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

# MINUTES

Meeting of  
AUGUST 6, 2003  
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 10:26 A.M.  
Adjourned: 10:38 A.M.

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REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN OSCAR B. GOODMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER GARY REESE - VICE-CHAIRMAN	<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"/>
MEMBER JANET MONCRIEF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOUG SELBY, 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: September 3, 2003

ATTEST:

SECRETARY

CHAIRMAN

20v

# City of Las Vegas

REDEVELOPMENT AGENCY MEETING  
CITY HALL, 400 STEWART AVENUE  
COUNCIL CHAMBERS  
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>  
WEDNESDAY, AUGUST 6, 2003  
9:00 A.M.

(Following Morning Session of the City Council Meeting)

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

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- 1. APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF MAY 21, AND JUNE 4, 2003
- 2. DISCUSSION AND POSSIBLE ACTION TO ALLOCATE \$85,000 IN 2004 REDEVELOPMENT PROJECT FUNDS IN SUPPORT OF PROJECTS WITHIN THE LAS VEGAS ARTS DISTRICT NEIGHBORHOOD ASSOCIATION AND AUTHORIZE STAFF TO NEGOTIATE CONTRACTS TOTALING THAT AMOUNT - WARD 1 (MONCRIEF)

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:

Las Vegas Library, 833 Las Vegas Boulevard North  
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: AUGUST 6, 2003

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

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

### **MINUTES:**

CALLED TO ORDER BY CHAIR GOODMAN AT 10:26 A.M.

**PRESENT:** CHAIR GOODMAN and MEMBERS REESE, BROWN, L.B. McDONALD, WEEKLY, MACK, and MONCRIEF

**ALSO PRESENT:** DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North  
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

(10:26)

1-2900

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: AUGUST 6, 2003**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF MAY 21, AND  
JUNE 4, 2003

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS**

**MINUTES:**

There was no discussion.

(10:26 – 10:27)

2-2934

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 6, 2003**

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**DEPARTMENT: BUSINESS DEVELOPMENT**  
**DIRECTOR: LESA CODER**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO ALLOCATE \$85,000 IN 2004  
REDEVELOPMENT PROJECT FUNDS IN SUPPORT OF PROJECTS WITHIN THE LAS  
VEGAS ARTS DISTRICT NEIGHBORHOOD ASSOCIATION AND AUTHORIZE STAFF  
TO NEGOTIATE CONTRACTS TOTALING THAT AMOUNT - WARD 1 (MONCRIEF)

**Fiscal Impact**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount: \$85,000.</b>
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division: Redevelopment Agency</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source: RDA Special Revenue Funds</b>

**PURPOSE/BACKGROUND:**

Las Vegas Arts District Neighborhood Association requested that the City support their planning activities in the amount of \$85,000. Civic Vision of Philadelphia will be engaged to prepare a strategic vision and economic incentive package. International artist Yaacov Agam will prepare a study and scale model of a major public kinetic art park. Goals are to bring national attention to attract galleries, artists and artisans, loft housing and retail development.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Area map
2. Las Vegas Arts District Neighborhood Association requests for City assistance

**MOTION:**

**MONCRIEF – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

LESA CODER, Director, Office of Business Development, said that this request comes from JACK SOLOMON, on behalf of the Las Vegas Arts District Neighborhood Association. MR. SOLOMON is also the owner of S-2 Art Group. The request really warrants allocation of the funds. Civic Partners completed a study, which was done gratis, on East Fremont. They bring a tremendous amount of background, experience, and knowledge. Part of the monies would be allocated for that contract, which totals \$50,000 for scope of services, with an additional \$5,000 for travel and expenses. The second half of the request is to secure very well known artist MR. AGAM to conduct a study at the cost of \$40,000. The study would include feasibility for a sculpture garden and a scale model of one of the prominent pieces of sculpture within that garden. Staff feels that investing this amount of money would spawn more redevelopment within that area. Staff recommends approval.

