DOWNTOWN LAS VEGAS

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

MINUTES

MEETING: #9

J U N E 4, 1 9 8 6

11:00 A.M.
Meeting delayed until afternoon session of the City Council

Call to Order: 2:13 p.m.
Adjourned: 2:16 p.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 June 18, 1986

City of Las Vegas

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

000001
JUN 04 1986

The City of Las Vegas Downtown Redevelopment Agency will meet on Wednesday, June 4, 1986, at the hour of 11:00 A.M. in the Council Chambers of City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, to consider the following matters:

AGENDA

Order of Business

1. Approval of the minutes of the previous meeting.

   A. Meeting of May 21, 1986.

2. New Business.

   A. Discussion and possible action authorizing the issuance of a RFP to select a financial advisor for the Agency's Tax Increment Bond Issue.

   B. Request for Approval of Resolution Delegating Authorization For Certain Redevelopment Agency Reviews to the Executive Director of the Agency.

000002

JUN 04 1986

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Carol Ann Hawley, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 27th day of May, 1986, at the hour of 1 PM there were posted copies of a NOTICE, the attached of which is a true and correct copy of City of Las Vegas Downtown Redevelopment Agency meeting to be held on the 4th day of June, 1986, 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)

Carol A Hawley
SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

27th day of May, 1986

Sandra R. LeBrun
NOTARY PUBLIC in and for said County and State

My Commission expires: 3-15-90

SANDRA R. LE B[illegible]
Notary Public - State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Mar. 15, 1990

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

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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)

Carol A Hawley
SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this 27th day of May, 1986

Sandra R. LeBoeuf
NOTARY PUBLIC in and for said County and State
My Commission expires: 3-15-90

SANDRA R. LE BOEUF
Notary Public - State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Mar 15, 1990

AFFIDAVIT OF MAILING

(Mailing required under the provisions of A.B. 437, 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 30th day of May, 1986, a copy of an AGENDA (NOTICE), the attached of which is a true and correct copy, of a REGULAR MEETING of the CLV Downtown Redevelopment Agency, to be held on the 4th day of June, 1986, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears in the Agenda Register maintained in the Office of the City Clerk as having requested, in writing, a copy of said AGENDA (NOTICE).

Joanne Perry
SIGNATURE (an employee in the Office of the CITY CLERK)

Subscribed and sworn to beofre me this 30th day of May, 1986

Sandra R. LeBoeuf
NOTARY PUBLIC in and for said County and State.
My Commission expires: 3-15-90

SANDRA R. LE BOEUF
Notary Public - State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Mar 15, 1990

JUN 04 1986

MEETING NO. 86-9

ANNOTATED MINUTES

CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY

A meeting of the Downtown Redevelopment Agency was held on Wednesday, June 4, 1986, at the hour of 2:13 P.M. in the Council Chambers of City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada to consider the agenda matters as listed below. The commencement of this meeting was delayed by announcement by the Mayor from 11 A.M. to the afternoon.

IN ATTENDANCE:

William H. Briare, Chairman
Ron Lurie, Vice-Chairman
Al Levy, Member
Bob Nolen, Member
W. Wayne Bunker, Member
Ashley Hall, Executive Director
Jack Thomason, Director of Operations
George Ogilvie, General Counsel
Carol Ann Hawley, Secretary
Randall H. Walker, Deputy City Manager, Administrative Services, CLV
Larry Barton, Deputy City Manager, Community Services, CLV
Linda Owens, Deputy City Clerk, CLV
Various City of Las Vegas staff and private citizens

AGENDA ITEMS:

1. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING HELD ON MAY 21, 1986

   ACTION TAKEN: Levy/APPROVED as written/UNANIMOUS

2. NEW BUSINESS

   A. DISCUSSION AND POSSIBLE ACTION AUTHORIZING THE ISSUANCE OF A RFP TO SELECT A FINANCIAL ADVISOR FOR THE AGENCY'S TAX INCREMENT BOND ISSUE.

