

S.V.

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

MINUTES

Meeting of
OCTOBER 6, 1999
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 11:22 A.M.
Adjourned: 11:41 A.M.

REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN OSCAR B. GOODMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER MICHAEL J. McDONALD - VICE-CHAIRMAN	<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"/>
MEMBER LYNETTE BOGGS McDONALD	<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"/>

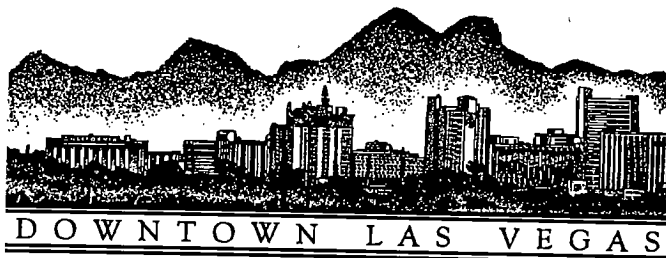
APPROVED BY REFERENCE: October 20, 1999

ATTEST:

SECRETARY

CHAIRMAN

14 ✓



City of Las Vegas Redevelopment Agency
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>
PHONE 229-6100
October 6, 1999

9:00 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 VIDEOTAPED FOR REBROADCAST ON CABLE CHANNEL 4 BY THE U.N.L.V. HANK GREENSPUN SCHOOL OF COMMUNICATION. THE PROCEEDINGS WILL BE REBROADCASTED ON CABLE CHANNEL 4 ON WEDNESDAY OF THE MEETING AT 8:00 PM AND IS ALSO REBROADCAST ON SATURDAY AT NOON AND 7:30 PM, AND THE FOLLOWING MONDAY AT 9:30 AM

- I. CALL TO ORDER
- II. ANNOUNCEMENT RE: COMPLIANCE WITH THE OPEN MEETING LAW
- III. APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 15, 1999
- IV. NEW BUSINESS
 - A. REPORT ON FINANCIAL CONDITION OF THE REDEVELOPMENT AGENCY AS OF JUNE 30, 1999
 - B. DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF CONTRACT MODIFICATION NUMBER ONE TO BID NUMBER 98.1730.33, DOWNTOWN UTILITY RELOCATION PHASE II - REDEVELOPMENT AGENCY - AWARD RECOMMENDED TO: RICHARDSON CONSTRUCTION (\$40,554.33)

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 **30th** day of **September, 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 **6th** day of **October, 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.



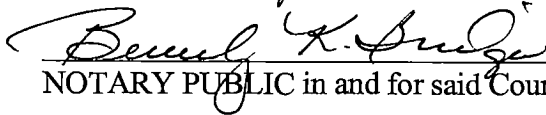
SIGNATURE

City Clerk

DEPARTMENT

Subscribed and sworn to before me this

30th day of September, 1999



NOTARY PUBLIC in and for said County and State



REDEVELOPMENT AGENCY AGENDA
MEETING OF: OCTOBER 6, 1999

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- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:22 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS M. McDONALD, REESE, BROWN, and L. McDONALD

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary
(11:22 - 11:23)
2-1250

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

(11:22)
2-1250

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 1999

DEPARTMENT: BUSINESS DEVELOPMENT
DIRECTOR: JEFFREY L. MARESH

Agenda Item No.: III

SUBJECT:

Approval of the minutes by reference for the meeting of September 15, 1999.

MOTION:

M. McDONALD - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(11:23)
2-1266

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 1999

DEPARTMENT: BUSINESS DEVELOPMENT
DIRECTOR: JEFFREY L. MARESH

Agenda Item No.: A

SUBJECT:

Report on financial condition of the Redevelopment Agency as of June 30, 1999.

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Redevelopment Agency bylaws requires that the Finance Officer present to the Agency board the financial condition of the Agency. Attached please find a schedule showing the total revenues and expenditures, actual and budgeted for the fiscal year ended June 30, 1999. Current obligations of the Agency, as well as uncommitted balances are also shown.

RECOMMENDATION:

None.

BACKUP DOCUMENTATION:

Statement of Finance Condition

MOTION:

None Required. Report Given.

MINUTES:

MARK VINCENT, Director, Finance & Business Services, indicated that the matter is routine. The operating expenditures for both the Redevelopment Agency and the City Centre Development Corporation Administration are significantly below budget. The other significant items deal with the debt proceeds and project costs, mainly with the difference between timing and cash flow for planned projects.

There was no further discussion.