REDEVELOPMENT AGENCY MEETING OF AUGUST 6, 2003

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION TO ALLOCATE \$85,000 IN 2004 REDEVELOPMENT PROJECT FUNDS IN SUPPORT OF PROJECTS WITHIN THE LAS VEGAS ARTS DISTRICT NEIGHBORHOOD ASSOCIATION AND AUTHORIZE STAFF TO NEGOTIATE CONTRACTS TOTALING THAT AMOUNT

**MINUTES – Continued:**

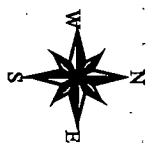
MAYOR GOODMAN thanked MS. CODER for her service to the City of Las Vegas. Through her leadership, the Entertainment District was established, and many other projects were completed. MS. CODER said that it was a pleasure to serve each of the Council members.

There was no further discussion.

(10:27 – 10:31)

1-2949

# Site Map



THE LAS VEGAS ART DISTRICT  
NEIGHBORHOOD ASSOCIATION  
One East Charleston Boulevard  
Las Vegas, Nevada 89104

July 3, 2003

Mayor Oscar Goodman  
City Hall  
400 Stewart Avenue  
Las Vegas, NV 89101

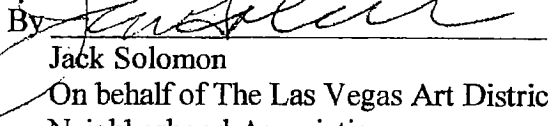
**By Messenger**

Dear Mayor Goodman:

I am pleased to enclose herewith two copies of our Neighborhood Association's requests for City assistance in obtaining seed funding for two important projects.

If you need anything additional, or if you have any questions or suggestions, do not hesitate to call upon me.

Sincerely,

By   
Jack Solomon  
On behalf of The Las Vegas Art District  
Neighborhood Association

JS/ks

Encl.

## MEMORANDUM

JULY 01, 2003

To: Mayor Oscar Goodman

From: Jack Solomon, President, Las Vegas Art District Neighborhood Association

Thank you for meeting last week with me, and with Michael Mushkin, one of the Art District's most important property owners and a key developer. This Memorandum summarizes two requests for funding by or through the City of Las Vegas. I submit it on behalf of the Las Vegas Art District Neighborhood Association:

- (1) \$50,000, plus up to \$5,000 out-of-pocket travel and expense allowance to fund a critically needed consulting contract with Civic Visions of Philadelphia, Pa. (Schedule A attached is a summary of The Civic Vision proposal. The full proposal was delivered to you in May).
- (2) \$30,000 for the artist Yaacov Agam, of Paris France, to fund a study and the construction of a professional scale model of a highly innovative sculpture park of kinetic art, which we propose to install within the Art District, on Boulder Street. To make room for the sculpture park, we propose that Boulder Street be vacated with the consent of all contiguous property owners, and that the land so recovered will be converted to a City of Las Vegas public park/sculpture garden.

Both requests come not just from Michael Mushkin and myself, but arise from a substantial grass roots Las Vegas constituency. These requests are pursuant to the unanimous vote of the Las Vegas Art District Neighborhood Association's entire Board of Directors. The requests also enjoy the support of all major property owners in the Art District, plus the endorsement of artists, residents, and business owners of our neighborhood. (See Schedule B attached for a partial listing).

Additionally, our request is supported by the Las Vegas Neon Museum. The Las Vegas Art District is working closely with the Neon Museum with a view to establishing a permanent multi-purpose Neon Museum facility in the Art District. Part of the plan is to utilize a number of the Neon Museum's most compelling signs as day/night sculptures interspersed as "art landscaping" throughout the Art District.

Our two requests for seed funding are relatively small when compared to the huge benefits their implementation will generate for the entire City of Las Vegas, and especially the downtown redevelopment effort.

From the time I first discussed possibilities for a robust Art District with Mayor Goodman, it was made clear to me that although this can be accomplished by a City/private sector "partnership", the City is against helping private developers acquire

contiguous parcels for redevelopment via its power of eminent domain. Moreover, it was explained to me that the City has only limited funds available to help directly. The relatively small seed funding requested here, if granted, will empower the private sector to invest tens of millions of new dollars for development, remodeling, and upgrading of our downtown neighborhood.