      ACTION TAKEN: Levy/APPROVED as recommended/UNANIMOUS

   B. REQUEST FOR APPROVAL OF RESOLUTION DELEGATING AUTHORIZATION FOR CERTAIN REDEVELOPMENT AGENCY REVIEWS TO THE EXECUTIVE DIRECTOR OF THE AGENCY.

      ACTION TAKEN: Levy/APPROVED as recommended/UNANIMOUS

The meeting was adjourned at approximately 2:16 P.M.

A TAPE RECORDING OF THIS MEETING IS ON FILE IN THE OFFICE OF THE AGENCY'S SECRETARY.

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

000005

AGENDA DOCUMENTATION

Date June 4, 1986 JUN 04 1986

TO:	FROM:
REDEVELOPMENT AGENCY	ASHLEY HALL, EXECUTIVE DIRECTOR

SUBJECT: DISCUSSION AND POSSIBLE ACTION AUTHORIZING THE ISSUANCE OF AN RFP TO SELECT A FINANCIAL ADVISOR FOR THE AGENCY TAX INCREMENT BOND ISSUE.

PURPOSE/BACKGROUND

With the adoption of the Redevelopment Plan for the Downtown Redevelopment Area on March 5, the legal framework for redevelopment is now in place. The work being done by Laventhol & Horwath will lay the groundwork for a more specific, market-oriented redevelopment strategy. The Agency's first project, the Snow/EDC festive marketplace, is progressing quickly toward the final determination of a site and project configuration. It remains for us now to move to implement financing for the Agency's activities.

It is important that we secure financing now, both to be able to assist in the Snow/EDC project and to be able to assist other developers as they may come along. In addition, tax reform legislation, currently before the Congress, provides an incentive to issue bonds before September 1, 1986, in order to insure that those bonds will retain their tax exempt status.

The Nevada Community Redevelopment Law contemplates that tax increment financing will be the principal method used to finance redevelopment activities. Under the tax increment financing provisions of this law, the Agency would issue some form of indebtedness and use tax increment revenues to pay debt service on that indebtedness.

At this point, staff is recommending that the Agency attempt to market as large a bond issue as is feasible, preferably before September 1, 1986, and, failing that, before January 1, 1987. Depending on market and legal considerations, an escrow bond issue may be appropriate, it also may be necessary to issue taxable bonds. Finally, staff is recommending that, again depending on legal considerations, the Agency consider pledging the $800,000 per year in parking garage revenues as supporting debt service revenues.

In order to issue bonds, it is necessary to retain the services both of bond counsel and of a financial advisor. The role of the financial advisor is to recommend the most appropriate bond issue configuration and sale date, based on market conditions. In addition, the financial advisor will carry out all of the activities necessary to actually sell the bonds.

As you can see from the attached RFP, the financial advisor is hired on a contingency basis, and only receives a fee after the bonds have been sold.

FISCAL IMPACT

There is no direct fiscal impact from hiring the financial advisor. Actually selling the bonds will provide bond proceeds in am amount yet to be determined and will require the use of tax increment, and possible parking garage lease, revenues to pay debt service. The cost of the financial advisor will be negotiated and will be paid out of bond proceeds.

RECOMMENDATIONS

It is the recommendation of the Executive Director that the Agency authorize staff to issue an RFP, review proposals received, and recommend a qualified financial advisor to the Agency.

Ashley Hall

ASHLEY HALL, EXECUTIVE DIRECTOR

Agenda Item

2.A.

