

City of Las Vegas Redevelopment Agency
Council Chambers • 400 East Stewart Avenue
Phone - 229-6011 [Voice] 386-9108 [TDD]

MINUTES

Meeting of
April 12, 1999
10:00 AM


(Following the morning session of the City Council Meeting)

Called To Order: 11:34 AM
Adjourned: 11:37 AM

REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN JAN LAVERTY JONES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MEMBER MICHAEL J. McDONALD - VICE-CHAIRMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER ARNIE ADAMSEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER GARY REESE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER LARRY BROWN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIRGINIA VALENTINE, EXECUTIVE DIRECTOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRADFORD R. JERBIC, CITY ATTORNEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARBARA JO RONEMUS, SECRETARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED BY REFERENCE: May 24, 1999

ATTEST:


SECRETARY


CHAIRMAN

Alv



City of Las Vegas Redevelopment Agency

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.cl.las-vegas.nv.us>

PHONE 229-6100

April 12, 1999

10:00 A.M.

(Following Morning Session of City Council Meeting)

AGENDA

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON CABLE CHANNEL 4. THE U.N.L.V. HANK GREENSPUN SCHOOL OF COMMUNICATION IS ALSO VIDEOTAPING THE PROCEEDINGS FOR REBROADCAST OF THE MEETING ON CABLE CHANNEL 4 THE MONDAY OF THE MEETING AT 8:00PM AND IS ALSO REBROADCAST ON SATURDAY AT NOON AND 7:00PM, AND THE FOLLOWING MONDAY AT 10:00AM

- I. CALL TO ORDER
- II. ANNOUNCEMENT RE: COMPLIANCE WITH THE OPEN MEETING LAW
- III. APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MARCH 22, 1999
- IV. NEW BUSINESS
 - A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE SECOND AMENDMENT TO OPERATING AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND CITY CENTRE DEVELOPMENT CORPORATION FOR EXPANSION OF THE AREA OF INFLUENCE
 - B. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE RELOCATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND LARRY'S SIGHT AND SOUND CENTER

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. 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:

Downtown Transportation Center, City Clerk's Board
Senior Citizen Center, 450 East Bonanza Road
Clark County Government Center, 500 So. Grand Central Parkway
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)


Eva Cotton, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 6th day of **April 1999**, a copy of NOTICE, the attached of which is a true and correct copy of the Public Hearing - re **Redevelopment Agency Meeting** to be held on the 12th day of **April, 1999**, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.



SIGNATURE


City Clerk
DEPARTMENT

Subscribed and sworn to before me
this 6th day of April, 1999.



NOTARY PUBLIC in and for
said County and State



MEETING OF
APRIL 12, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON CABLE CHANNEL 4. THE U.N.L.V. HANK GREENSPUN SCHOOL OF COMMUNICATION IS ALSO VIDEOTAPING THE PROCEEDINGS FOR REBROADCAST OF THE MEETING ON CABLE CHANNEL 4 THE MONDAY OF THE MEETING AT 8:00PM AND IS ALSO REBROADCAST ON SATURDAY AT NOON AND 7:00PM, AND THE FOLLOWING MONDAY AT 10:00AM

I. CALL TO ORDER

ANNOUNCEMENT MADE.

CALLED TO ORDER BY VICE CHAIR McDONALD AT 11:34 A.M.

PRESENT: VICE CHAIR McDONALD and MEMBERS ADAMSEN, BROWN, and REESE

EXCUSED: CHAIRMAN JONES

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

(11:34)
2-58

II. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(11:34)

III. APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MARCH 22, 1999

ADAMSEN - APPROVED by Reference - UNANIMOUS with JONES excused

There was no discussion.

(11:34 - 11:35)
2-69

MEETING OF

APRIL 12, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

IV. NEW BUSINESS

A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE SECOND AMENDMENT TO OPERATING AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND CITY CENTRE DEVELOPMENT CORPORATION FOR EXPANSION OF THE AREA OF INFLUENCE

ADAMSEN - APPROVED as recommended - UNANIMOUS with JONES excused

APPEARANCES:

DEPUTY CITY MANAGER STEVE HOUCHENS

NOTE: A combined verbatim transcript of City Council item 99 and Redevelopment Agency item A is made a part of the final minutes under both items.

(11:35 - 11:36)

2-78

B. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE RELOCATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND LARRY'S SIGHT AND SOUND CENTER

REESE - APPROVED as recommended - UNANIMOUS with JONES excused

(Fiscal Impact: Not to exceed \$81,658.04)

CITY ATTORNEY JERBIC stated that Larry's Sight and Sound Center was one of the last businesses left in the Magic Westland Plaza, which is currently scheduled for Phase II development. At the request of COUNCILMAN REESE, City staff has been working with Larry's Sight and Sound to reach a relocation agreement. He recommended the Agency authorize staff to draft a relocation agreement in an amount not to exceed \$81,658.04 and that the Chairperson be authorized to execute that agreement.

JOANNA WESLEY thanked the City Council on behalf of MR. WILBURN and the community.

There was no further discussion.

(11:36 - 11:37)

2-98

MEETING OF

AGENDA DOCUMENTATION

April 12, 1999

TO: Redevelopment Agency

**FROM: Jeffrey L. Maresh
Operations Officer**

SUBJECT: Discussion and Possible Action to Approve the Second Amendment to Operating Agreement Between the City of Las Vegas Redevelopment Agency and City Centre Development Corporation for Expansion of the Area of Influence

PURPOSE/BACKGROUND

On July 28, 1997, the City of Las Vegas Redevelopment Agency ("Agency") and City Centre Development Corporation ("CCDC") entered into an Operating Agreement whereby the Agency engaged the services of CCDC to assist with the implementation of the Redevelopment Plan in downtown Las Vegas. On June 22, 1998, Exhibit A (the Project Area General Description) was amended to include certain portions of downtown Las Vegas to allow concurrent planning efforts between the Office Core Plan and the Las Vegas Boulevard Plan.

On March 3, 1999, the Board of Directors of CCDC approved and recommended that Amended Exhibit A (the Project Area General Description) of the Operating Agreement be amended again to include the entire Redevelopment Area. This change would streamline and coordinate the redevelopment planning efforts between the Agency and CCDC.

The attached Second Amendment to Operating Agreement provides that the Project Area designated for CCDC's redevelopment efforts shall be the entire Redevelopment Area. The legal description of the Redevelopment Area and a Redevelopment Area Map are attached to the Second Amendment.

FISCAL IMPACT

None

RECOMMENDATIONS

It is recommended that the Agency Board approve the Second Amendment to Operating Agreement and that the Chairperson of the Agency Board be authorized to execute the same on behalf of the Agency.

**SECOND AMENDMENT TO OPERATING AGREEMENT
BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY
AND CITY CENTRE DEVELOPMENT CORPORATION, INC.**

This SECOND AMENDMENT TO OPERATING AGREEMENT ("Second Amendment") is made and entered into this 12th day of April, 1999, by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY (hereinafter "Agency") and CITY CENTRE DEVELOPMENT CORPORATION, INC. (hereinafter "Corporation").

