



*City of Las Vegas*

Agenda Item No.: 6.

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 6, 2008**

**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**  
**DIRECTOR: SCOTT D. ADAMS**

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

**Fiscal Impact**

- No Impact
- Budget Funds Available
- Augmentation Required

**Amount:**  
**Funding Source:**  
**Dept./Division:**

**PURPOSE/BACKGROUND:**

The Redevelopment Agency 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.

**RECOMMENDATION:**

None.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. RDA Parking Validation Letter with Conditions dated September 15, 2006

Motion made by RICKI Y. BARLOW to Approve a 120-day extension

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

**Minutes:**

SCOTT ADAMS, Operations Officer of the Redevelopment Agency, explained that this action is relative to the Fremont Square Parking Validation Program. He added that there have been a number of extensions granted in order to allow time for the new owners to provide adequate parking for the anchor tenants they are attempting to secure. In addition to his recommendation for a 60-day extension, MR. ADAMS noted that the licensing agreement will include a

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validation arrangement to eliminate the need for recurring extensions.

Representatives of Telemundo were available for comments and to reassure their interest and intent. CELIA CHAVEZ, President and General Manager of Telemundo, confirmed that they are very close to finalizing the lease contingent upon the parking and approval of the special use permit.

In response to CHAIRMAN GOODMAN'S query, MS. CHAVEZ verified that Telemundo operates a television station and intends to continue with its commercial productions, sales and technical features. MS. CHAVEZ remarked that the overall operation of the TV station will be made available to the public for viewing.

MEMBER BARLOW expressed his appreciation to MR. ADAMS and MR. ROHIT JOSHI, Joshi & Associates, for their working relationship. Despite some mistakes that were discovered, he appreciated MR. JOSHI'S quick response in getting them resolved. MEMBER BARLOW offered his services and assistance and assured MR. JOSHI that he will fully support the project.

MR. JOSHI explained that in addition to Telemundo, there will be live entertainment and an arts museum with workshops and galleries. He was pleased to announce that the Las Vegas Theatre Company will operate the Galaxy Theatre along with three prospective restaurants and a lounge bar.

With regard to the lease documentation, MR. JOSHI requested an extension to the end of the year. MR. ADAMS had no objection to the request.

MIKE MATKINS, Attorney for the Ownership of Neonopolis, stated that they are in the process of signing the lease with Telemundo and concurred with MR. JOSHI regarding the extension of time.