REQUEST FOR PROPOSALS

FOR

FINANCIAL ADVISOR

DOWNTOWN LAS VEGAS REDEVELOPMENT AREA

TAX INCREMENT BOND ISSUE

1986

CITY OF LAS VEGAS

DOWNTOWN REDEVELOPMENT AGENCY

Chairman
WILLIAM H. BRIARE

Members
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

EXECUTIVE DIRECTOR
Ashley Hall

FINANCE OFFICER
Marvin A. Leavitt

DIRECTOR OF OPERATIONS
Jack Thomason

GENERAL COUNSEL
George F. Ogilvie

June 4, 1986

JUN 04 1986

REQUEST FOR PROPOSALS

FOR

FINANCIAL ADVISOR

DOWNTOWN LAS VEGAS REDEVELOPMENT AREA

TAX INCREMENT BOND ISSUE

1986

INTRODUCTION AND CALL FOR PROPOSALS

The City of Las Vegas Downtown Redevelopment Agency (hereinafter the "Agency") hereby solicits Proposals, from qualified firms, to act as financial advisor in connection with the issuance of the Agency's first tax increment bond issue.

All proposals must be submitted in accordance with the "Proposal Requirements" outlined in Section IV and the "Submittal Requirements" outined in Section V of this Request for Proposals (RFP).

Please note that the submittal deadline is 3:00 P.M., June 18, 1986. No proposals will be accepted after that time and date.

Questions concerning this RFP should be addressed to: Mr. Marvin A. Leavitt, C.P.A., Finance Officer, City of Las Vegas Downtown Redevelopment Agency, and Director of Finance and Computer Services, City of Las Vegas, at (702) 386-6321, or Mr. Britt E. Ferguson, Deputy Director of Economic and Urban Development for the City of Las Vegas, at (702) 386-6551. Correspondence with the above persons should be addressed to:

City of Las Vegas
City Hall
400 East Stewart Avenue
Las Vegas, NV 89101

I. BACKGROUND

A. The City of Las Vegas Downtown Redevelopment Agency

The City of Las Vegas Downtown Redevelopment Agency is a public body, corporate and politic, created pursuant to the Community Redevelopment Law of the State of Nevada (NRS 279.382, et. seq.).

The Agency was made functional by Resolution of the Las Vegas City Council on November 6, 1985 (a copy of the Resolution is attached as Exhibit A). In that Resolution, the Council declared itself to be the Agency's governing board.

On December 4, 1985, the Agency adopted By-Laws which, among other things, designated the City Manager of the City of Las Vegas as the Agency's Executive Director, designated the Finance Director of the City of Las Vegas as the Agency's Finance Officer, and designated the Director of the Department of Economic and Urban Development of the City of Las Vegas as the Agency's Director of Operations (a copy of those By-Laws is attached as Exhibit B).

Also on December 4, both the Agency and the Las Vegas City Council approved a Cooperative Agreement which permitted the Agency to make use of existing City staff, as needed.

B. The Downtown Las Vegas Redevelopment Area

On March 5, 1986, the Las Vegas City Council passed Ordinance No. 3218, which adopted and approved the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area (a copy of the Ordinance is attached as Exhibit C. A copy of the Redevelopment Plan is attached as Exhibit D).

The Downtown Las Vegas Redevelopment Area encompasses approximately 2,401.4 acres at the heart of the City. It includes the famed "Glitter Gulch," a four block stretch of Fremont Street bordered by high rise hotels and casinos. The area also includes low, mid and high rise office buildings, as well as large areas of unused or significantly underutilized land. Approximately 22,000 people live in the Redevelopment Area.

Essentially, the Redevelopment Plan enunciates three goals for downtown Las Vegas' redevelopment.

(1) To diversify the downtown's economy by attracting Corporate and other offices to the downtown area.

(2) To create an urban marketplace environment that will attract city residents back to the downtown as a place for shopping, dining and recreation.

(3) To attract more tourists and visitors to the downtown area and to keep them there longer.

To accomplish those goals, the Plan provides the Agency with a variety of powers, as permitted by the Community Redevelopment Law. These powers include:

- The authority to acquire and convey land.

- The power of eminent domain.

