



*Las Vegas*

Agenda Item No.: 4.

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 19, 2008**

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

Consent  Discussion

**SUBJECT:**  
**RESOLUTIONS:**

RA-18-2008 Discussion and possible action regarding a Resolution authorizing the issuance of City of Las Vegas Redevelopment Agency Tax Increment Revenue Bonds and the execution and delivery of documents relating thereto, in an amount not to exceed \$195,000,000, which will be issued in three Series with the first issue being the 2008A Bond (\$105,000,000), which will be used to finance certain capital improvement projects in connection with Redevelopment Projects - All Wards.

**Fiscal Impact**

No Impact

Augmentation Required

Budget Funds Available

**Amount:** \$105,000,000

**Funding Source:** All Funds

**Dept./Division:** Finance and Business Services

**PURPOSE/BACKGROUND:**

The Community Redevelopment Law of the State of Nevada (Sections 279.382 to 279.680, inclusive), authorizes the City of Las Vegas Redevelopment Agency to issue bonds and notes for the purpose of funding redevelopment projects.

**RECOMMENDATION:**

Staff recommends approval.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Form of Resolution
3. Form of Bond Purchase Agreement
4. Form of 2008A Indenture of Trust Agreement
5. Form of Continuing Disclosure Certificate
6. Form of Blanket Issuer Letter of Representations
7. Form of Preliminary Offering Statement

Motion made by GARY REESE to Strike

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

## REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 19, 2008

Minutes:

MAYOR GOODMAN announced that this item will be trailed to be heard at 1:00 p.m. prior to the afternoon session of the City Council meeting.

MAYOR GOODMAN reconvened the meeting and called the item for action.

MARK VINCENT, Director of Finance and Business Services, reported that the City was unable to sell the bonds. Investors were optimistic but only \$12 million worth of bonds to be sold were received. There is an attitude that Las Vegas is leading the nation in foreclosures, gaming revenues and tourism are down and projects on The Strip have been delayed. They are reacting emotionally and not looking at the fundamental credit.

The City will continue to pursue redevelopment partners to help with presentations to an investment group, as well as attempt to leverage the Redevelopment Tax increment. However, that approach would delay the Performing Art Center, which is not desirable. Those investors interested wanted a tax exempt rate in the 9% range and the City cannot afford that. COUNCILWOMAN TARKANTON stated this demonstrates the severity of the economy.

COUNCILMAN REESE confirmed that the recommendation would be to strike the item as this issue is unlikely to be resolved in two weeks.

MR. VINCENT explained the electronic process is used where the deal is structured in price by underwriters and made available to all investors during a window of time on the various series of bonds. Offers were made on only \$12 million of the \$110 million, which were not enough to do all of the projects listed and the higher rates were not practical.

AL GALLEGO, Las Vegas citizen, observed that the problem is that all municipalities use a Las Vegas address, even if someone resides in Sloan.