WITNESSETH:

WHEREAS, on July 28, 1997, the Agency and the Corporation entered into an Operating Agreement whereby the Agency engaged the services of the Corporation to assist with the implementation of the City's Downtown Redevelopment Project; and

WHEREAS, on June 22, 1998, the Agency and the Corporation approved the Amendment to Operating Agreement to expand and redefine the area designated for the Corporation's redevelopment efforts; and

WHEREAS, the Parties now wish to further expand and redefine the area designated for the Corporation's redevelopment efforts to be the entire Redevelopment Area.

NOW, THEREFORE, the Agency and the Corporation agree that the Project, as defined in the Operating Agreement, shall henceforth encompass the Redevelopment Area as legally described in Amended Exhibit A and depicted on the Redevelopment Area Map in Amended Exhibit A-1, which are attached hereto to this Second Amendment.

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

By: *Jan Laverty Jones*
JAN LAVERTY JONES, Chairperson

ATTEST:
Barbara Jo Ronemus
BARBARA JO RONEMUS, Secretary

APPROVED AS TO FORM:
J. Pemberton 4/1/99
Date

CITY CENTRE DEVELOPMENT
CORPORATION, INC.

By: *John B. Ford*
Its: BOARD CHAIRMAN

AMENDED EXHIBIT A PROJECT AREA

BEGINNING at the intersection of the centerline of Charleston Boulevard and the Westerly boundary of Interstate Highway I-15; thence Northerly along the Westerly boundary of Interstate Highway I-15 to a line that is 1284 feet Northerly of the centerline of Alta Drive;

thence Westerly along said line to a line that is 310 feet East of the centerline of Highland Drive;

thence Northerly along said line to the centerline of Mineral Avenue;

thence Westerly along the centerline of Mineral Avenue to the centerline of Highland Drive;

thence Northerly along the centerline of Highland Drive to the centerline of McWilliams Avenue;

thence Easterly along the centerline of McWilliams Avenue to the Westerly boundary of Interstate Highway I-15;

thence Northeasterly along the Westerly boundary of Interstate Highway I-15 to the centerline of Washington Avenue;

thence Easterly along the centerline of Washington Avenue to the centerline of Sagman Street;

thence Southerly along the centerline of Sagman Street to the centerline of Maryland Parkway;

thence Westerly and Southerly along the centerline of Maryland Parkway to the centerline of Bonanza Road;

thence Easterly along the centerline of Bonanza Road to the centerline of Bruce Street;

thence Southerly along the centerline of Bruce Street to the centerline of Ogden Avenue;

thence Easterly along the centerline of Ogden Avenue to the centerline of 18th Street;

thence Southerly along the centerline of 18th Street to the centerline of Sunrise Avenue;

thence Easterly along the centerline of Sunrise Avenue to the centerline of Eastern Avenue;

thence Southerly along the centerline of Eastern Avenue and 25th Street to the Southwesterly boundary of Fremont Street (U.S. Highway Nos. 93-95-466);

thence Southeasterly along the Southwesterly boundary of Fremont Street to the centerline of Atlantic Street;

thence Southerly along the centerline of Atlantic Street to the centerline of Olive Street;

thence Westerly along the centerline of Olive Street to the centerline of Russell Avenue;

thence Northwesterly along the centerline of Russell Avenue to the centerline of Euclid Avenue;

thence Northerly along the centerline of Euclid Avenue to a line that is 350 feet Southerly of the centerline of Charleston Boulevard;

thence Westerly along said line a distance of 128 feet;

thence Northerly a distance of 115 feet to a line that is 235 feet Southerly of the centerline of Charleston Boulevard;

thence Westerly along said line to the centerline of Burnham Avenue;

thence Southerly along the centerline of Burnham Avenue to a line that is 1214 feet South of the centerline of Charleston Boulevard;

thence Westerly along said line to a line that is 580 feet East of the Easterly boundary of HILLSIDE TERRACE (a recorded subdivision);

thence Northerly along said line a distance of 130 feet to a line that is 1084 feet South of the centerline of Charleston Boulevard;

thence Westerly along said line to the Easterly boundary of said HILLSIDE TERRACE;

thence Northerly along the Easterly boundary of HILLSIDE TERRACE and CHARLESTON SQUARE TRACT No. 3 (a recorded subdivision) to the South line of Lot 2, Block 1 of CHARLESTON SQUARE TRACT No. 3;

thence Westerly along said South line of Lot 2 to the centerline of 17th Street;

thence Northerly along the centerline of 17th Street to the centerline of the East - West alley in Block 1 of CHARLESTON SQUARE TRACT No. 4 (a recorded subdivision);

thence Westerly along the centerline of said East - West alley to the centerline of the North - South alley in said Block 1;

thence Northerly along the centerline of said North - South alley to the South line of Lot 1 of CHARLESTON SQUARE TRACT No. 2 (a recorded subdivision);

thence Westerly along said South line of Lot 1 to the centerline of Hillside Place;

thence Southerly along the centerline of Hillside Place to the centerline of the East - West alley in Block 1 of CHARLESTON SQUARE TRACT No. 1 (a recorded subdivision);

thence Westerly along the centerline of said East - West alley to the centerline of Thelma Lane;

thence Northwesterly along said centerline to the centerline of Chapman Drive;

thence Northerly along the centerline of Chapman Drive to the South line of Lot 1, Block 2 of said CHARLESTON SQUARE TRACT No. 1;

thence Westerly along said South line of Lot 1 to the West line of said Lot 1;

thence Northerly along said West line of Lot 1 to the South line of Lot 1, Block 4 of HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED (a recorded subdivision);

thence Westerly along said South line of Lot 1 to the centerline of 15th Street;

thence Southerly along the centerline of 15th Street to the centerline of the East - West alley in Block 3 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED;

thence Westerly along the centerline of said East - West alley to the centerline of the North - South alley in Block 25 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED;

thence Southerly along the centerline of said North - South alley to the centerline of the most Southerly East - West alley in said Block 25;

thence Westerly along the centerline of said East - West alley and along the centerline of the East - West alley in Block 24 of HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED to the centerline of the North - South alley in said Block 24;

thence Northerly along the centerline of said North - South alley to the South line of Lot 1, Block 2 of said HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED;

thence Westerly along said South line of Lot 1 and the North lines of Lots 17, 16, 15, 14, 13, 12 and 11, Block 2 of HUNTRIDGE SUBDIVISION TRACT No. 1 (a recorded subdivision) to the centerline of 10th Street;

thence Northerly along the centerline of 10th Street to the South line of Lot 1, Block 1 of said HUNTRIDGE SUBDIVISION TRACT No. 1;

thence Westerly along said South line of Lot 1 to the East line of Lot 1, Block 1 of VEGA VERDE ADD;

thence South along said East line of Lot 1 to the South line of said Lot 1;

thence Westerly along the South lines of Lot 1 and Lots 2, 3, 4, 5, 6, 7, 8 and the Westerly prolongation thereof to the centerline of 8th Street;

thence Southerly along the centerline of 8th Street to a line that is 235 feet South of the centerline of Charleston Boulevard;

thence Westerly along said line a distance of 200 feet;

thence Southerly 190 feet to a line that is 425 feet South of the centerline of Charleston Boulevard;