- The authority to set design standards and approve development projects.

- The authority to construct infrastructure as well as other public facilities.

The Agency has already secured the first major project that it will assist in developing: a 200,000 square foot festival marketplace that will be jointly developed by The Enterprise Development Company of Columbia, Maryland and Rosie O'Grady's of Orlando, Inc. of Orlando, Florida.

At the same time, the Agency has retained a team of consultants, headed by Laventhol & Horwath and including the SWA Group and Barton-Aschman Associates, to undertake extensive market studies and assist Agency staff in preparing a comprehensive development strategy for the downtown. It is expected that this work will take approximately one year.

C. Financing the Downtown Las Vegas Redevelopment Plan

In accordance with the provisions of the Nevada Community Redevelopment Law (a copy of which is attached as Exhibit E), the Downtown Las Vegas Redevelopment Plan provides for Tax Increment Financing as the principal source of revenues to fund redevelopment activities.

Under the Plan, the "base year" for tax increment purposes would be fiscal year 1985/86 (in Nevada, the fiscal year begins on July 1 and runs through June 30).

A preliminary analysis of the Clark County Assessor's records shows that the base year assessed value in the Redevelopment Area is approximately $368,105,000. Based on preliminary FY86/87 reassessment figures provided by the County Assessor, Agency staff estimate that the first year assessed value increment in the area will be approximately $43,120,000. This will generate approximately $1,200,000 in tax increment revenue to the Agency in FY86/87.

A 20 year projection of the tax increment and other revenues to the Agency was prepared by Agency staff as part of the Agency Report to the City Council on the Redevelopment Plan (a copy of which is attached as Exhibit F). It should be noted, however, that these projections are very tentative in nature. The Agency has retained the services of Katz, Hollis, Coren and Associates of Los Angeles, California, to prepare more definitive revenue projections.

The Agency intends to use the tax increment revenues to provide debt service on bonds or other forms of debt financing. The proceeds of this financing would be used to fund agency redevelopment activities, including land acquisition, infrastructure development, site clearance costs and other forms of development assistance. An exact definition of how debt proceeds would be used has not been made.

D. The City of Las Vegas and the Las Vegas Metropolitan Area

The City of Las Vegas, with a population of 186,000, is the largest City in the State of Nevada, and, historically, one of the fastest growing cities in the country. It is estimated that by the year 2000 the City's population will reach 269,000. The City encompasses approximately 67 square miles.

The City, which operates under the "Council-Manager" form of government, is governed by a five member Council. It has a general fund budget (FY85/86) of $71,516,733 and employs 1,661 persons. The City has a bond rating of A (Standard & Poors). In FY1985/86 the City has a total assessed value of $1,055,408,000. Las Vegas is the County seat of Clark County, which has a population of approximnately 550,000. By the year 2,000 it is expected that the County's population will reach almost 1,000,000.

II. STATEMENT OF TASK

The Agency's goal is to be ready to respond to the needs of developers quickly. Consequently, the task of the chosen financial advisor will be to devise and implement a debt financing mechanism that will permit the Agency to secure as large amount of funds as is fiscally possible. The Agency would like to secure these funds prior to September 1, 1986, or, if that proves impossible, prior to the end of calendar year 1986.

Because the Downtown Las Vegas Redevelopment Area is a new Redevelopment Area, and thus producing less tax increment revenue now than it will in future years, the Agency recognizes that the most appropriate form of financing may involve the issuance of some type of intermediate or short-term debt now and the latter sale of long-term bonds. The Agency also recognizes that, due to efficiencies associated with larger issues, it may be advantageous to issue a large amount of debt now, even if it requires the use of some form of escrow account that will limit the amount of proceeds available for immediate use. Further, given the current state of the tax exempt market, the Agency recognizes that it may be necessary, or desirable, to issue taxable rather than tax-exempt bonds.

The financial advisor will be expected to analyze all of the various options and present them to the Agency for its review.

