



REDEVELOPMENT AGENCY MEETING AGENDA

CITY HALL, 400 STEWART AVENUE

COUNCIL CHAMBERS – PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

AGENCY MEMBERS: OSCAR B. GOODMAN, CHAIRMAN (At-Large)

GARY REESE, VICE-CHAIRMAN (Ward 3), STEVE WOLFSON (Ward 2)

LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6)

RICKI Y. BARLOW (Ward 5), STAVROS S. ANTHONY (Ward 4)

August 4, 2010

8:30 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.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. Discussion and possible action regarding Engagement Letter Modification No. 1 for the professional services of Michael C. Niarchos to represent the Office of Business Development, Las Vegas Redevelopment Agency (RDA), and any other business and corporate related matters (\$125,000 annually - RDA Special Revenue Fund) - All Wards
4. Discussion and possible action of the form of the License and Management Agreement for Licensees who are occupants of the business center in the Las Vegas Business Center, located at 1951 Stella Lake Street (APN 139-21-313-017) (\$150,000 – Redevelopment Agency [RDA] Special Revenue Fund) - Ward 5 (Barlow) - RETURNED DUE TO LACK OF BACKUP
5. Report of Declarations of Interest in property located in the existing Redevelopment Area
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
7. AGENCY MEMBER RECOGNITION: COMMENTS MADE BY INDIVIDUAL AGENCY MEMBERS DURING THIS PORTION OF THE AGENDA WILL NOT BE ACTED UPON BY THE AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND SCHEDULED FOR ACTION

Facilities are provided throughout City Hall for the convenience of disabled persons. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. 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: AUGUST 4, 2010

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2010

SUBJECT:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2010**

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**DIRECTOR: BILL ARENT****SUBJECT:**

Discussion and possible action regarding Engagement Letter Modification No. 1 for the professional services of Michael C. Niarchos to represent the Office of Business Development, Las Vegas Redevelopment Agency (RDA), and any other business and corporate related matters (\$125,000 annually - RDA Special Revenue Fund) - All Wards

Fiscal Impact☐**No Impact**☐**Augmentation Required**☒**Budget Funds Available****Amount:** \$125,000**Funding Source:** RDA Special Revenue Fund**Dept./Division:** OBD / RDA**PURPOSE/BACKGROUND:**

The Las Vegas Redevelopment Agency retained the professional services of Michael C. Niarchos on May 6, 2009 to represent the Office of Business Development, RDA, and any other business and corporate related matters. The RDA would like to modify Mr. Niarchos' contract extending his services into Fiscal Year 2011, with the RDA's right to exercise 5 one-year option periods. The cost is for \$10,000 a month, for a subtotal of \$120,000. An additional \$5,000 is budgeted to cover the cost of Mr. Niarchos' office, computer, parking, phone, etc., for a grand total of \$125,000.

RECOMMENDATION:

Authorize the Executive Director of the RDA to execute Engagement Letter Modification No. 1 and execute any written notice exercising the option periods.

BACKUP DOCUMENTATION:

Engagement Letter Modification No. 1

ENGAGEMENT LETTER MODIFICATION NO. 1

PROFESSIONAL LEGAL SERVICES RELATING TO CITY OF LAS VEGAS REDEVELOPMENT AGENCY

This Modification No. 1 is being entered into this day of _____ of _____, 2010, by and between the Las Vegas Redevelopment agency ("RDA") having its principal office at 400 Stewart Avenue, Las Vegas, Nevada 89101 and Rosenfeld & Rinato (the "Firm") (formerly known as Rosenfeld & Roberson), having its principal office at 9029 South Pecos Road, Suite 2800, Henderson, Nevada 89074.

The engagement letter between the Firm and the RDA dated May 1, 2009 is hereby extended until June 30, 2011. RDA reserves the right to exercise five (5) one (1) year option periods beyond the agreement term and will affect such extensions by written notice. All other terms and conditions of the engagement letter remain the same.