thence Westerly along said line a distance of 407 feet;

thence Northerly 87 feet to a line that is 338 feet South of the centerline of Charleston Boulevard;

thence Westerly along said line a distance of 37 feet;

thence Northerly a distance of 13 feet to a line that is 325 feet South of the centerline of Charleston Boulevard;

thence Westerly along said line to the centerline of 6th Street;

thence Southerly along the centerline of 6th Street to the centerline of Park Paseo;

thence Westerly along the centerline of Park Paseo to the West line of Lot "J" of PARK PLACE ADDITION (a recorded subdivision);

thence Southerly along said West line and along the West line of Block 2 of DESERT PARK No.3 (a recorded subdivision) to the North line of PARADISE GROVE (a recorded subdivision);

thence Westerly along said North line of PARADISE GROVE to the Westerly boundary of said PARADISE GROVE;

thence Southwesterly and Southerly along said Westerly boundary of PARADISE GROVE to the centerline of Oakey Boulevard;

thence Easterly along the centerline of Oakey Boulevard to the centerline of Santa Paula Drive;

thence Southerly along the centerline of Santa Paula Drive to the centerline of St. Louis Street;

thence Westerly along the centerline of said St. Louis Street to
the North - South centerline of Block 19 of PARADISE VILLAGE
TRACT No. 1 (a recorded subdivision);
thence Southerly along said North - South centerline to the
centerline of Sahara Avenue;
thence Westerly along the centerline of Sahara Avenue to the
centerline of Industrial Road;
thence Northerly along the centerline of Industrial Road to the
centerline of Wyoming Avenue;
thence Westerly along the centerline of Wyoming Avenue to the
Westerly right-of-way line of the Union Pacific Railroad;
thence Northeasterly along said Westerly right-of-way line to the
centerline of Charleston Boulevard;
thence Westerly along the centerline of Charleston Boulevard to
the POINT OF BEGINNING.

BEGINNING at the intersection of the centerline of Charleston Boulevard and the Westerly boundary of Interstate Highway I-15; thence Northerly along the Westerly boundary of Interstate Highway I-15 to a line that is 1284 feet Northerly of the centerline of Alta Drive; thence Westerly along said line to a line that is 310 feet Easterly of the centerline of Highland Drive; thence Northerly along said line to the centerline of Mineral Avenue; thence Westerly along the centerline of Mineral Avenue to the centerline of Highland Drive; thence Northerly along the centerline of Highland Drive to the centerline of Owens Avenue; thence Westerly along the centerline of Owens Avenue to a line that is 390 feet Westerly of the centerline of Highland Drive; thence Northerly along said line to the centerline of Lake Mead Boulevard; thence Easterly along the centerline of Lake Mead Boulevard to the centerline of Highland Drive; thence Northerly along the centerline of Highland Drive to a line that is 631 feet Southerly of the centerline of Carey Avenue; thence Westerly along said line to a line that is 197 feet Westerly of the centerline of Highland Drive; thence Northerly along said line to the centerline of Carey Avenue; thence Easterly along the centerline of Carey Avenue to a line that is 510 feet Westerly of the centerline of Lexington Street; thence Southerly along said line to a line that is 165 feet Southerly of the centerline of Hart Avenue; thence Easterly along said line to the centerline of H Street;

thence Southerly along the centerline of H Street to a line that is 331 feet Southerly of the centerline of Lake Mead Boulevard; thence Westerly along said line to the centerline of Lexington Street;

thence Southerly along the centerline of Lexington Street to the North line of CARVER MANOR (a recorded subdivision);

thence Westerly along the North line of CARVER MANOR to the centerline of Highland Drive;

thence Southerly along the centerline of Highland Drive to the South line of Jimmy Avenue;

thence Easterly along the South line of Jimmy Avenue to the West line of Block 2 of CARVER MANOR;

thence Southerly along the West line of said Block 2 to the South line of CARVER MANOR;

thence Easterly along the South line of CARVER MANOR to the centerline of Lexington Street;

thence Southerly along the centerline of Lexington Street to the North line of HIGHLAND SQUARE (a recorded subdivision);

thence Westerly along the North line of HIGHLAND SQUARE to the West line of block 1 of HIGHLAND SQUARE;

thence Southerly along the West line of Blocks 1 and 5 of HIGHLAND SQUARE to the South line of said Block 5;

thence Easterly along the South line of Blocks 5 and 3 of HIGHLAND SQUARE to the centerline of J Street;

thence Northerly along the centerline of J Street to a line that is 400 feet Northerly of the centerline of Owens Avenue, said line being the Westerly prolongation of a line that is parallel with and 20 feet Northerly from the Northerly boundary of that certain parcel of land shown by File 41 of Parcel Maps, Page 60 of Clark County, Nevada Records;

thence Easterly along said line to the centerline of H Street;
thence Southerly along the centerline of H Street to a line that
is 255 feet Northerly of the centerline of Owens Avenue;
thence Easterly along said line to the West line of Block 6 of
BERKLEY SQUARE (a recorded subdivision);
thence Southerly along said West line of Block 6 to the South
line of Block 6;
thence Easterly along the South line of Blocks 6 and 1 of BERKLEY
SQUARE to the centerline of D Street;
thence Southerly along the centerline of D Street to a line that
is 125 feet Northerly of the centerline of Owens Avenue;
thence Easterly along said line a distance of 768.7 feet to a
line that is 466.7 feet Westerly of the North - South centerline
of Section 22, Township 20 South, Range 61 East, M.D.M.;
thence Northerly along said line to a line that is 442 feet
Northerly of the centerline of Owens Avenue;
thence Easterly along said line to the Westerly boundary of
Interstate Highway I-15;
thence Southerly and Southwesterly along the Westerly boundary of
Interstate Highway I-15 to the centerline of Washington Avenue;
thence Westerly along the centerline of Washington Avenue to the
centerline of D Street;
thence Northerly along the centerline of D Street to the
centerline of Monroe Avenue;
thence Westerly along the centerline of Monroe Avenue to the
centerline of H Street;
thence Northerly along the centerline of H Street to a line that
is 450 feet Northerly of the centerline of Monroe Avenue;
thence Westerly along said line to the centerline of J Street;
thence Northerly along the centerline of J Street to the
centerline of Gold Avenue;

thence Westerly along the centerline Gold Avenue to the centerline of N Street;

thence Southerly along the centerline of N Street to the centerline of McWilliams Avenue;

thence Easterly along the centerline of McWilliams Avenue to the Westerly boundary of Interstate Highway I-15;

thence Northeasterly along the Westerly boundary of Interstate Highway I-15 to the centerline of Washington Avenue;

thence Easterly along the centerline of Washington Avenue to the centerline of Sagman Street;

thence Southerly along the centerline of Sagman Street to the centerline of Maryland Parkway;

thence Westerly and Southerly along the centerline of Maryland Parkway to the centerline of Bonanza Road;

thence Easterly along the centerline of Bonanza Road to the centerline of Bruce Street;

thence Southerly along the centerline of Bruce Street to the centerline of Ogden Avenue;

thence Easterly along the centerline of Ogden Avenue to the centerline of 18th Street;

thence Southerly along the centerline of 18th Street to the centerline of Sunrise Avenue;