(11:23 - 11:24)

2-1272

CITY OF LAS VEGAS REDEVELOPMENT AGENCY
FINANCIAL STATUS

June 30, 1999

(100% of time expired)

DESCRIPTION	FY 1999 BUDGET	FY 1999 (UNAUDITED)	%	NOTES
REVENUES				
AD VALOREM	8,294,586	8,719,334	105.12%	
INTEREST INCOME	363,200	424,459	116.87%	
BOND PROCEEDS / MEDIUM TERM FINANCING	31,197,371	27,233,351	87.29%	(1)
FEDERAL GRANT (BROWNSFIELD GRANT)		29,378		
OTHER		296,192		
TOTAL REVENUES	<u>39,855,157</u>	<u>36,702,714</u>	<u>92.09%</u>	
EXPENDITURES				
OPERATING	704,671	516,953	73.36%	(2)
CCDC ADMINISTRATION	647,489	522,772	80.74%	(2)
DEBT SERVICE	4,531,520	4,531,520	100.00%	
HOUSING SET ASIDE	793,885	793,885	100.00%	
PROJECT COSTS	31,920,200	25,894,355	81.12%	
TOTAL EXPENDITURES	<u>38,597,765</u>	<u>32,259,485</u>	<u>83.58%</u>	
REVENUES OVER (UNDER) EXPENDITURES	1,257,392	4,443,229		
BEGINNING FUND BALANCE (NET OF RESERVES)	2,874,442	2,987,857		
PROJECTED CASH BALANCE JUNE 30, 1999	<u>4,131,834</u>	<u>7,431,086</u>		
FUTURE YEAR COMMITMENTS		<u>12,250,569</u>		
AMOUNT RESERVED FOR FUTURE PROJECTS	<u>4,131,834</u>	<u>-4,819,483</u>		(1)

Notes:

(1) The City issued bonds for the Neonopolis project out of the parking fund. The FY 1999 projection represents the City's intent to transfer money to the Agency on a reimbursement basis for costs incurred on that project. At June 30, 1999, the City had \$12,280,000 in the parking fund which will be transferred to the Agency in fiscal year 2000. The amount available for future projects is \$7,460,517.

(2) The Agency and CCDC expended less during fiscal year 1999 than was budgeted due to a savings in consultant services and unfilled positions.

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 1999

DEPARTMENT: BUSINESS DEVELOPMENT
DIRECTOR: JEFFREY L. MARESH

Agenda Item No.: B

SUBJECT:

Discussion and possible action on approval of Contract Modification Number One to Bid Number 98.1730.33, Downtown Utility Relocation Phase II - Redevelopment Agency - Award recommended to: Richardson Construction (\$40,554.33)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$40,554.33
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: Redevelopment Agency
<input type="checkbox"/>	Augmentation Required	Funding Source: RDA

PURPOSE/BACKGROUND:

This contract modification will provide for unforeseen necessary changes in the scope of work in conjunction with the off site development of the Regional Justice Center.

RECOMMENDATION:

That the Redevelopment Agency approve Contract Modification Number One to Bid Number 98.1730.33, Downtown Utility Relocation Phase II.

BACKUP DOCUMENTATION:

Contract Addendum

MOTION:

M. McDONALD - APPROVED as recommended - UNANIMOUS

MINUTES:

JEFFREY MARESH, Operations Officer, stated the item is in order and within budget. The majority of the cost included the removal of contaminated soil in conjunction with the off-site work that was performed on Third Street. He recommended approval.

There was no further discussion.

(11:24)
2-1309

CITY OF LAS VEGAS CONTRACT MODIFICATION

DATE: 8/20/99

BID# 98.1730.33 PURCHASE ORDER #: 74710 SUPPLEMENT #: _____ MODIFICATION #: _____

NAME AND ADDRESS OF CONTRACTOR: Richardson Construction
2207 W. Gowan Road
North Las Vegas, NV 89030

CONTRACT DESCRIPTION: Downtown utility relocation - phase 2

DESCRIPTION AND REASON FOR MODIFICATION:

Unforeseen necessary changes in the scope of work in conjunction with the off site development of the Regional Justice Center.

CONTRACT CONTINGENCY AMOUNT: \$ 32,453.34

REMAINING: \$ 0

PRICE OF THIS MODIFICATION (WRITTEN): 8/20/99

DOLLARS: \$ 40,554.33

TOTAL TIME EXTENSION FOR THIS MODIFICATION (WRITTEN): _____

DAYS: _____

ORIGINAL COMPLETION DATE: _____

NEW COMPLETION DATE: 11/13/98

PRICE OF ORIGINAL CONTRACT:\$ 357,008.74

PRICE OF ALL PREVIOUS MODIFICATIONS:\$ 0 (# _____ through _____)

PRICE OF THIS MODIFICATION:\$ 40,554.33

PRICE OF CONTRACT (INCLUDING THIS MODIFICATION): \$ 397,563.07

1. ALL OTHER TERMS, CONDITIONS, AND SPECIFICATIONS OF THIS CONTRACT, INCLUDING PREVIOUS MODIFICATION(S), IF ANY, REMAIN THE SAME.

DEPARTMENT: DIRECTOR APPROVAL: _____

Director of Finance & Business SERVICES APPROVAL: _____

DEPUTY CITY MANAGER APPROVAL: _____

THE CITY OF LAS VEGAS AND THE CONTRACTOR NAMED ABOVE DO MUTUALLY AGREE TO THIS CONTRACT IN STRICT ACCORDANCE WITH THE TERMS AS STATED ABOVE. IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS MODIFICATION AS OF THE APPROVAL DATE OF THIS MODIFICATION.