IN WITNESS WHEREOF, the parties have caused this Modification No. 1 to be executed as of the date first above written.

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

ROSENFELD & RINATO

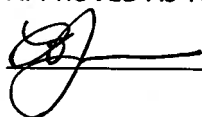
Elizabeth N. Fretwell, Executive Director



Michael C. Niarchos

Attest:

APPROVED AS TO FORM:

_____

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2010

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: BILL ARENT

SUBJECT:

Discussion and possible action of the form of the License and Management Agreement for Licensees who are occupants of the business center in the Las Vegas Business Center, located at 1951 Stella Lake Street (APN 139-21-313-017) (\$150,000 – Redevelopment Agency [RDA] Special Revenue Fund) - Ward 5 (Barlow)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☒

Budget Funds Available

Amount: \$150,000

Funding Source: RDA Special Revenue Fund

Dept./Division: OBD/RDA

PURPOSE/BACKGROUND:

The purpose of the form of the License and Management Agreement for Licensees who are occupants of the business center industrial spaces at the Las Vegas Business Center (LVBC), located at 1951 Stella Lake Street, will be for the Agency to give licenses to the Licensee, and the Licensee hereby licenses from Agency the use of certain space for office and work related use.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. License and Management Agreement at the LVBC
2. Site Map

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2010

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES

☐ Consent ☒ Discussion

SUBJECT:

Report of Declarations of Interest in property located in the existing Redevelopment Area

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The Nevada Community Redevelopment Law (NRS 279.454) requires any officer or employee of the City who participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he/she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest on the minutes of both the City Council and the Redevelopment Agency.

RECOMMENDATION:

Report only. By receiving this report, the Council acknowledges the names of those persons filing a Disclosure of Interest as indicated in Attachment B and that Attachment B is made part of the minutes of today's Redevelopment Agency Meeting.

BACKUP DOCUMENTATION:

1. Agenda Memo Containing Procedure Used by the Secretary to the Agency for Appropriate Filings
2. Distribution List (Attachment A)
3. Completed Filings for Those Persons with an Interest to Declare (Attachment B)

AGENDA MEMO

REDEVELOPMENT AGENCY MEETING DATE: August 4, 2010

DEPARTMENT: City Clerk/Agency Secretary

ITEM DESCRIPTION: Report on Declarations of Interest in Redevelopment Areas

As noted on the Agenda Summary Page, the Nevada Community Redevelopment Law contains a provision (NRS 279.454) which requires any officer or employee of the City who in the course of their duties participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he or she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest.

This law further requires that said interest be disclosed to both the Redevelopment Agency and City Council and that this be entered upon the Minutes of both bodies.

Notification for disclosure was distributed to those City employees on the attached list with a disclosure form to be returned to the City Clerk if appropriate (Attachment A). It was the responsibility of the Department Directors to determine if their department fell under the jurisdiction of this section of NRS and if so, to have appropriate staff members also submit the disclosure form. Declaration forms are attached (Attachment B) only for those persons who had an interest to declare.

This is a duplicate item on both the City Council and Redevelopment Agency agendas.