thence Easterly along the centerline of Sunrise Avenue to the centerline of Eastern Avenue;

thence Southerly along the centerline of Eastern Avenue and 25th Street to the Southwesterly boundary of Fremont Street (U.S. Highway Nos. 93-95-466);

thence Southeasterly along the Southwesterly boundary of Fremont Street to the centerline of Atlantic Street;

thence Southerly along the centerline of Atlantic Street to the centerline of Olive Street;

thence Westerly along the centerline of Olive Street to the centerline of Russell Avenue;

thence Northwesterly along the centerline of Russell Avenue to the centerline of Euclid Avenue;

thence Northerly along the centerline of Euclid Avenue to a line that is 350 feet Southerly of the centerline of Charleston Boulevard;

thence Westerly along said line a distance of 128 feet;

thence Northerly a distance of 115 feet to a line that is 235 feet Southerly of the centerline of Charleston Boulevard;

thence Westerly along said line to the centerline of Burnham Avenue;

thence Southerly along the centerline of Burnham Avenue to a line that is 1214 feet Southerly of the centerline of Charleston Boulevard;

thence Westerly along said line to a line that is 580 feet Easterly of the Easterly boundary of HILLSIDE TERRACE (a recorded subdivision);

thence Northerly along said line a distance of 130 feet to a line that is 1084 feet Southerly of the centerline of Charleston Boulevard;

thence Westerly along said line to the Easterly boundary of said HILLSIDE TERRACE;

thence Northerly along the Easterly boundary of HILLSIDE TERRACE and CHARLESTON SQUARE TRACT No. 3 (a recorded subdivision) to the South line of Lot 2, Block 1 of CHARLESTON SQUARE TRACT No. 3;

thence Westerly said South line of Lot 2 to the centerline of 17th Street;

thence Northerly along the centerline of 17th Street to the centerline of the East - West alley in Block 1 of CHARLESTON SQUARE TRACT No. 4 (a recorded subdivision);

thence Westerly along the centerline of said East - West alley to the centerline of the North - South alley in said Block 1;
thence Northerly along the centerline of said North - South alley to the South line of Lot 1 of CHARLESTON SQUARE TRACT No. 2 (a recorded subdivision);
thence Westerly along said South line of Lot 1 to the centerline of Hillside Place;
thence Southerly along the centerline of Hillside Place to the centerline of the East - West alley in Block 1 of CHARLESTON SQUARE TRACT No. 1 (a recorded subdivision);
thence Westerly along the centerline of said East - West alley to the centerline of Thelma Lane;
thence Northwesterly along the centerline of Thelma Lane to the centerline of Chapman Drive;
thence Northerly along the centerline of Chapman Drive to the South line of Lot 1, Block 2 of said CHARLESTON SQUARE TRACT No. 1;
thence Westerly along said South line of Lot 1 to the West line of said Lot 1;
thence Northerly along said West line of Lot 1 to the South line of Lot 1, Block 4 of HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED (a recorded subdivision);
thence Westerly along said South line of Lot 1 to the centerline of 15th Street;
thence Southerly along the centerline of 15th Street to the centerline of the East - West alley in Block 3 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED;
thence Westerly along the centerline of said East - West alley to the centerline of the North - South alley in Block 25 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED;

thence Southerly along the centerline of said North - South alley to the centerline of the most Southerly East - West alley in said Block 25;

thence Westerly along the centerline of said East - West alley and along the centerline of the East - West alley in Block 24 of HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED (a recorded subdivision) to the centerline of the North - South alley in said Block 24;

thence Northerly along the centerline of said North - South alley to the South line of Lot 1, Block 2 of said HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED;

thence Westerly along said South line of Lot 1 and the North lines of Lots 17, 16, 15, 14, 13, 12 and 11, Block 2 of HUNTRIDGE SUBDIVISION TRACT No. 1 (a recorded subdivision) to the centerline of 10th Street;

thence Northerly along the centerline of 10th Street to the South line of Lot 1, Block 1 of said HUNTRIDGE SUBDIVISION TRACT No. 1;

thence Westerly along said South line of Lot 1 to the East line of Lot 1, Block 1 of VEGA VERDE ADD (a recorded subdivision);

thence South along said East line of Lot 1 to the South line of said Lot 1;

thence Westerly along the South lines of Lots 1, 2, 3, 4, 5, 6, 7 and 8 of said Block 1 and the Westerly prolongation thereof to the centerline of 8th Street;

thence Southerly along the centerline of 8th Street to a line that is 235 feet Southerly of the centerline of Charleston Boulevard;

thence Westerly along said line a distance of 200 feet;

thence Southerly 190 feet to a line that is 425 feet Southerly of the centerline of Charleston Boulevard;

thence Westerly along said line a distance of 407 feet;
thence Northerly 87 feet to a line that is 338 feet Southerly of
the centerline of Charleston Boulevard;
thence Westerly along said line a distance of 37 feet;
thence Northerly a distance of 13 feet to a line that is 325 feet
Southerly of the centerline of Charleston Boulevard;
thence Westerly along said line to the centerline of 6th Street;
thence Southerly along the centerline of 6th Street to the
centerline of Park Paseo;
thence Westerly along the centerline of Park Paseo to the West
line of Lot "J" of PARK PLACE ADDITION (a recorded subdivision);
thence Southerly along said West line and along the West line of
Block 2 of DESERT PARK No.3 (a recorded subdivision) to the North
line of PARADISE GROVE (a recorded subdivision);
thence Westerly along said North line of PARADISE GROVE to the
Westerly boundary of said PARADISE GROVE;
thence Southwesterly and Southerly along said Westerly boundary
of PARADISE GROVE to the centerline of Oakey Boulevard;
thence Easterly along the centerline of Oakey Boulevard to the
centerline of Santa Paula Drive;
thence Southerly along the centerline of Santa Paula Drive to the
centerline of St. Louis Street;
thence Westerly along the centerline of said St. Louis Street to
the North - South centerline of Block 19 of PARADISE VILLAGE
TRACT No. 1 (a recorded subdivision);
thence Southerly along said North - South centerline to the
centerline of Sahara Avenue;
thence Westerly along the centerline of Sahara Avenue to the
centerline of Industrial Road;
thence Northerly along the centerline of Industrial Road to the
centerline of Wyoming Avenue;

thence Westerly along the centerline of Wyoming Avenue to the
Westerly right-of-way line of the Union Pacific Railroad;
thence Northeasterly along said Westerly right-of-way line to the
centerline of Charleston Boulevard;
thence Westerly along the centerline of Charleston Boulevard to
the POINT OF BEGINNING.

Those portions of Section 24 and Section 25, Township 20 South, Range 60 East, M.D.M., and those portions of Section 19, Section 21, Section 25, Section 26, Section 29, Section 30, Section 35, and Section 36 in Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

THOSE PORTIONS OF SAID TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24.

The East 210 feet of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 24.

That portion of the Northeast Quarter (NE 1/4) of said Section 25, lying North of the South boundary of GOLF RIDGE TERRACE UNIT NO. 7-E as shown on the plat on file in Book 6 of Plats, Page 74 of Clark County, Nevada Records and East of the West boundary of said GOLF RIDGE TERRACE UNIT NO. 7-E and the East boundary of the 2ND AMENDED PLAT OF GOLF RIDGE TERRACE UNIT NO. 7-F on file in Book 7 of Plats, Page 22 of Clark County, Nevada Records.