My original business model was to recruit a large, experienced real estate development firm to undertake this project for both the residential and commercial new construction and upgrading of present structures. During the past six months, I met with two different, experienced, grand-scale developers. Both recognize outstanding opportunities for metamorphoses of the Art District Neighborhood. Both indicated a willingness to invest, provided they would be able to acquire sufficient, contiguous land to support some major construction and/or remodeling projects. However, there are so many individual property owners in the District, (about 100) that I reluctantly concluded it would be impossible to assemble enough available property for future large-scale construction, that would be of interest to \$100-million level players.

Many present Art District property owners are not interested in selling their property now. They prefer to hold to see what develops. Alternatively, they will sell, but only at high asking prices, disconnected to economic reality. We found a way around this impasse. A number of current small property owners are interested in contributing their property, (at current market value) to a REIT, which is also raising cash from investors. Thus, small present property will be able to obtain equity participation in the Art District's future.

Of more vital interest: Several Las Vegas area residents, have in recent months, quietly acquired several key Art District properties, all with intentions of future, harmonious Art District development plans.

Frankly, I was astonished at how easily and quickly I was able to organize so many of the District's property owners, through our Neighborhood Association. Most indicated a willingness to sign on to a common vision of a "hip and cool" Art District commercial/residential redevelopment.

Our many local Las Vegas property owners, who are so critical to the redevelopment efforts, are individually too small to enjoy access to the favorable financing options normally available to large players. Fortunately, two existing federal income tax credit programs are now available to us, which singly or in combination can make the financing of the Art District redevelopment by locals a reality. They are:

1. New Market Federal Income Tax Credits and
2. Historic Building Federal Income Tax Credits

It is precisely because of the disparate, fractured nature of Art District property ownership, that the Civic Visions consulting contract is the needed and is the preferred key, capable to unlock tens of millions of dollars of capital investment for our neighborhood.

1. Because they are academics and outsiders, the Civic Vision people do not carry personal "baggage". Nor are they competing participants with a private agenda related to this project. Present and potential competition and disagreements as to details among so many owners can endanger viability of the entire project, and Civic Vision is above the fray. Although the multiple small players involved here share a general vision of what the Art District is to be, this vision is loose, and it requires tightening, coordination, and direction so that the many property owners are on the same page. Two of the major principals of Civic Visions, Dr. George Thomas and Professor Susan Snyder, (both University of Pennsylvania Graduate School of Architecture), have already met and talked to our most important Art District developers. In all cases, the two professors commanded great respect and confidence. We possess no legal right to compel any Art District property owner to follow a strategic vision. This is especially dangerous when it comes to details. However, with persuasion, respect, and their hands-on experience, Civic Visions has the capability to persuade all to join together to foster a critical mass of purposeful, tasteful, coordinated development. Given its standing and credentials, Civic Vision will be able to mobilize all the many owners and convince them that by being part of a guided solution, each owner can achieve the highest and best economic return for his or her property investment.
2. As indicated, the two federal tax incentive programs the consultants will make possible for the benefit of the private sector, are both generous and doable. They are the critical means for needed investment in the instant case. Civic Visions is staffed by the most experienced experts in America in this field. They have "been there, and done that". In my opinion, it would be imprudent to rely on less experienced consultants in performing the required research and in preparing applications for Federal funding that are so important to our goal.
3. I personally conducted extensive due diligence about Civic Visions. My efforts included three meetings in Las Vegas, a four-hour meeting in New York City, and a two-day trip to The University of Pennsylvania in Philadelphia. I became convinced that Civic Visions is the organization best qualified to coordinate and articulate for us a shared master vision, and to guide us to obtain those critical Federal tax subsidies.

Following the completion of the installation study, containing the firm budget, which the Artist is to guarantee by contract, and as soon as the professionally-constructed scale model is available for viewing, Mike Mushkin has volunteered and assured me that he will be able to deliver charitable donation funding of at least \$1.5-million.

### SUMMARY

The Las Vegas Art District Neighborhood Association's two requests for seed funding, if granted, are catalysts to set in motion, many millions of dollars of downtown development investment in exciting projects, all leading to a truly great, exciting Art District, one worthy of the name, "Las Vegas".

