

City of Las Vegas Downtown Redevelopment Agency
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

MINUTES

FIRST MEETING: No. 1

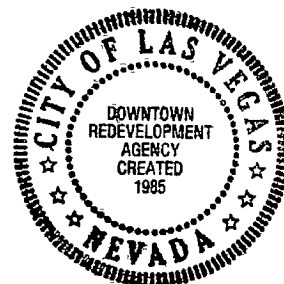
DECEMBER 4, 1985

11:00 A.M.

Call to Order: 11:00 a.m.
Adjourned: 11:07 a.m.

REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN BILL BRIARE	X	☐	☐
VICE-CHAIRMAN RON LURIE	X	☐	☐
MEMBER BOB NOLEN	X	☐	☐
MEMBER AL LEVY	X	☐	☐
MEMBER W. WAYNE BUNKER	X	☐	☐
ASHLEY HALL, EXEC. DIRECTOR	X	☐	☐
GEORGE OGILVIE, CITY ATTORNEY	X	☐	☐
CAROL ANN HAWLEY, SECRETARY	X	☐	☐

APPROVED BY REFERENCE January 2, 19 86



CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

PUBLIC MEETING

The Downtown Redevelopment Agency which consists of members of the Las Vegas City Council will meet on Wednesday, December 4, 1985, at the hour of 11 A.M. in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada to consider the following agenda:

AGENDA

- (1) Roll Call
- (2) Approval of Minutes
 - A. None
- (3) Bills and Correspondence
 - A. None
- (4) Reports of Committees
 - A. None
- (5) Unfinished Business
 - A. None
- (6) New Business
 - A. Consideration of a motion adopting the by-laws of the City of Las Vegas Downtown Redevelopment Agency
 - B. Consideration of a motion approving a Cooperative Agreement between the Agency and the City of Las Vegas
- (7) Adjournment
 - A. Consideration of a motion to adjourn as the Redevelopment Agency and to reconvene as the City Council.

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss
 COUNTY OF CLARK)

Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 26th day of November, 1985, at the hour of 9 Am there were posted copies of a NOTICE, the attached of which is a true and correct copy of Downtown Redevelopment Agency to be held on the 4th day of December, 1985, at 400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Board at the following locations:

1. In the Bradley Building, State of Nevada, 2501 East Sahara Avenue;
2. In the Senior Citizens Center, 450 East Bonanza;
3. In the Clark County Courthouse, 200 East Carson;
4. On the Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the Court Clerk's Office); and
5. On the Special Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the City Council Chamber)

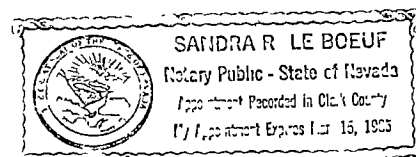
Joanne Perry
 SIGNATURE

City Clerk's Office
 DEPARTMENT

Subscribed and sworn to before me this

27th day of November, 1985

Sandra R. Le Boeuf
 NOTARY PUBLIC in and for said County and State
 My Commission expires: 3-15-86



MINUTESCITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCYDecember 4, 1985

The first meeting of the City of Las Vegas' Downtown Redevelopment Agency was held on Wednesday, December 4, 1985, at the hour of 11 A.M. in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada.

1. Roll Call

Officers and officials of the newly formed agency in attendance were as follows:

William H. Briare, Chairman and Mayor of the City of Las Vegas
Ron Lurie, Vice-Chairman and Mayor Pro-Tem of the City of Las Vegas
Al Levy, Member and Councilman of the City of Las Vegas
Bob Nolen, Member and Councilman of the City of Las Vegas
W. Wayne Bunker, Member and Councilman of the City of Las Vegas
Ashley Hall, Executive Director and City Manager of the City of Las Vegas
Carol Ann Hawley, Secretary and City Clerk of the City of Las Vegas
George Ogilvie, General Counsel and City Attorney of the City of Las Vegas
Jack Thomason, Director of Operations and Director of the Department of
Economic and Urban Development of the City of Las Vegas
Richard Blue, Executive Assistant to the City Manager
Britt Ferguson, Department of Economic and Urban Development
Linda Owens, Deputy City Clerk
Randall H. Walker, Deputy City Manager, Administrative Services
Lois Larson, citizen

2. Approval of Minutes

NONE

3. Bills and Correspondence

NONE

4. Report of Committees

NONE

5. Unfinished Business

NONE

6. New Business

- A. CONSIDERATION OF A MOTION ADOPTING THE BY-LAWS OF THE CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

ACTION TAKEN:

Member Al Levy moved to APPROVE the By-Laws with Section 3.05 amended to adopt the exceptions to Robert's Rules of Order as presently practiced by the Las Vegas City Council (i.e. motions do not require seconds). Motion carried by unanimous vote.