Those portions of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 25, described as Lot 1, in Block 10 of GOLF RIDGE TERRACE UNIT NO. 2 on file in Book 5 of Plats, Page 70 and Lots 2 through 10 in Block 10 of GOLF RIDGE TERRACE UNIT NO. 5 on file in Book 6 of Plats, Page 10 and Lot 1 and the South 31 feet of Lot 2 in Block 1 of GOLF RIDGE TERRACE UNIT NO. 1 on file in Book 5 of Plats, Page 55 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 25, described as Lots 1 through 6, Lots 40 through 48, the West 50 feet of Lots 9 through 17, and the vacated 15 foot wide, East-West alley, all in Block 6 of LAS VEGAS SQUARE on file in Book 1 of Plats, Page 96 of Clark County, Nevada Records.

Those portions of said Sections 24 and 25, described as the Right-of-Way of DECATUR BOULEVARD (width varies), bounded on the North by the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24 and bounded on the South by the South line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 25.

THOSE PORTIONS OF SAID TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 19, lying South of the North line of Parcel 1 and West of the West line of Parcel 2 as shown on the parcel map on file in File 23 of Parcel Maps, Page 3 of Clark County, Nevada Records.

That portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21, lying West of the West line of the East 390 feet of said East Half (E 1/2) of the Southwest Quarter (SW 1/4).

The West 793.63 feet (measured along the North line) of the North 769.98 feet (measured along the West line) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25.

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25, lying South of the Westerly prolongation of the North line of PARCEL NO. 1 as shown on the Parcel Map on file in File 29 of Parcel Maps, Page 51 of Clark County, Nevada Records and West of the West line of said PARCEL NO. 1.

That portion of the of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25, lying North of the North boundary of WASHINGTON ADDITION UNIT NO. 1 on file in Book 5 of Plats, Page 87 of Clark County, Nevada Records and West of the West boundary of THE MEWS on file in Book 27 of Plats, Page 2 of Clark County, Nevada Records.

Those portions of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25, described as LOT 1 as shown on the parcel map on file in File 24 of Parcel Maps, Page 42 of Clark County, Nevada Records, together with the adjoining half street Right-of-Way described by ORDER OF VACATION, recorded April 9, 1979 as Instrument Number 995696 of Clark County, Nevada Records and LOT 2A as shown on the parcel map on file in File 26 of Parcel Maps, Page 68 of Clark County, Nevada Records.

The North 350 feet of the West 350 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25.

The South 155 feet of the West 200 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25.

That portion of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25, lying West of the West boundary of TANKEL'S NORTH ADDITION No. 2 as shown on the plat on file in Book 1 of Plats, Page 95 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26, lying East of the centerline of TWENTY-THIRD STREET.

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26, lying North of the North line of Lots 167 through 170 in Block 6 and lying East of the East line of Lots 172 through 174 in Block 6 of the AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B, on file in Book 11 of Plats, Page 41 of Clark County, Nevada Records.

That portion of the South Half (S 1/2) of the South Half (S 1/2) of said Section 26, described as Lots 46 through 52 in Block 4 and Lots 1 and 2 in Block 5, of GREATER LAS VEGAS ADDITION TRACT 1 as shown on the plat on file in Book 4 of Plats, Page 72 of Clark County, Nevada Records.

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26, lying South of the South line of Lots 1 through 10 in Block 5 of GREATER LAS VEGAS ADDITION TRACT 1 as shown on the plat on file in Book 4 of Plats, Page 72 of Clark County, Nevada Records, and lying East of the East line of that certain 15 foot wide, North-South alley in said Block 5.

That portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 29, lying Northeast of the Northeast Right-of-Way line of RANCHO DRIVE and South of the South boundary of TWIN LAKES VILLAGE, UNIT 5 as shown on the plat on file in Book 4 of Plats, Page 61 of Clark County, Nevada Records.

The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29.

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29, lying East of the East line of the West 618.12 feet (measured along the North line) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29.

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29.

EXCEPT THEREFROM that portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29, bounded as follows: bounded on the North by the centerline of WASHINGTON AVENUE; bounded on the South by the North Right-of-Way line of ERNEST MAY LANE; bounded on the East by the East Right-of-Way line of ROBIN LANE; and bounded on the West by the East line of that certain parcel of land described by DEED to the CITY OF LAS VEGAS, recorded May 24, 1979 as Instrument Number 1019366 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29, lying South of the South boundary of ROBIN MANOR as shown on the plat on file in Book 28 of Plats, Page 92 of Clark County, Nevada Records and West of the East Right-of-Way line of DYKE LANE.

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29, described as PARCEL A of that certain DEED to FRANCHISE REALTY INTERSTATE CORPORATION, recorded July 6, 1967 as Instrument Number 648248 of Clark County, Nevada Records, together with the adjoining half street Right-of-Way of BONANZA ROAD.

That portion of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of said Section 29, bounded as follows: bounded on the North by the North line of said South Half (S 1/2) of the Southeast Quarter (SE 1/4); bounded on the South by the North Right-of-Way line of ORAN K. GRAGSON HIGHWAY (US-95); bounded on the East by the West boundary of BONANZA PARK as shown on the plat on file in Book 29 of Plats, Page 41 of Clark County, Nevada Records; and bounded on the West by Northeast Right-of-Way line of RANCHO DRIVE.

That portion of Government Lot 1 in the Northwest Quarter (NW 1/4) of said Section 30, lying North of the South line and lying West of the East line of that certain parcel of land described by DEED to the STATE OF NEVADA, recorded August 7, 1959 as Document Number 169656 of Clark County, Nevada Records.

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30, lying West of the West boundaries of CHARLESTON ESTATES TRACT NO. 7-A as shown on the plat on file in Book 19 of Plats, Page 45 and CHARLESTON ESTATES TRACT 7B as shown on the plat on file in Book 23 of Plats, Page 9 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 35, lying North of the centerline of WALNUT AVENUE and East of the East boundary of BOULDER DAM HOMESITE ADDITION NO. 6 as shown on the plat on file in Book 3 of Plats, Page 82 of Clark County, Nevada Records.

Those portions of the Northeast Quarter (NE 1/4) of said Section 35, described as Lots 20 through 27 in Block 1, Lots 21 through 30 in Block 2, Lots 21 through 28 in Block 3, and that portion of Block 6, lying South of the South Right-of-Way line of the I-515 EXPRESSWAY, all in BOULDER DAM HOMESITE ADDITION TRACT NO. 4 as shown on the plat on file in Book 1 of Plats, Page 80 of Clark County, Nevada Records, together with that portion of 23RD STREET and MARLIN AVENUE as described by that certain ORDER OF VACATION, recorded July 18, 1989 in Book 890718 as Instrument Number 00520 of Clark County, Nevada Records.