III. SCOPE OF SERVICES

As indicated, the City of Las Vegas Downtown Redevelopment Agency hopes to issue Tax Increment Bonds, in an as yet undetermined amount, by the end of calendar year 1986. In connection with this issue, the City is seeking proposals from qualified firms to act as financial advisor.

The financial advisor is to perform all of the usual and customary services provided by a financial advisor, which include, but are not necessarily limited to, the following:

1. Develop a financing plan after consultation with Agency officials.
2. Provide recommendations as to type of financing, including any intermediate or short-term financing in connection with the bond issue, and including whether the bonds should be taxable or tax exempt.
3. Determine the following features of the bond issue:
   a. Maturity Schedule.
   b. Denomination of the bonds.
   c. Call provisions.
   d. Place and Time of Payment.
4. Market the Bonds:
   a. Develop a bond sale calendar.
   b. Prepare a complete and detailed official statement.
   c. Prepare an official bid form.
   d. Arrange to have bonds printed.
5. Represent the City before rating agencies and assist in the complete rating process.
6. Recommend the most advantageous time to market and sell the issue.
7. Review the opinion of Bond Counsel; coordinate, as necessary, with Bond Counsel.

8. Prepare and arrange for publishing official notice of sale.

9. Review Nevada law to the extent necessary to serve as financial advisor.

10. Answer all verbal and written inquiries from potential bidders pertaining to the bond sale and supervise the mechanics of receiving and tabulating bids, determine the most favorable bid and advise the City regarding acceptance or rejection of bids.

11. Coordinate delivery of the bonds.

12. Assist with the bond closing.

13. Recommend fiscal agent and paying agent; coordinate activities with them.

14. Print and distribute the official statement to potential bidders and institutional buyers.

15. Evaluate existing financial resources, recommend any changes or possible source of additional financial resource, evaluate and recommend any credit enhancements.

16. Provide any and all follow-up necessary.

IV. PROPOSAL REQUIREMENTS

A. Contents of Proposal

To be considered by the Agency, all proposals must include, at minimum, the following information:

1. A description of the work the proposer will perform for the Agency, by task.

2. A master work schedule, outlining the planned major milestones leading to the completion of each task. This should include a specific time frame (though it is recognized that this time frame may be adjusted depending on market conditions, etc.).

3. A description of the relevant experience of the proposer. This description should be as detailed as possible and, in particular, it should address the proposer's experience as it relates to:

- The issuance of Tax Increment (or Tax Allocation) bonds. Please list all issues worked on or underwritten in the last five years, and include: date and amount of issue, the exact role of the proposer, the issuing entity and a reference.

- The issuance of any other tax exempt debt. For all issues mentioned, please give date and amount, role of proposer, and reference at issuing agency.

- The issuance of other forms of debt (especially taxable debt), in particular any issues that demonstrate an innovative approach or show the proposer's ability to work in a period of changing laws and markets.

- The use of credit enhancement techniques, such as insurance, letters of credit, etc.

4. A list of the personnel who will be working on this project, including a detailed and specific description of the role of each of these personnel. Also, a description of the relevant experience of each of these personnel. Again, this description should be very detailed as to the exact role played by respective personnel in any item listed on their resume.

5. A list of current or former clients (including names of individuals, addresses and phone numbers) for whom services similar to those described in this RFP have been performed.

6. The cost to the Agency for these services. It should be clearly understood that any fee will be totally contingent upon the successful sale and delivery of the bonds, and will be paid for from bond proceeds.

B. Criteria for Proposal Acceptance

In selecting a financial advisor, primary regard will be given to the proposer's experience and technical competence, and the demonstrated ability of the proposer to successfully market innovative forms of debt.

Regard will also be given to the specific experience and qualifications of the personnel who will be assigned to this project.