In closing, Mayor Goodman, I want you to know that the City of Las Vegas' staff of professionals is providing valuable cooperation, ideas, and terrific support. There is not enough space to acknowledge everyone, but I especially note continuing important support by Margo Wheeler, Richard Hooker, Douglas Lein, Richann Johnson, Yorgo Kagafas, Steve Van Gorp. Stephanie Boixo has been an especially enthusiastic, get-things-done person and red-tape cutter.

Permit me to add a personal note:

Mayor Goodman, I want you to know that it is your enthusiasm, leadership, vision, and dedication to an Art District for Las Vegas that is an inspiration not only to myself, but also to all my colleagues. With your continuing support, be assured that the Las Vegas Art District will be in time for the City's 100<sup>th</sup> anniversary, and a shining jewel in the crown of achievement of your administration.

If you have questions or suggestions or if I can be of assistance in any way, do not hesitate to call upon me.

Jack Solomon

## SCULPTURE GARDEN

Our second request is \$40,000 for world-famous Artist Yaacov Agam of Paris, France. For this fee, he is ready to complete a detailed feasibility study, including obtaining firm costing for fabricating the art installation. The Artist will also construct a beautiful, accurate scale model (which will be signed, and owned by the City as a valuable artwork) of the proposed sculpture park. The Artist's rough estimate for the cost of the art is between \$1,000,000 and \$1,500,000. This estimate excludes preparation of the City Park land and surrounding landscaping, all which should be handled by the City. Once Agam's estimate and study is accepted, the Artist will commit contractually to deliver per estimate. The City's legal department should prepare this contract, dealing directly with Agam. I can be available to assist, if called upon.

The Artist's vision for the sculpture garden is breathtaking. It is destined to become a compelling, "must see" attraction for both tourists and suburbanites. Nothing quite like it exists anywhere else. Up to 250 people at a time will be able to stroll through the "forest" of 18 foot high, gloriously colored stainless steel and colored tile columns that magically "morph" into changing patterns and colors before each visitor's eyes as one moves his line of vision strolling through the park. The installation will also contain a soothing musical sound element, activated by the motions of viewers. In short, this installation will transcend art to look at visually; it is to be an artwork that the visitor walks into and personally become a part of the art.

I discussed Agam's concept with several key colleagues. All agree (including, surprisingly, several local artists) that the concept is brilliant; that this sculpture garden will be a huge "must see" attraction for the Art District and downtown Las Vegas.

The Art District Sculpture Garden adds to a scale of many exciting things to do and see, all within walking distance. The new attractions, the new shops, cafes, restaurants, and "cool and hip" life style living environment, all combined with what we already have in place today, will cause our neighborhood to be internationally recognized as an oasis of art and creativity. We will achieve critical mass of "edutainment"/culture/exciting treasure hunt experiences different from the overwhelming resort/casino experiences of the Strip, and yet are powerful enough to be a major, popular attraction.

Agam has in all probability created more, large-scale, monumental public artworks for more cities than any other living artist. Public installations by Agam include works in: Paris; Prague; New York; San Diego; Tel Aviv; Jerusalem; New Orleans; Miami; Boca Raton; Los Angeles; Leverkusen, Germany; Cleveland; Universite de Montpellier, France; Mayo Clinic, Rochester, Minnesota; Chicago; Strausbourg; City Hall, Ludwigshafen, Germany; Dortmund, Germany; Frankfurt; Universite Dijon, France; Birmingham, Alabama; Nassau, Bahamas; and many more.

# SCHEDULE A

## CivicVisions LP

Civic Identity from Cultural Values

Susan Nigra Snyder  
George E. Thomas, Ph.D.

2029 Walnut Street  
Philadelphia, PA 19103  
215.563.1555  
215.563.1772 fax

27 June 2003: Summary of Proposal for the Las Vegas Arts District, 12 May 2003

**Context:** Las Vegas is missing the urban hip and cool zone that can attract and hold creative class residents. The City has identified the neighborhood flanking Charleston Avenue west of Las Vegas Boulevard as an arts district. The urban fabric has the potential to convey the mix of old and new, of industry and commercial buildings transformed, that can become the basis of a 24/7 urban neighborhood attractive to young people. This core arts community is now being augmented by antiques and restaurants and leading to the creation of a First Friday program that brings a wider public to the area. In addition the furniture mart and outlet mall, now under construction, will create a significant node immediately west of the district. The monorail stop planned for Charleston and Main will link the district with the tourist audience of the Strip.

