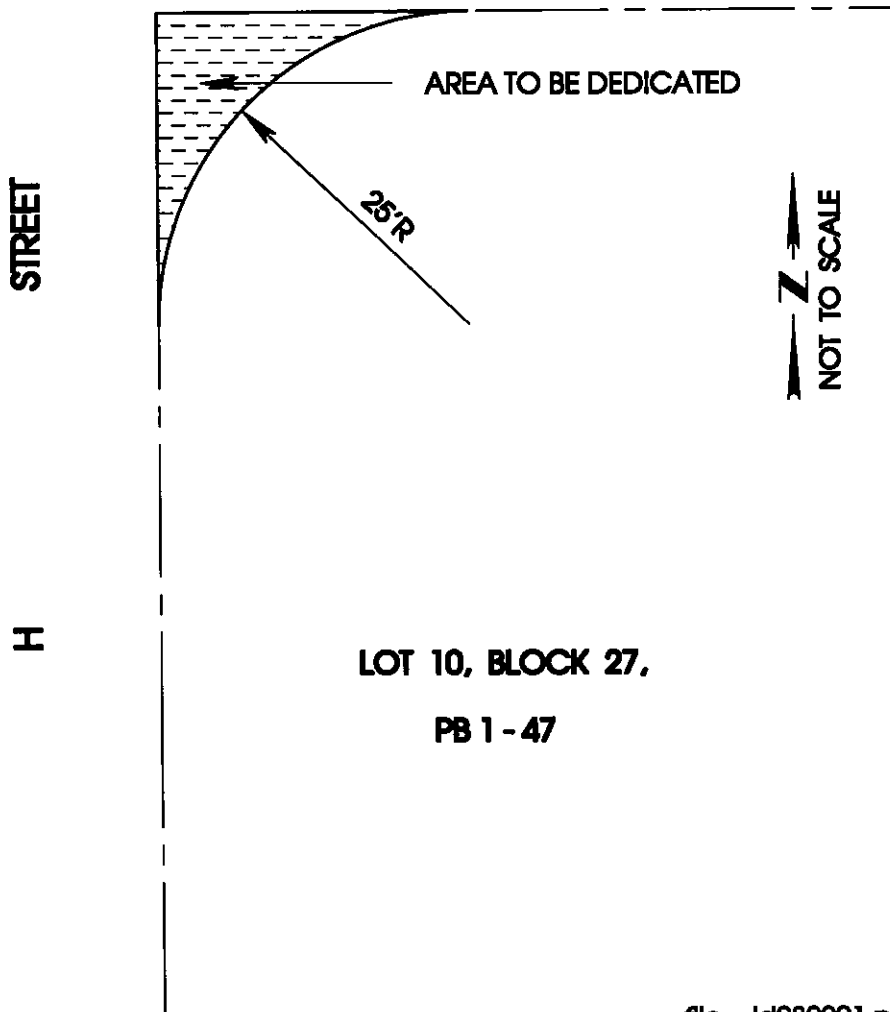
A triangular parcel of land bounded as follows: bounded on the north by the north line of said Lot 10; bounded on the west by the west line of said Lot 10; and bounded on the southeast by the arc of a curve concave southeasterly, having a radius of 25.00 feet and being tangent to the north line of said Lot 10 and tangent to the west line of said Lot 10.

The above described parcel of land contains an area of 134 square feet, more or less.

OWNER'S INITIALS _____

**PORTION OF THE NW 1/4, NW 1/4, SEC 27,
T20S, R60E, M.D.M.,**

VAN BUREN AVENUE



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

Discussion and possible action regarding the Fremont Square Parking Validation Program and other parking and easement related matters, formerly known as Neonopolis, for Wirrulla Hayward, LLC, located at 450 Fremont Street - Ward 5 (Barlow)

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The Redevelopment Agency (RDA) owns the parcel and structured parking garage beneath Fremont Square. A Parking Validation Program was negotiated with the new owner, Wirrulla Hayward, LLC, which itemized specific conditions under which the program would be extended for 90 days, effective retroactively from September 10, 2006, and commencing 90 days hence, through December 8, 2006. A second 90-day extension was granted by the RDA Board on December 6, 2006, extending through March 8, 2007. A third 90-day extension was granted by the RDA Board on June 6, 2007, through September 5, 2007. A 60-day extension was granted by the RDA Board on September 5, 2007, extending through November 7, 2007. A 180-day extension was granted on November 7, 2007, extending through May 7, 2008.

