

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

MINUTES

Meeting of
FEBRUARY 16, 2000
 9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 2:11 P.M.
 Adjourned: 2:18 P.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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
MEMBER LAWRENCE WEEKLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER MICHAEL MACK	<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"/>
BEVERLY K. BRIDGES, ACTING SECRETARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED BY REFERENCE: March 1, 2000

ATTEST:

Duskina Brown

SECRETARY

Oscar B. Goodman

CHAIRMAN



D O W N T O W N L A S V E G A S

City of Las Vegas Redevelopment Agency

COUNCIL CHAMBERS • 400 STEWART AVENUE

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

PHONE 229-6100

FEBRUARY 16, 2000

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 PRESENTED LIVE ON KCLV CHANNEL 2 BY THE U N L V HANK GREENSPUN SCHOOL OF COMMUNICATION THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8 00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4 00 AM, SATURDAY AT 7 00 PM, SUNDAY AT 7 30 AM AND THE FOLLOWING MONDAY AT 10 00 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 FEBRUARY 2, 2000

IV NEW BUSINESS

A DISCUSSION AND POSSIBLE ACTION TO APPROVE THE THIRD AMENDMENT TO THE OPERATING AGREEMENT BETWEEN CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND CITY CENTRE DEVELOPMENT CORPORATION, INC TO ADD A NEW INDEMNIFICATION PROVISION

V 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

City of Las Vegas

REDEVELOPMENT AGENCY AGENDA MEETING OF: FEBRUARY 16, 2000

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV CHANNEL 2 BY THE U.N.L.V. HANK GREENSPUN SCHOOL OF COMMUNICATION. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:30 AM AND THE FOLLOWING MONDAY AT 10:00 AM

I CALL TO ORDER

II ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 2:11 P.M.

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

EXCUSED: M. McDONALD

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BEVERLY K. BRIDGES, Acting Secretary

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

(2:11)
3-3124

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 16, 2000

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT
DIRECTOR: JEFFREY MARESH

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF FEBRUARY 2, 2000.

MOTION:

REESE - APPROVED by Reference - UNANIMOUS with M. McDONALD excused

MINUTES:

There was no discussion.

(2:11)
3-3136

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 16, 2000

DEPARTMENT: CITY CENTRE DEVELOPMENT CORP.

DIRECTOR: MICHAEL L. FORCHE

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO APPROVE THE THIRD AMENDMENT TO THE OPERATING AGREEMENT BETWEEN CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND CITY CENTRE DEVELOPMENT CORPORATION, INC. TO ADD A NEW INDEMNIFICATION PROVISION.

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:

This amendment provides the Agency's indemnification, limited by NRS Chapter 41, of CCDC, and its directors, officers and employees for the performance of their duties pursuant to the Operating Agreement.

RECOMMENDATION:

It is recommended that the Agency approve this Third Amendment and that the Chairperson be authorized to execute the same on behalf of the Agency.

BACKUP DOCUMENTATION:

Third Amendment to Operating Agreement between City Centre Development Corporation and Agency.

MOTION:

REESE – ABEYANCE to 3/1/2000 - UNANIMOUS with M. McDONALD excused

MINUTES:

With regard to appointing his law partner to the City Centre Development Corporation (CCDC), MAYOR GOODMAN explained that MARTY KEACH is a 15-year lawyer with offices at 525 South Fourth Street who is interested in the success of downtown and has the best interest of the City. He fully supported his appointment because there needs to be a clear communication between the CCDC and the efforts of the City. CITY ATTORNEY JERBIC requested that the comments be added to the CCDC minutes.

CITY ATTORNEY JERBIC stated that he received an e-mail from the CCDC requesting that the subject item be held for two weeks.

There was no further discussion.

(2:11 – 2:14)

3-3239

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

THIS THIRD AMENDMENT TO OPERATING AGREEMENT ("Third Amendment") is made and entered into this ___ day of February, 2000 by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY (hereinafter "Agency") and CITY CENTRE DEVELOPMENT CORPORATION, INC. ("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, the Operating Agreement was further amended on June 22, 1998 and April 12, 1999 (the Operating Agreement and amendments thereto are collectively referred to as the "Operating Agreement"); and

WHEREAS, the Parties now desire to amend the Operating Agreement to provide for the Agency's indemnification to the Corporation's directors, officers and employees.

NOW, THEREFORE, in consideration of the recitals and the mutual covenants and premises herein expressed, the Agency and Corporation hereby agree to amend the Operating Agreement as follows:

1. Article III, Covenants of the Agency, shall be amended by adding a new Section 3.5, entitled "Covenant to Indemnify" to read as follows:

Section 3.5 Covenant to Indemnify

Agency covenants that it shall, to the extent limited by NRS Chapter 41, indemnify, defend and hold harmless the Corporation and each of its directors, officers and employees against expenses, judgments, settlements and other amounts incurred by reason of the fact that any such entity or person performed such duties for the Agency or the Corporation pursuant to this Operating Agreement. Such indemnity shall not extend to acts or omissions which involve intentional misconduct, fraud or a knowing violation of law. This section shall survive termination of this Operating Agreement.

2. Except as hereinabove set forth, the Operating Agreement shall remain valid and in full force and effect.

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

By: _____
OSCAR B. GOODMAN, Chairman

ATTEST:

BARBARA JO RONEMUS, Secretary

APPROVED AS TO FORM:

J. Pinello 2/3/00
Date

CITY CENTRE DEVELOPMENT
CORPORATION, INC.

By: _____
JODI R. GOODHEART
Its: Chairperson

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 16, 2000

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.

MINUTES:

TOM McGOWAN, 720 South Casino Center Boulevard, announced that he had no comments.

(2:14)

3-3280

In regards to the Magic Westland Plaza, ANTHONY SNOWDEN asked what the second phase is supposed to accomplish. CITY ATTORNEY JERBIC responded that the contract includes a two-part process for any breach that the City might feel is occurring. The other side has been notified of its obligation to complete Phase II and been given an opportunity to cure that. After the initial 30-day period, the party was given a second extension that expires 3/1/2000. If there is not cure by that date, the City would have full rights to reclaim the property to use it as the City sees fit. JEFFREY MARESH, Director, Office of Business Development, concurred with CITY ATTORNEY JERBIC's comments.

MR. SNOWDEN requested the status on the Magic Westland Plaza site. SHARON SEGERBLOM, Director, Neighborhood Services Department, answered that she could only speak to the status of the cleanliness of the property, because the Rapid Response Team cleaned the property because it is City owned. MR. SNOWDEN stressed that he would appreciate the City cleaning up any City-owned properties in need of cleaning.

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF FEBRUARY 16, 2000
Citizen Participation


MINUTES - Continued:

MR. SNOWDEN further stated that, to his understanding, a City employee acquired through the State Legislature a \$150,000 grant to build a chartered school in the center of the "H" Street area. In his opinion, that is a direct contradiction to the West Las Vegas Master Plan. He insisted that those areas should be reserved for economic development, as promised by MAYOR GOODMAN when he took office.

(2:14 – 2:18)

3-3306

THE MEETING ADJOURNED AT 2:18 P.M.



Beverly K. Bridges, Acting, Secretary