APPROVED:

MAYOR

AS 9-13-99
Dean B. Smith
(SIGNATURE)

10-6-99
(DATE)

ATTEST: *Richard D. Brown*
(CITY CLERK)

CLV 7042 P&C 6/8/94 1210-020-6/94

Richardson Construction, Inc.

(NAME OF CONTRACTOR)

BY

Louis Richardson

President

(TITLE)

9/29/99
DATE

CITY MANAGER APPROVAL

CHIEF, PURCHASING AND CONTRACTS DIVISION

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 1999

CITIZEN PARTICIPATION:

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MINUTES:

COUNCILMAN REESE announced that Mann Theaters, the prime tenant for the Neonopolis, has been bought out by Warner Brothers. MAYOR GOODMAN was very pleased with the news.

(11:24)

2-1332

BEATRICE TURNER, West Las Vegas, requested the status regarding the derelict property, 510 West McWilliams, she reported during the Redevelopment Agency Citizens Participation portion of the meeting of 9/15/99. She indicated that she also reported to LORETTA HALL, COUNCILMAN REESE's secretary, another property in Bonanza Village, where the City sent a check for a \$500 easement to build a fence for Bonanza Village. But the City has not responded regarding the lien that was placed on that property. She indicated that she was going to have her Godfather return the \$500 check until the City finds out what is going to be done about the property lien.

She also stated that she was outraged to see that most of the items are considered under the Consent portion of the agenda and any discussion is at the discretion of the Mayor. She warned MAYOR GOODMAN that she would be taking advantage of every opportunity to make his life miserable.

COUNCILMAN REESE indicated that he could advise her that afternoon about the status of the 510 West McWilliams property.

(11:24 - 11:28)

2-1356

TOM McGOWAN, 720 South Casino Center Boulevard, noted that the Council gave more attention to the rights of murderers than the present public and warned that it did not go unnoticed.

REDEVELOPMENT AGENCY MEETING OF OCTOBER 6, 1999
Citizens Participation - Continued

MINUTES - Continued:

He requested copies of the reports regarding Redevelopment Agency Items A and B and that a copy of a verbatim transcript of the proposal he submitted on 9/16/99 regarding the sports arena and the appointed art committee be included in the 10/6/99 Redevelopment Agency meeting minutes.

He also reminded the Council that he previously recommended that the serious problems generated due to the Neonopolis and Justice Center construction, such as bus and trolley route detours and sewer problems, be addressed. However, nothing has been done. The City failed to serve the necessities and convenience of many public transportation users.

(11:28 - 11:31)

2-1459

○ GENE COLLINS, President of the NAACP, 1101 Eleanor Avenue, asked if the public is allowed to speak on any matter that is scheduled before the City Council. COUNCILMAN REESE responded in the affirmative. MAYOR GOODMAN further directed MR. COLLINS to CHIEF CIVIL DEPUTY CITY ATTORNEY JOHN REDLEIN for more information.

(11:31 - 11:34)

2-1560

JOSE SOLORIO, 5809 Glen Eagles Lane, asked why there was no public input allowed on Item 123, Bill No. 99-56. He was under the impression that it was a discussion item. COUNCILMAN McDONALD stated that the public hearing was held at the Recommending Committee meeting when the Bill was heard. MAYOR GOODMAN explained that certain matters are required by law to have a public hearing by the City Council, but there are other matters that are only for Council discussion.

○ MR. SOLORIO insisted that COUNCILMAN REESE stated at the Recommending Committee meeting that public input would be taken at the time the matter would be considered by the City Council. COUNCILMAN REESE clarified that he meant that the Council would take into consideration any input that came in during the interim regarding the wards. But there were no ward concerns that came up, so there were no changes.

MR. SOLORIO advised that he would be forwarding some comments regarding the two new wards to the City Council in letter form. MAYOR GOODMAN indicated that he would forward the letter to the City Clerk's office to be made part of the record.

(11:34 - 11:39)

2-1760

REDEVELOPMENT AGENCY MEETING OF OCTOBER 6, 1999
Citizens Participation - Continued

MINUTES - Continued:

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NOTE: A Verbatim Transcript of MR. SOLORIO's comments is made a part of the Verbatim Transcript for Item No. 123 (Bill No. 99-56) of the 10/6/99 City Council Final Minutes.

(11:34 - 11:39)

2-1760

REDEVELOPMENT AGENCY MEETING OF OCTOBER 6, 1999
Citizens Participation - Continued

MINUTES - Continued:

JOHNNY VENTURA, former entertainer, expressed concern about the manner in which some members of the public address the City Council. He felt that gripes should be addressed in confidence and not openly, certainly not in a rude and disrespectful manner as it was done by BEATRICE TURNER and TOM MCGOWAN. MAYOR GOODMAN explained that at the conclusion of every meeting under Citizens Participation the public is invited to speak. The Council members always treat the citizens with respect, and that respect should be reciprocated. MR. VENTURA insisted that MAYOR GOODMAN should advise the public to be courteous when speaking.

(11:39 - 11:41)

2-1882

THE MEETING ADJOURNED AT 11:41 A.M.



BARBARA JO RONEMUS, SECRETARY