**Need for Strategic Vision:** Left to its own devices, such a district can grow slowly or be overwhelmed by competing forces. To push this arts district forward, a strategic vision is necessary to be a catalyst for economic development while at the same time ensuring that the arts district character prevails. This vision creates the road map that adds value to the area so that owners will find it profitable to invest in their properties and attract new developers. We would work with and assist the community to develop the strategic vision. The CivicVisions project team includes Margaret McCauley, retail consultant (Downtown Works, Kravco Company), Don Meginley, economic consultant (Preservation Initiatives) and Eugenie Birch, downtown housing consultant (chair, City Planning Department, University of Pennsylvania).

- A strategic vision will provide an agreed upon goal so that development proceeds with confidence that multiple property owners are working toward the same end. It provides coordination for multiple owners.
- A strategic vision is necessary to encourage a critical mass of purposeful development in the same time frame to change the character of the existing district.
- A strategic vision is necessary to attract the developers who can begin the large scale projects necessary to ensure success of the Arts District.

The Strategic Vision Package will:

- Survey and map the existing urban fabric (buildings and available land) according to suitability for general types of uses. Identify the core buildings that are especially important in contributing to the physical expression of the place. Develop and coordinate goals with property owners and civic groups.
- Develop economic incentives to reduce the risk and make development more appealing.
  - Prepare an analysis of the Arts District for its potential to use Federal Historic Tax Credits and New Market Tax Credits and coordinate boundaries of Arts, Historic and New Market districts. Recommend and map potential historic district(s) to ensure that significant buildings are included within Arts District.
  - Prepare an overview of incentives to reduce risk for developers and encourage investment. This would include Historic Tax Credits, TIFs (Tax Increment Financing), matching façade grants, loan guarantees, New Market Tax credits and the like, which might be coordinated or linked to the larger program goals to ensure that the overall mix of amenities is achieved.
  - Prepare preliminary forms as needed and help navigate through state and federal bureaucracies.
- Prepare conceptual overview of district transformation. Make the strategic vision visible to developers and investors using graphics, pro-formas and other tools.
- Develop a timeline and procedure overview (noting required applications) for subsequent packages to develop the work outlined in Strategic Vision Package that will guide the Arts District in realizing its goals.
- Correlate work with opportunities for public and outside funding sources, grants, etc.

Fees: \$50,000 (plus \$ 5,000 expenses).

## SCHEDULE B

### PARTIAL LIST OF SUPPORTERS OF ART DISTRICT PROPOSAL

1. S<sup>2</sup> Art Group – Carolyn and Jack Solomon, President Art District
2. Arts Factory – Wes Isbutt (Property owner, investor, Art District Pioneer and Vice President)
3. Kellogg Family holdings (Art District property owner, developer, investor)
4. Art Marshall and family holdings (property owner, investor)
5. Funkhouse Antiques – Cindy Funkhouser (Antiques Shop, property owner, Art District Secretary and head of First Friday Events.
6. Michael Mushkin, attorney, developer, and major property owner
7. Randy Runnels, Cartridges U.S.A., Art District business owner, investor
8. Bill Barber, investor, new Las Vegas area investor who has pledged a minimum of \$1,000,000 to invest in the Art District for viable developments, if called upon by the undersigned.
9. Richard Geyer, Treasurer Art District
10. Myra Politis, co-owner of The Attic, Nationally Famous. Unusual Main Street retailer. Member Art District Board
11. Grubb & Ellis – Real estate broker
12. C & J Properties, (Carolyn & Jack Solomon, personally) Art District property owner, Art District investor
13. Barbara Moletsky, President and Sandra Harris, Executive Director, Neon Museum.
14. Nancy Drumm and Family, Art District property owner
15. Layne Wooten, Nationally renown, award-winning “Cowboy Chef”, who is set to open a 400 seat barbecue restaurant in Art District
16. Gamblers General Store, Don Jarchow. Unusual Las Vegas Retail Merchant, Art District property owner
17. Michael Wardle, Artist, Gallery owner. Member Art District Board of Directors
18. Iowa Café.
19. Tinoco’s Restaurant (recently opened)
20. Kim Wolfson, downtown property owner, developer
21. Cat Dixon, Artist
22. Debra Heiser, Gallery
23. Debbie Sussman, Gallery
24. Jerry Misko, Artist, Art Gallery Owner
25. George Chanos. Attorney, Art District Property owner, developer.
26. Mark and David Jaget, Art District Property owners, local real estate investors/developers.
27. Raul Gil – La Casa Del Marisco
28. Casa Don Juan – Recently opened Mexican Restaurant.
29. Beth Gaylor, Professional fund raiser for non-profit institutions and public relations.