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DOWNTOWN REDEVELOPMENT AGENCY
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6. New Business continued

- B. CONSIDERATION OF A MOTION APPROVING A COOPERATIVE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF LAS VEGAS.

ACTION TAKEN:

Member Al Levy moved to APPROVE the Cooperative Agreement and his motion carried unanimously.

7. Adjournment

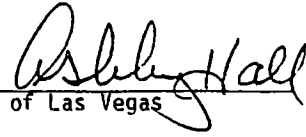
The meeting was adjourned at 11:07 A.M.

AGENDA DOCUMENTATION

Date December 4, 1985

TO: REDEVELOPMENT AGENCY

FROM: ASHLEY HALL
EXECUTIVE DIRECTOR



SUBJECT: Consideration of a motion adopting the by-laws of the City of Las Vegas
Downtown Redevelopment Agency

PURPOSE/BACKGROUND

On November 6, 1985, the City Council empowered the City of Las Vegas Downtown Redevelopment Agency. In order to transact any business, it is necessary to adopt by-laws for the Agency, which outline the procedures the Agency will use and the officers and their responsibilities.

The by-laws before you are based on the premise that City staff will act as staff for the Agency, with the City Manager serving as Executive Director.

FISCAL IMPACT

None.

RECOMMENDATIONS

It is the recommendation of the Executive Director that the attached by-laws be approved.

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BYLAWS OF THE
CITY OF LAS VEGAS DOWNTOWN
REDEVELOPMENT AGENCY

ARTICLE I - THE AGENCY

Section 1.01. Name of Agency. The official name of the Agency shall be the "City of Las Vegas Downtown Redevelopment Agency."

Section 1.02. Seal of Agency. The seal of the Agency shall be in the form of a circle and shall bear the name of the Agency and the year of its organization.

Section 1.03. Office of Agency and Place of Meeting. The office of the Agency shall be at City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Agency meetings shall be held in the City Council Chambers, 400 East Stewart Avenue, Las Vegas, Nevada, or at any place in the City of Las Vegas, Nevada, which the Agency may from time-to-time designate.

Section 1.04. Powers. The powers of the Agency shall be vested in the members thereof then in office, who reserve unto themselves the right to delegate by resolution such powers as are appropriate and permissible by law.

Section 1.05. Members. The members of the Agency shall be the members of the City Council of the City of Las Vegas.

ARTICLE II - OFFICERS

Section 2.01. Officers. The officers of the Agency shall be a Chairman and a Vice-Chairman. Other officials acting as its staff shall be an Executive Director, a Secretary, a Finance Officer, a General Counsel and a Director of Operations.

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Section 2.02. Chairman. The Chairman of the Agency shall be the Mayor of the City of Las Vegas elected as provided by law. The Chairman shall preside at all meetings of the Agency. Except as otherwise authorized by resolution of the Agency or the provisions of these Bylaws, the Chairman shall sign all contracts, deeds and other instruments made by the Agency. At each meeting, the Chairman shall submit recommendations and information as the Chairman may consider proper concerning the business, affairs and policies of the Agency.

Section 2.03. Vice-Chairman. The Vice-Chairman shall be the Mayor pro tem of the City of Las Vegas selected as provided by law. The Vice-Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman. In case of the resignation or death of the Chairman, the Vice-Chairman shall perform the duties of the Chairman until such time as the Agency shall elect a new Chairman.

Section 2.04. Executive Director. The Executive Director shall be the City Manager of the City of Las Vegas. The Executive Director shall have general supervision over the administration of Agency business, personnel (including the Secretary, Finance Officer, General Counsel and Director of Operations) and affairs, subject to the direction of the Agency.

Section 2.05. Secretary. The Secretary shall be the City Clerk of the City of Las Vegas. The Secretary shall keep the records of the Agency, act as secretary at meetings of the Agency, record all votes and keep a record of the proceedings of the Agency in a journal of proceedings to be kept for such purpose, and perform all duties incident to the Secretary's office. The Secretary shall maintain a record of all official proceedings of the City Council of the City of Las Vegas relevant to the Agency and the redevelopment program.