V. SUBMITTAL REQUIREMENTS

A. General

By submitting a proposal, the proposer represents that it understands and accepts the terms and conditions to be met, and the character, quality and scope of the services to be provided.

The proposal shall be signed by an official authorized to bind the proposer, and shall contain a statement to the effect that the proposal is a firm offer for a 90 day period. The proposal shall also provide the following information:

- Name, title, address and telephone number of individual(s) with the authority to negotiate for, and contractually bind, the proposer.

B. Time and Place

Thirty (30) copies of the proposal should be submitted to:

City Clerk's Office
City of Las Vegas
10th Floor, City Hall Complex
400 East Stewart Avenue
Las Vegas, Nevada 89101

Proposals must be received by the Agency not later than 3:00 P.M., Pacific Time, on Wednesday, June 18, 1986. Proposals received after the announced time and date will not be accepted, nor will unqualified or incomplete proposals be considered.

C. Questions Concerning the RFP

All questions concerning this RFP should be directed to Agency staff.

VI. SELECTION PROCESS

All qualified proposals received will be reviewed by a selection panel composed of Agency staff. As part of that process, selected proposers may be asked to participate in oral interviews.

Based on the results of the staff review, no more than three (3) proposers will be selected to make presentation to the Citizens Advisory Committee on Downtown Development and to the Agency Board.

Following any interviews, staff and the Citizens Advisory Committee will make their recommendation to the Agency Board, who will select the financial advisor from the final three proposers.

Once a firm has been selected, Agency staff will enter into contract negotiations with that firm. In the event the Agency is unable to reach agreement with the firm selected by the Agency, staff will request permission to enter into negotiations with the firm ranked second.

VII. AGENCY RESERVATIONS

This Request for Proposals does not commit the City of Las Vegas Downtown Redevelopment Agency to awared any contract, to pay any costs incurred in the preparation of a Proposal, or to procure or contract for services or supplies. The Agency reserves the right to accept or reject any proposal, to negotiate with any qualified firms, and to modify or cancel in part, or in its entirety, this Request for Proposals.

1A:RFP.FA1, 4
BEF:cmp
5-22-86

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

000017

AGENDA DOCUMENTATION

Date: June 4, 1986

JUN 04 1986

TO:	FROM:
REDEVELOPMENT AGENCY	ASHLEY HALL EXECUTIVE DIRECTOR

SUBJECT:
CONSIDERATION OF A RESOLUTION DELEGATING AUTHORITY FOR CERTAIN REDEVELOPMENT AGENCY REVIEWS TO THE EXECUTIVE DIRECTOR OF THE AGENCY

PURPOSE/BACKGROUND:

The Downtown Redevelopment Plan, recently adopted by the City Council, contains various provisions that require the Redevelopment Agency to review all development plans for new construction/improvements in the Redevelopment Area (Section 470.1.4) to insure conformance with the Redevelopment Plan. The Plan also provides that the Agency may delegate the power to review/approve development plans to the Agency staff. The accompanying resolution assigns responsibility for the review and approval of all development plans in the Redevelopment Area (including plans required for rezonings, variances, use permits, and aesthetic reviews) for projects to the Executive Director of the Agency or his designee. The resolution also provides that at the discretion of the Executive Director, development plans for major projects could also be reviewed directly by the Redevelopment Agency to determine conformance with the Redevelopment Plan.

Also, the Redevelopment Plan states that landscaping plans (Section 520.8), designs for all new signs (Section 520.9), and all architectural and site plans (Section 520.15) shall be submitted to the Agency for review. The resolution assigns responsibility for the review and approval to the Executive Director of the Agency or his designee, and adopts, on an interim basis, the current City of Las Vegas standards and ordinances relating to design, architecture, landscaping, and signage, for any development concerning the Redevelopment Area.

The resolution also establishes an appeals procedure for all decisions of the Executive Director or his designee.

FISCAL IMPACT:

None

RECOMMENDATIONS:

It is the recommendation of the Executive Director that the Redevelopment Agency adopt the accompanying resolution.