reviewjournal.com

 PRINT THIS

Tuesday, July 22, 2003  
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Submitted at Redevelopment Agency

Date 8/6/03 Item Citizens Receipt

## Ruling lowers payment for condemned land

Judge used wrong method to determine value of downtown Las Vegas property

By **ED VOGEL**

REVIEW-JOURNAL CAPITAL BUREAU

**CARSON CITY –** The Nevada Supreme Court in a 4-3 decision Monday lowered the amount of money Clark County must pay for acquiring two parcels of property in downtown Las Vegas.

In the majority decision authored by Justice Bob Rose, the court ruled former District Judge James Mahan used the wrong method for determining the value of downtown property Clark County condemned in 1995. The court took land belonging to Sun State Properties and Clarence and Ruth Pyles for use as a new jail.

Mahan, now a federal judge, first should have determined a value for the property as a whole and then apportioned the amount to the various parties, according to Rose. Instead Mahan first put a value to the various interests, rather than for the whole property.

Mahan ordered the county to pay \$3.634 million for the property when Clark County said the value should have been \$1.9 million. During trial, various appraisers put a value of as much as \$6.1 million on the property.

Rose ordered a new trial, in which the correct method should be used in determining the value of the property. The judge also must determine if Sun State and the Pyles are entitled to additional money because Clark County apparently took two years in filing the lawsuit.

<http://reviewjournal.printthis.clickability.com/pt/cpt?action=cpt&expire=&ur...> 8/6/2003

**In a dissent, Justice Mark Gibbons said he disagrees that state law allows only the method cited by Rose for putting a value to condemned property.**

**He questioned whether Sun State and the Pyles received fair compensation for their property.**

**"This is a taking, and just compensation should be paid to all the interested parties," Gibbons stated.**

**"It is unjust to take an individual property owner's land and refuse to properly compensate him for his loss," Gibbons said in the dissent, with which Justice Miriam Shearing agreed.**

**Justice Bill Maupin also dissented. Backing Rose were Justices Deborah Agosti, Nancy Becker and Senior Justice Cliff Young.**

**Find this article at:**

[http://www.reviewjournal.com/lvrj\\_home/2003/Jul-22-Tue-2003/news/21777391.html](http://www.reviewjournal.com/lvrj_home/2003/Jul-22-Tue-2003/news/21777391.html)

Check the box to include the list of links referenced in the article.



# City of Las Vegas

## AGENDA SUMMARY PAGE REDEVELOPMENT AGENCY MEETING OF: AUGUST 6, 2003

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:

AL GALLEGO, citizen of Las Vegas, said he too was sad to see MS. CODER go. He then complained about allowing the use of name "Las Vegas" without receiving proper compensation.

DAN CONTRERAS, Bonanza Village resident, questioned the status of redevelopment projects in West Las Vegas. He suggested a list be put together of different programs that assist business owners in expanding their businesses. He then showed pictures on the overhead of blighted property owned by the City and opined that the City should be held to the same standards as everyone else. He submitted a copy of an article that ran in the Las Vegas Review-Journal newspaper titled: Ruling lowers payment for condemned land. Lastly, he urged long-term solutions for problems such as homelessness.

(10:31 - 10:38)

1-3141

**THE MEETING ADJOURNED AT 10:38 A.M.**

Respectfully submitted:

  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

September 4, 2003

  
Barbara Jo Ronemus, Secretary