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Section 2.06. Finance Officer. The Finance Officer shall be the Director of Finance and Computer Services of the City of Las Vegas. The Finance Officer shall have the care and custody of all funds of the Agency and shall deposit the same in the name of the Agency in such bank or banks as the Agency may select. The Finance Officer shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Agency. The Finance Officer shall keep regular books of account, showing receipts and expenditures, and shall render to the Agency at each regular meeting, or more often when requested, an account of transactions and the financial conditions of the Agency. The Finance Officer shall give such bond for faithful performance of the Finance Officer's duties as the Agency may determine.

Section 2.07. General Counsel. The General Counsel shall be the City Attorney of the City of Las Vegas. The General Counsel shall be the chief legal officer of the Agency and shall be responsible for the preparation of all proposed resolutions, laws, rules, contracts, bonds and other legal papers for the Agency. The General Counsel shall give advice or opinions in writing to the Chairman or other Agency officers whenever requested to do so. The General Counsel shall attend to all suits and other matters to which the Agency is a part or in which the Agency may be legally interested and do such other things pertaining to the General Counsel's office as the Agency may request.

Section 2.08. Director of Operations. The Director of Operations shall be the Director of the Department of Economic and Urban Development of the City of Las Vegas. The Director of Operations shall be responsible for the day-to-day management and operations of the Agency.

Section 2.09. Compensation. The members of the Agency shall receive their actual and necessary expenses including traveling expenses incurred in the discharge of

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their duties, but shall receive no other compensation for their services.

Section 2.10. Additional Duties. The officers of the Agency shall perform such other duties and functions as may from time-to-time be required by the Agency or the Bylaws or rules and regulations of the Agency.

Section 2.11. Absences and Vacancies. In the temporary absence of the Chairman and Vice-Chairman, the Agency members shall elect a member present as temporary Chairman for the purpose of conducting meetings and performing the duties of the Chairman. Should the offices of Chairman or Vice-Chairman become vacant, the Agency shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. Should any office other than Chairman or Vice-Chairman become vacant, the Agency shall appoint a successor within a reasonable time or by resolution determine that such office shall remain vacant for a definite or indefinite period of time.

Section 2.12. Additional Personnel. The Agency may from time-to-time appoint or employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Nevada Community Redevelopment Law and all other laws of the State of Nevada applicable thereto. The selection, duties and compensation of such personnel shall be determined by the Agency, subject to the laws of the State of Nevada.

ARTICLE III - MEETINGS

Section 3.01. Regular Meeting. The regular meetings of the Agency shall be held on regular meeting days established by and for the City Council of the City of Las Vegas, unless the Agency has no business to conduct.

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Section 3.02. Special Meetings. The Chairman of the Agency may, when it is deemed expedient, and shall, upon the written request of two (2) members of the Agency, call a special meeting of the Agency for the purpose of transacting the business designated in the call. At such special meeting, no business shall be considered other than as designated in the call.

Section 3.03. Quorum. Three (3) members of the Agency shall constitute a quorum for the purpose of conducting Agency business, exercising Agency powers and for all other purposes, but a smaller number may adjourn from time-to-time until the quorum is obtained. Every official act of the Agency shall be adopted by a majority vote. A "majority vote" shall mean a majority of all members present when a quorum is present.

Section 3.04. Order of Business. At the regular meetings of the Agency, the following shall be the order of business:

- (1) Roll Call;
- (2) Approval of the minutes of the previous meeting;
- (3) Bills and correspondence;
- (4) Reports of committees;
- (5) Unfinished business;
- (6) New business; and
- (7) Adjournment.

All resolutions shall be in writing, reference to which shall be inscribed in the minutes and an approved copy of each resolution filed in the official book of resolutions of the Agency.

Section 3.05. Parliamentary Procedure. Unless a different procedure is established by resolution of the Agency or set forth in these Bylaws, the rules of parliamentary procedure as set forth in Robert's Rules of Order Revised shall govern all meetings of the Agency.

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ARTICLE IV - AMENDMENTS

Section 4.01. Amendments to Bylaws. The Bylaws of the Agency may be amended by the Agency at any regular or special meeting by majority vote, provided that no such amendment shall be adopted unless at least seven (7) days' written notice thereof has been previously given to all members of the Agency. Such notice shall identify the section or sections of the Bylaws proposed to be amended.