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 35, described as that portion of the I-515 EXPRESSWAY, lying within BOULDER DAM HOMESITE ADDITION TRACT NO. 2 as shown on the plat on file in Book 1 of Plats, Page 76, BOULDER DAM HOMESITE ADDITION TRACT NO. 3 as shown on the plat on file in Book 1 of Plats, Page 79 and BOULDER DAM HOMESITE ADDITION TRACT NO. 4 as shown on the plat on file in Book 1 of Plats, Page 80 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35, lying North of the North boundary of MOSS TRACT NO. 3 on file in Book 3 of Plats, Page 61 of Clark County, Nevada Records and lying East of the East line of GIBSON & JONES ADDITION on file in Book 1 of Plats, Page 83 of Clark County, Nevada Records.

That portion of the West Half (W 1/2) of said Section 36, described as Lots 1 through 4 in Block 1 and Lots 1 and 2 in Block 8 of ARTESIAN ACRES as shown on the plat on file in Book 1 of Plats, Page 38 of Clark County, Nevada Records.

EXCEPT THEREFROM any portion of the above described Lots 1 and 2 in Block 8, lying within the Right-of-Way of the I-515 EXPRESSWAY.

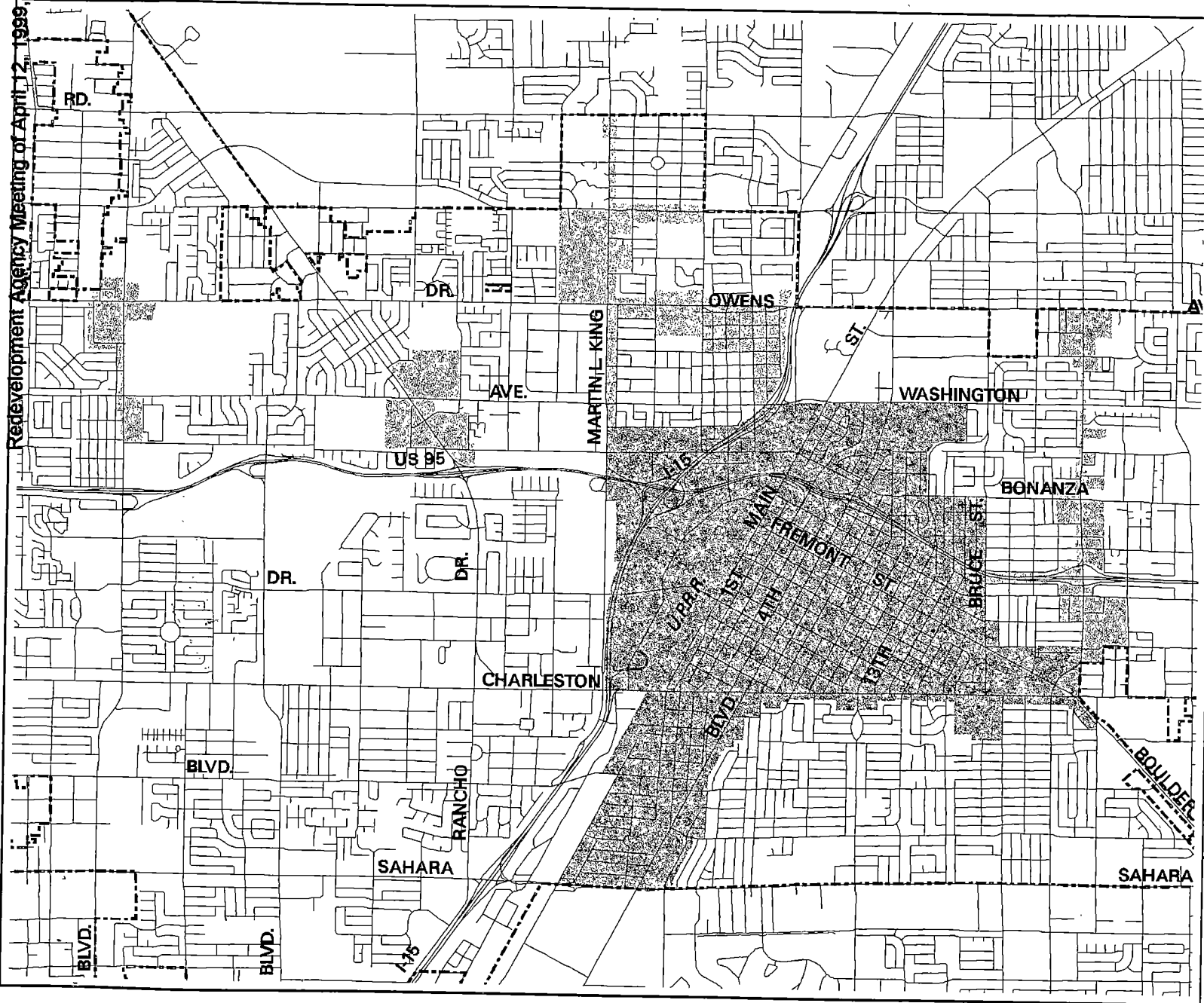
That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36, described as that portion of Lot 4 in Block 8 of ARTESIAN ACRES as shown on the plat on file in Book 1 of Plats, Page 38 of Clark County, Nevada Records, lying Southeast of the South Right-of-Way line of the I-515 EXPRESSWAY and West of the East Right-of-Way line of that certain parcel of land described as Parcel I-515-CL-074.265 of that certain QUITCLAIM DEED to the CITY OF LAS VEGAS, recorded October 3, 1989 in Book 891003 as Instrument Number 00419 of Clark County, Nevada Records, together with the adjoining half street Right-of-Way of STEWART AVENUE.

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of said Section 36, lying East of the Northerly prolongation of the East boundary of SUNRISE PARK TRACT NO. 1 on file in Book 2 of Plats, Page 2 of Clark County, Nevada Records and lying West of the West Right-of-Way line of TWENTY-EIGHTH STREET.




That portion of the Southwest Quarter (SW 1/4) of said Section 36, lying North of the centerline of VALLEY STREET and West of the East boundary of SUNRISE PARK TRACT NO. 1 on file in Book 2 of Plats, Page 2 of Clark County, Nevada Records and the Northerly prolongation of said East boundary.

Those portions of said Sections 19 and 30, described as the Right-of-Way of DECATUR BOULEVARD (width varies), bounded on the North by the Westerly prolongation of the North line of Parcel 1 as shown on the parcel map on file in File 23 of Parcel Maps, Page 3 of Clark County, Nevada Records and bounded on the South by the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30.

Those portions of said Sections 25, 26, 35 and 36, described as the Right-of-Way of EASTERN AVENUE (width varies), bounded on the North by the North lines of said Sections 25 and 26 and bounded on the South by the South line of MOSS TRACT NO. 3 as shown on the plat on file in Book 3 of Plats, Page 61 of Clark County, Nevada Records.