**DISCLOSURE OF INTEREST
REDEVELOPMENT AREA
CHECKLIST - 2010**

<u>DISTRIBUTION</u>	<u>DATE RECEIVED</u>
Mayor Oscar B. Goodman	
Councilman Gary Reese	
Councilman Steve Wolfson	
Councilwoman Lois Tarkanian	
Councilman Steven D. Ross	
Councilman Ricki Y. Barlow	
Councilman Stavros Anthony	
Elizabeth N. Fretwell, City Manager	
Orlando Sanchez, Deputy City Manager	
Jim Nichols, Deputy City Manager	
Scott D. Adams, Chief Urban Redevelopment Officer	
Brad Jerbic, City Attorney	
Beverly K. Bridges, City Clerk	
Stephen Harsin, Director, Neighborhood Services	
Jorge Cervantes, Director, Public Works	
Mark Vincent, Director, Finance	
Greg Gammon, Fire Chief, Fire Services	
Ted Olivas, Director, Administrative Services	
David Riggleman, Director, Communications	
Dan Tarwater, Director, Human Resources	
Margo Wheeler, Director, Planning & Development	
Bill Arent, Director, Office of Business Development	
Christopher Knight, Director, Building & Safety	
Billie Bastian, Director, Leisure Services	
Karen Coyne, Director, Detention & Enforcement	
Joseph Marcella, Director, Information Tech.	
Radford Snelding, City Auditor	
James P. Carmany, Court Administrator, Municipal Court	
Larry Haugsness, Director, Field Operations	
<u>Planning Commission Members:</u>	
Ric Truesdell	
Vicki Quinn	
Byron Goynes	
Steven Evans	
Glenn Trowbridge	
Keen Ellsworth	
Gus W. Flangas	
<u>Others</u>	
Daniel R. Hyde, Fleet & Transportation Services Manager	
Cheri L. Edelman, City Engineer	
Thomas Burkart, Senior Economic Development Officer	
Romeo Betea, Manager, Business Development	
Susan Boniella, Management Analyst II, OBD	
David Bratcher, Major Projects Development Manager	
Rich Atkins, Redevelopment Officer, OBD	

[illegible]



DATE: June 24, 2010
TO: BEVERLY K. BRIDGES
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY
RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name: Councilman Steve Wolfson
Title: Councilman
Department: City Council

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that **(please check)**

I DO



I DO NOT



hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

601 South 7th Street, 89101

Description of Interest:

law office building

RECEIVED
CITY CLERK
2010 JUN 30 A 11:54

[Signature] 6-25-10
Signature (Required) (Date)



DATE: June 24, 2010
TO: BEVERLY K. BRIDGES
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY
RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name:	<u>GARY REESE</u>
Title:	<u>MARK PRO-TEM</u>
Department:	<u>CITY COUNCIL</u>
In accordance with the provisions of NRS 279.454, this is to advise the Clerk that (please check)	
<u>I DO</u>	☒
<u>I DO NOT</u>	☐
hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".	

2010 JUL -2 A 8:08
RECEIVED
CITY CLERK

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

2341 EAST BONANZA RD.
LAS VEGAS NV. 89101
PLAZA BANANA SHIP

Description of Interest:

DEANILL PRICE AND I ARE PARTNERS
WE OWN THE SHOP
RENT THE SUITE WE ARE IN

<u>Gary Reese</u>	<u>July 1, 2010</u>
Signature (Required)	(Date)



DATE: June 24, 2010
TO: BEVERLY K. BRIDGES
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY
RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name:	<u>Richard W Traversell</u>
Title:	<u>Chairman, Planning Commission</u>
Department:	<u>Planning</u>

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that **(please check)**

I DO ☒

I DO NOT ☐

hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

2010 JUL 6 PM 4:50
RECEIVED
CITY CLERK

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

- ① 1211 So Third St. (162-03-110-011) Vacant Land
- ② 2233 LV Blvd South (162-03-110-007)
- ③ 2200 Paradise Road (162-03-111-011, 010 & 019)

Description of Interest:

- ① Owned By Cornerstone Companies, which I have 100% ownership
- ② & ③ Owned By Chebur Development, my wife and I own 28% of the properties.

<u>[Signature]</u> Signature (Required)	<u>6-30-2010</u> (Date)
--	----------------------------

RECEIVED
CITY CLERK

DATE: June 24, 2010 2010 JUL 15 P 3:02
TO: BEVERLY K. BRIDGES
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY
RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name:

Victoria A Quinn

Title:

Planning Commissioner

Department:

Planning

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that (please check)

I DOI DO NOT

hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

1821 Western Ave

Description of Interest:

PART of Family Trust or LLC

Husband

Signature (Required)

A.P.C. for Vicki Quinn 7-15-10

(Date)

common/forms/redevelopment area disclosure 2010 form

Vicki is out of Town

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