Ashley Hall

AGENDA ITEM

2.B.

AI:AGNRA1

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JUN 04 1986

RESOLUTION OF THE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY REGARDING THE DELEGATION OF AUTHORITY OF REVIEW OF DEVELOPMENT PLANS

WHEREAS, the Redevelopment Plan (Plan) for the Downtown Las Vegas Redevelopment Area provides in Section 470.1.4 that all development plans shall be submitted to the Downtown Redevelopment Agency (Agency) for approval and architectural review; and

WHEREAS, the Plan in Section 470.1.4 also authorizes the Agency to assign responsibility for the review and approval of development plans to the staff of the Agency; and

WHEREAS, Section 520.16 of the Plan provides that the staff of the Agency shall review all building permit applications to determine what effect the issuance thereof would have upon the Plan for the Redevelopment Area and to withhold issuance of the permit if the staff of the Agency finds that the proposed improvements do not meet the requirements of the Plan and the proposed design of the Agency; and

WHEREAS, the Plan provides in Section 520.8 that the Agency may assign responsibility for the review and approval of landscaping plans to the staff of the Agency, which review and approval is to insure optimum use of living plant material in the Redevelopment Area; and

WHEREAS, Section 520.9 of the Plan authorizes the Agency to assign responsibility for the review and approval of new signs to the staff of the Agency, which review and approval is to insure that the signs shall conform to the City's sign ordinances and to such other sign standards as the Agency and/or the City may establish; and

WHEREAS, Section 520.15 of the Plan authorizes the Agency to assign to the staff of the Agency the responsibility for the review and approval of any architectural, landscape or site plans proposed for the Redevelopment Area; and

WHEREAS, the Agency desires to effect these delegations of authority, to clarify the submittals that need Agency and/or staff approval, to adopt on an interim basis the City's current design standards and to provide for a procedure for Agency review of staff determinations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY THAT:

1. Pursuant to Section 470.1.4, the Agency hereby assigns the responsibility for review and approval of all development plans concerning the Redevelopment Area to the Executive Director of the Agency, or his designee. At the discretion of the Executive Director, development plans for major projects could also be reviewed directly by the Agency to determine conformance with the Plan. Development plans include, but are not limited to, requests for rezonings, variances, use permits and aesthetic reviews.

2. Pursuant to the provisions of the Plan, the Agency hereby assigns the responsibility for review and approval to the Executive Director of the Agency, or his designee, of all landscaping plans (Section 520.8), designs for all new signs (Section 520.9) and all architectural, landscape and site plans (Section 520.15).

3. Pursuant to Section 520.15 of the Plan, the Agency hereby adopts, on an interim basis, the current City of Las Vegas standards and ordinances relating to design, architecture, landscaping and signage for any development concerning the Redevelopment Area.

4. In order to effect the building permit review process provided in Section 520.16 of the Plan, the Agency hereby declares that "building permit," as used in the Plan, does not include an electrical, plumbing or mechanical permit.

5. Any review and approval conducted by the Executive Director, or his designee, pursuant to the delegation contained in Paragraphs 1 and 2 of this Resolution shall be performed in accordance with the standards for such review set out in the Plan. Any disapproval must be in writing, with the reasons therefor, and sent to the affected party by certified mail. The affected party may obtain review by the Agency of a disapproval by the Executive Director by filing a written request for review with the Secretary of the Agency within ten days of receipt of the disapproval. Any member of the Agency may request review by the Agency of any decision by the Executive Director by filing a request for review with the Secretary of the Agency within ten days of the date of the Executive Director's decision. In either

case, the Agency will review the matter at the next appropriate Agency meeting.

PASSED, ADOPTED AND APPROVED this 4th day of June, 1986.

APPROVED

By William N. Briare
Chairman

ATTEST:

Carol A. Hawley
Secretary