REDEVELOPMENT AREA MAP

-  Original Downtown Redevelopment Area Established in 1986
-  Area Added to Downtown Redevelopment Area in 1988
-  Area Added to Downtown Redevelopment Area in 1996

AMENDED EXHIBIT A-1

Map Prepared March 31, 1999



SCALE: 1" = 2600'



ALL OTHER ARE UNDEVELOPED
AND NOT TO BE USED AS A GUIDE
FOR ANY DEVELOPMENT ACTIVITY
SEE MAP TO THE REDEVELOPMENT AGENCY
Geographic Information System

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COMBINED VERBATIM TRANSCRIPT - CITY COUNCIL ITEM 99: DISCUSSION AND POSSIBLE ACTION TO APPROVE THE AGREEMENT BETWEEN CITY OF LAS VEGAS AND CITY CENTRE DEVELOPMENT CORPORATION FOR CITY STAFF AND REDEVELOPMENT AGENCY ITEM A: DISCUSSION AND POSSIBLE ACTION TO APPROVE THE SECOND AMENDMENT TO OPERATING AGREEMENT FOR EXPANSION OF THE AREA OF INFLUENCE

MAYOR JONES

Item 99 is the discussion and possible action to approve the agreement between City of Las Vegas and City Centre Development Corporation for City staff services.

DEPUTY CITY MANAGER
HOUCHENS

Good morning, Your Honor, members of Council. I'd like to talk just for a few minutes on the assignment of the City Centre Development Corp. as an agent for the Las Vegas Redevelopment Agency. This is, there's two items on today's agenda. One is this item, which deals with an agreement with the City for City provided services. The second item on the Redevelopment Agency agenda amends the agreement and expands the area of influence of the Agency.

By way of history, in 1997 the City Council authorized the creation of the City Centre Development Corp. This is a non-profit agency created for the express purpose to implement the redevelopment of the City of Las Vegas Downtown Redevelopment Area. At that time CCDC concentrated on an area, downtown area, which was specifically defined under their area of influence. At its meeting last week, the CCDC voted to increase its area of influence so that it would be contingent, be consistent with the entire redevelopment area.

Concurrent with this action, the Executive Director of the Redevelopment Agency has determined that it is in the best interest of the City and the Agency to contract with CCDC for all agency services in the redevelopment area.

This assignment essentially removes day-to-day oversight of the City's Office of Business and Development to CCDC. In doing so, it reaps the following benefits: All redevelopment projects within the redevelopment area will be administered by a single organization, which will avoid duplication and counterproductive efforts; projects will benefit from private sector expertise; and finally, there's a potential savings of from 300 to \$400,000 per year in the Redevelopment Agency, when you combine the two budgets and subtract the duplicate costs.

Now I'd like to introduce Jodi Goodheart, who is the Chair of CCDC, for her comments. Thank you, Jodi.

JODI GOODHEART

As Steve said, I am Jodi Goodheart. I Chair the City Centre Development Corporation Board of Directors, to which I was appointed and asked to serve by the City Council. Since the

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City Centre Development Corporation was created, we have acted as your representative in several projects concerning downtown redevelopment. Some of them include studying ways to encourage re-tenanting of older downtown buildings. We have recently received a study about the feasibility and desirability of residential development in downtown, which looks very promising. And we have served as your representative on the Neonopolis project.

Recently, we were asked if the board would be willing to take on the entire redevelopment area in an effort to facilitate your goal of saving money and becoming more efficient. There was some discussion at our board meeting about whether or not that was desirable, and we didn't wanna lose our focus on downtown and the specific nature of what we were asked to do, but we all agreed, if we donated a little bit more time and spend a little bit more effort, we could take that on, and, if it meant cost saving to the City, that we are willing to do it.

So, we believe our efforts have been of significant value to the City and would like to continue to disprove the adage that you get what you pay for.

MAYOR JONES

Comments from the Board?

COUNCILMAN ADAMSEN

Yes, Your Honor. I think our City Centre Development Corporation is doing an excellent job. The expertise that they provide certainly is of great value to the City, and as much as we pay them absolutely nothing, they are truly volunteers in the truest sense of the word.

This is an awfully big area. We're talking 2600 acres of redevelopment. It is one of the largest redevelopment areas in the United States. I believe you're capable of handling something of this magnitude and size. Our main focus continues to be critical mass, and the more that we can concentrate critical mass, but yet provide redevelopment opportunities for all of those that have an interest in bringing projects, large or small, to the City, I believe is in the City's best interest.

So, Jodi, I want to congratulate you on a job well done and wish you the best of luck with this increased responsibility in duties, 'cause I'm sure you and your board will do a fine job.

JODI GOODHEART

Thank you.

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MAYOR JONES

I think it's important to note for the record that this was always the direction that we looked for City Centre Development Company, Corporation to move. The goal has been to put a private board in place that could help the City negotiate as we work to redevelop downtown. It's been remarkably successful. And we would like to thank the members of the board who serve, because I think what they've found is that it's an inordinate -- amount of time for no compensation that they do because they care about Downtown Las Vegas and what we're building for the future. There's a motion on the floor.

COUNCILMAN McDONALD

Motion for approval, Your Honor.

TOM MCGOWAN

Mayor, got a minute?

MAYOR JONES

Real short, Tom.

TOM MCGOWAN

I join the Council in commending heartily the CCDC (inaudible), public corporation, for they have surveyed and certainly projected into the future, with one important caveat, and only one, any organization, including a private organization, would benefit from remaining as open and public as possible for the following reason: Over centralized administration doesn't work anywhere, in government or private sector. And, in fact, in many countries of the world, it has failed utterly eventually, even after as little as 70 years, for example. Former Soviet Union is a good example.

The reason for that is, you're gonna see some major developments that are possible to take place. They cannot all possibly ensue from only one source. You need a -- difference of opinion, you need variance of opinion coming in. Everything that is available should be considered seriously by this agency. Economy and efficiency is wonderful, if it works. If it doesn't work, the answer is free. Thank you.

MAYOR JONES

Thank you, Tom. The meetings are open.

COUNCILMAN ADAMSEN

And one more comment, Jodi. Senator Porter --

JODI GOODHEART

Yes?

COUNCILMAN ADAMSEN

-- has introduced a bill, Senate Bill 434, that would form a private/public partnership for joint economic development. Maybe we should approach Senator Porter to see that we

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have representation on that board from CCDC

MAYOR JONES (inaudible), that's a dead bill.

COUNCILMAN ADAMSEN Is it dead? What happened? (inaudible)

COUNCILMAN McDONALD There's a motion on the floor.

MAYOR JONES Motion on the floor. Vote on the motion. Post. Motion's approved. **(Motion carried unanimously.)**

JODI GOODHEART Thank you.

COUNCILMAN McDONALD Thank you.

END RELATED DISCUSSION - RESUME RELATED DISCUSSION

VICE CHAIRMAN McDONALD New business item, Item A. Discussion and possible action to approve the second amendment to the operating agreement between the City of Las Vegas Redevelopment Agency and the City Centre Development Corporation for the expansion of the area of influence.

DEPUTY CITY MANAGER HOUCHENS Mr. Mayor Pro Tem, this is a companion item to Item 99 on the Council agenda and I would recommend or suggest that the testimony at that item be forwarded also to this particular item.

VICE CHAIRMAN McDONALD So noted for the record.

MEMBER ADAMSEN And we've complied with all the applicable notices required by the Redevelopment Act that was enacted in the 80's?

DEPUTY CITY MANAGER HOUCHENS I believe we have; yes, Sir.