AGENDA DOCUMENTATION

Date December 4, 1985

TO: REDEVELOPMENT AGENCY

FROM: ASHLEY HALL
EXECUTIVE DIRECTOR

Ashley Hall

SUBJECT: Consideration of a motion approving a Cooperation Agreement between
the Agency and the City of Las Vegas

PURPOSE/BACKGROUND

As you know, under Nevada law a Redevelopment Agency can operate in essentially two ways. It can hire a separate staff, independent of the City to carry out the Agency's activities, or it can make use of existing City staff and services.

Since the latter approach is the least costly, and since the City has staff persons capable of carrying out various activities associated with the Agency's operations, staff is recommending that the latter approach be taken by the Agency.

The attached agreement would provide for a mechanism for use of City personnel and services for this purpose.

FISCAL IMPACT

This agreement will permit the City to bill the Agency for any services provided.

RECOMMENDATIONS

It is the recommendation of the Executive Director that the attached agreement be approved.

COOPERATION AGREEMENT

THIS AGREEMENT is entered into as of the 4th day of December, 1985, by and between the CITY OF LAS VEGAS (herein the "City") and the CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY (herein the "Agency").

Recitals

A. The City Council of the City of Las Vegas, acting pursuant to the provisions of the Nevada Community Redevelopment Law (NRS 279.382 to 279.680, inclusive), has activated the Agency and has declared itself to constitute the Agency, by a Resolution adopted on November 6, 1985.

B. Pursuant to the Community Redevelopment Law, the Agency is performing a public function of the City and may have access to services and facilities of the City.

C. The City and the Agency desire to enter into this Agreement:

(1) To set forth activities, services and facilities which the City will render for and make available to the Agency in furtherance of the activities and functions of the Agency under the Community Redevelopment Law; and

(2) To provide that the Agency will reimburse the City for actions undertaken and costs and expenses incurred by it for and on behalf of the Agency.

Agreements

1. The City agrees to provide for the Agency such staff assistance, supplies, technical services and other services and facilities of the City as the Agency may require in carrying out its functions under the Community Redevelopment Law and which are approved by the City Manager. Such

assistance and services may include the services of officers and employees and special consultants.

2. The City may, but is not required to, advance necessary funds to the Agency or to expend funds on behalf of the Agency for the preparation and implementation of a redevelopment plan, including, but not limited to, the costs of surveys, planning and studies for the adoption of a redevelopment plan, the costs of acquisition of property within the project area, demolition and clearance of properties acquired, building and site preparation and public improvements.

3. The City will keep records of activities and services undertaken pursuant to this Agreement and the costs thereof in order that an accurate record of the Agency's liability to the City can be ascertained. The City shall periodically, but not less than annually, submit to the Agency a statement of the costs incurred by the City in rendering activities and services of the City to the Agency pursuant to this Agreement. Such statement of costs may include a proration of the City's administrative and salary expense attributable to services of City officials, employees and departments rendered for the Agency.

4. Pursuant to NRS Section 279.680, the Agency hereby agrees to reimburse the City for all costs incurred for services by the City pursuant to this Agreement from and to the extent that funds are available to the Agency for such purpose pursuant to NRS Section 279.676 or from other sources; provided, however, that the Agency shall have the sole and exclusive right to pledge any such sources of funds to the repayment of other indebtedness incurred by the Agency in carrying out the redevelopment project. The costs of the City under this Agreement will be shown on statements submitted to the Agency pursuant to Section 3 above. Although the parties recognize that payment may not occur for a few years and that repayment may also occur over a period of

time, it is the express intent of the parties that the City shall be entitled to repayment of the expenses incurred by the City under this Agreement, consistent with the Agency's financial ability, in order to make the City whole as soon as practically possible.

5. The obligations of the Agency under this Agreement shall constitute an indebtedness of the Agency within the meaning of NRS Section 279.676.1(b) of the Community Redevelopment Law, to be repaid to the City by the Agency with interest at twelve percent (12%) per annum.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

ATTEST:

CITY OF LAS VEGAS

Carol Ann Hawley City Clerk By William H. Brans Mayor
 "CITY" 12-13-85

CITY OF LAS VEGAS DOWNTOWN
 REDEVELOPMENT AGENCY

ATTEST:

Carol Ann Hawley Secretary By William H. Brans Chairman
 "AGENCY"

APPROVED:

 City Attorney