RECOMMENDATION:

None.

BACKUP DOCUMENTATION:

RDA Parking Validation Letter with conditions dated September 15, 2006

September 15, 2006



CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

Telephone (702) 229-6100
Fax (702) 385-3128

400 Stewart Avenue
Las Vegas, Nevada 89101

Rohit Joshi
Joshi & Associates
Neopolis
450 Fremont Street
Las Vegas, Nevada 89101

Re: Extension to Neonopolis Parking Validation Program Subject to Existing
Las Vegas Redevelopment Agency Agreements

Dear Mr. Joshi:

Pursuant to your meeting with the Las Vegas Redevelopment Agency (RDA) and City of Las Vegas staff last Friday afternoon, RDA staff will seek the consent of the RDA Board on or about October 4, 2006, to grant a 90-day extension to the Neonopolis Parking Validation Program effective retroactively from September 10, 2006, and commencing 90 days hence through December 8, 2006, subject to the following conditions:

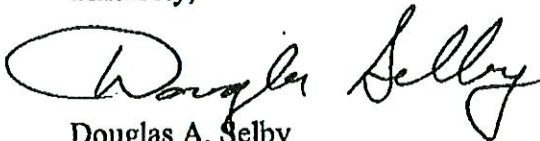
1. Immediately provide certified funds for arrears amounts for current parking validations program in the amount of \$40,700.
2. Provide Disclosure of Principals, on standard City forms, for all persons or entities owning one percent or greater interest in the project.
3. Continue to work with RDA staff on a close and regular basis and advise Mayor Goodman and Councilman Weekly, as appropriate, to the progress of your repositioning, tenanting, renovation, branding and marketing of the project.
4. Within this 90-day period, you will review with RDA staff and present to the RDA Board fully developed tenanting and architectural development plans with firm evidence of committed anchor tenants in the form of executed leases, pro forma and firm evidence of financial commitments to execute the renovations necessary to place new tenants in the project. You will appear before the RDA Board no later than Wednesday, December 6, 2006.
5. Continue to work with RDA staff on any proposed adjacent development opportunities that could directly benefit the project.
6. Enter into further negotiations, if mutually beneficial and in the agreement of both parties, regarding ownership of the parking structure under the project.

7. Should the RDA Board not approve the extension, you will be responsible for retroactive payment of the validation subsidy amount for any parking tokens used after the September 9, 2006, expiration date, in accordance with the project documents.

Should the RDA Board approve this proposal and all of the above conditions are met on or before December 8, 2006, a second 90-day extension may also be granted, should you so request one in writing to the RDA, during which time both parties will make good faith efforts to negotiate a Second Amendment to the Neonopolis Reciprocal Easement Agreement, to provide for permanent parking programs.

Please contact Scott Adams or Steve van Gorp at 229-6100 if you have further questions or want to discuss the details of this parking validation extension and its terms. Jerry Walker and his staff will administer the daily operations of the parking validation program on behalf of the RDA.

Sincerely,



Douglas A. Selby
Executive Director, RDA /City Manager

SvG:dh

cc: Oscar B. Goodman, Chairman, RDA
Lawrence Weekly, Board Member, Ward 5
Steve Houchens, Deputy City Manager
Scott D. Adams, Operations Officer, RDA
Jerry Walker, Deputy Director of Field Operations
Thomas Green, Chief Deputy City Attorney
Steve van Gorp, Redevelopment Manager, RDA
Julie Quisenberry, Real Estate Specialist, RDA

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