MEMBER ADAMSEN No questions or comments, would **move for approval.**

VICE CHAIRMAN McDONALD Cast your votes. Post. Motion's approved. **(Motion carried unanimously with Jones excused.)**

(END OF DISCUSSION)

/gpb/vwd

AGENDA DOCUMENTATION

April 12, 1999

TO: Redevelopment Agency

**FROM: Jeffrey L. Maresh
Operations Director**

SUBJECT: Discussion and Possible Action to Approve the Relocation Agreement Between the City of Las Vegas Redevelopment Agency and Larry's Sight and Sound Center

PURPOSE/BACKGROUND

As a result of the proposed expanded development of Magic's Westland Plaza, the City of Las Vegas Redevelopment Agency ("Agency") required the business of Larry's Sight and Sound Center, formerly located at 811 W. Owens Avenue, to relocate to another location. The new location of Larry's Sight and Sound Center is 1000 N. Martin Luther King Blvd., Suite #F-G, Las Vegas, Nevada.

○ The attached draft Relocation Agreement provides relocation assistance payments to Larry's Sight and Sound Center as required by NRS Chapter 342. This Agreement compensates Larry's Sight and Sound Center for the costs of tenant improvements at the new location and reestablishment expenses. This Agreement is the full compensation and settlement for the relocation of this business.

○
FISCAL IMPACT

An amount not to exceed Eighty-One Thousand Six Hundred Fifty-Eight and 04/100ths Dollars (\$81,658.04)

RECOMMENDATIONS

It is recommended that the Agency Board authorize staff to draft a Relocation Agreement not to exceed Eighty-One Thousand Six Hundred Fifty-Eight and 04/100ths Dollars (\$81,658.04), and that the Chairperson of the Agency Board be authorized to execute the same on behalf of the Redevelopment Agency.

RELOCATION AGREEMENT

THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY (the "Agency" herein), and LARRY'S SIGHT AND SOUND CENTER as lessee of the premises located at 811 W. Owens Avenue, Las Vegas, Nevada ("Sight and Sound" herein), in consideration of the mutual covenants, terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, do agree as follows:

1. **Vacation of Business.** The Agency and Sight and Sound acknowledge that on March 5, 1999 ("Vacation Date"), Sight and Sound vacated and relocated, for the consideration hereinafter provided, the Sight and Sound business located at 811 W. Owens Avenue, Las Vegas, Nevada.
2. **Inventory, Furniture and Equipment.** By the Vacation Date, Sight and Sound removed, and disposed of in its sole discretion, all inventory, trade fixtures, personal property, furniture and equipment. Any of such items left behind by Sight and Sound after the Vacation Date is deemed to have been abandoned by Sight and Sound and may be disposed of by the Agency in its sole discretion. In vacating the premises, Sight and Sound did not in any way damage the property and left the premises in good working order, reasonable wear and tear excepted.
3. **Relocation Payment.** The total payment for the relocation of Sight and Sound shall be Eighty-One Thousand Six Hundred Fifty-Eight and 04/100ths Dollars (\$81,658.04), to be delivered and paid by Agency to Sight and Sound.
4. **Full Compensation and Settlement.** The payment of the relocation payment to Sight and Sound is in full and complete compensation and settlement for all claims Sight and Sound may have against the Agency, the City of Las Vegas and their agents and employees and for all remaining interests that Sight and Sound has or may have in and to the Sight and Sound business at said premises, including but not limited to, any and all relocation assistance payments and other benefits and payments mandated pursuant to Nevada Revised Statutes 342.015 through 342.105, inclusive, or under any other provision of law. The payment of the relocation payment is also full payment to Sight and Sound for all trade fixtures, furniture, equipment and inventory not retained and moved by Sight and Sound by the Vacation Date, and full compensation for the fair market value of the Sight and Sound business, and business goodwill at said location. In return for receipt of the relocation payment, Sight and Sound forever releases the Agency, the City of Las Vegas, and their officials, officers, employees, agents and representatives, from any and all liability for payment or damages arising out of the proposed development of Site Parcel B of Magic's Westland Plaza and any of the other items set forth in this paragraph.
5. **Final Agreement.** This Relocation Agreement is the final agreement between the parties and supersedes any oral agreement or understanding between the parties or their agents.

6. **Assignment; Amendment.** This Relocation Agreement may not be assigned by Sight and Sound without the written consent of the Agency and may only be amended by another instrument in writing, signed and dated by the parties to this Relocation Agreement.

7. **Court Action.** Should any type of court action or court challenge be filed by any of the parties to this Relocation Agreement, the prevailing parties in any such court action shall be entitled to an award of reasonable attorney's fee and court costs from the nonprevailing parties. Any court action filed concerning this matter must be filed in State District Court in the District of Nevada, with venue only in Las Vegas, Nevada. This Relocation Agreement shall be interpreted under the laws of the State of Nevada.

IN WITNESS WHEREOF, the undersigned have executed this Relocation Agreement on the dates indicated below, with the effective date of this Relocation Agreement being the date on which the Chairperson or Acting Chairperson of the Agency executes this Relocation Agreement.

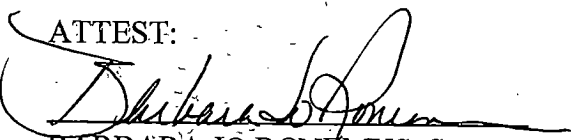
CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

Dated: April 12, 1999

By: 

MICHAEL W. McDONALD, Vice-Chairperson

ATTEST:


BARBARA JO RONEMUS, Secretary

APPROVED AS TO FORM:

J. Kimball 4/24/99
Date

APPROVED AS TO FORM:

W. R. Clark 4-24-99
Date

Dated: 4-24-99 ^{J.W.}

LARRY'S SIGHT AND SOUND CENTER

By: 

LARRY WILBURN, Owner

ACKNOWLEDGMENTS

STATE OF NEVADA
 COUNTY OF CLARK } ss.

This instrument was acknowledged before me, a notary public, on this 12 day of April, 1999, by MICHAEL J. McDONALD, Vice-Chairperson of the City of Las Vegas Redevelopment Agency.

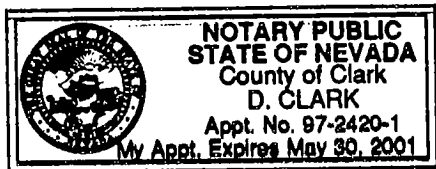
Vicky Darling
 NOTARY PUBLIC, in and for said County and State
 My Commission Expires:



STATE OF NEVADA
 COUNTY OF CLARK } ss.

This instrument was acknowledged before me, a notary public, on this 24 day of April, 1999, by LARRY WILBURN as Owner of LARRY'S SIGHT AND SOUND CENTER.

D. Clark 4-24-99
 NOTARY PUBLIC, in and for said County and State
 My Commission Expires: 05-30-01



REDEVELOPMENT AGENCY

MEETING OF

APRIL 12, 1999*City of Las Vegas***AGENDA & MINUTES**

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****V. CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE DOWNTOWN REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

TOM MCGOWAN, 720 South Casino Center Boulevard, asked how the CCDC will be funded and how the private sector will be secured from the appearance of potential conflicts of interest.

(11:37)
2-133

THE MEETING ADJOURNED AT 11:37 A.M.



BARBARA JO RONEMUS, SECRETARY