

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

MINUTES

Meeting of
DECEMBER 3, 2003
9:00 A.M.

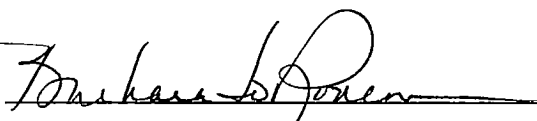
(Following the morning session of the City Council Meeting)

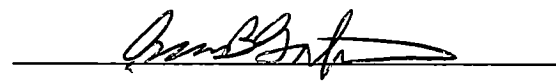
Called To Order: 12:02 P.M.
Adjourned: 12:20 P.M.

REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN OSCAR B. GOODMAN	☒	☐	☐
MEMBER GARY REESE - VICE-CHAIRMAN	☒	☐	☐
MEMBER LARRY BROWN	☒	☐	☐
MEMBER LYNETTE BOGGS McDONALD	☒	☐	☐
MEMBER LAWRENCE WEEKLY	☒	☐	☐
MEMBER MICHAEL MACK	☐	☐	☒
MEMBER JANET MONCRIEF	☒	☐	☐
DOUG SELBY, EXECUTIVE DIRECTOR	☒	☐	☐
BRADFORD R. JERBIC, CITY ATTORNEY	☒	☐	☐
BARBARA JO RONEMUS, SECRETARY	☒	☐	☐

APPROVED BY REFERENCE: February 4, 2004

ATTEST:


SECRETARY


CHAIRMAN

24✓

City of Las Vegas

REDEVELOPMENT AGENCY MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>
WEDNESDAY, DECEMBER 3, 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. 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. DISCUSSION AND POSSIBLE ACTION REGARDING EXTENDING THE CLOSE OF ESCROW AND REVISING THE SCHEDULE OF PERFORMANCE IN THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE L'OCTAINE URBAN APARTMENTS LOCATED AT THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND GASS STREET (APN 139-34-401-002) - WARD 5 (WEEKLY)
- 2. DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO ENTER INTO NEGOTIATIONS TO ACQUIRE THREE PARCELS LOCATED AT THE SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND CLARK STREET IN THE OFFICE CORE DISTRICT OF THE DOWNTOWN CENTENNIAL PLAN AND REDEVELOPMENT AREA, AND REALLOCATE FUNDS AS NEEDED (\$2,000,000 - SPECIAL REVENUE FUND) (APNs 139-34-311-151, 139-34-311-152 and 139-34-311-153) - 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:

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizen Center, 450 East Bonanza Road
Clark County Government Center, 500 So. Grand Central Parkway

AFFIDAVIT OF MAILING

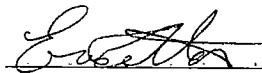
(Mailing required under the provisions of NRS Chapter 241)

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 **25th** day of **November, 2003**, a copy of NOTICE, the attached of which is a true and correct copy of the Notice – re: **Redevelopment Agency Meeting** to be held on the **3rd** day of **December, 2003**, 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.



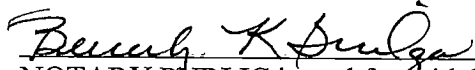
SIGNATURE

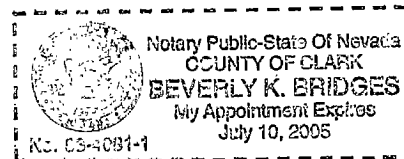
City Clerk

DEPARTMENT

Subscribed and sworn to before me this

26th day of November, 2003


NOTARY PUBLIC in and for said County and State



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

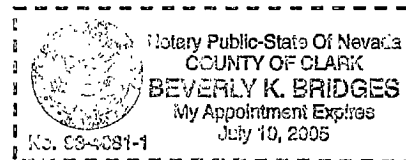
1. Las Vegas Library, 833 Las Vegas Blvd.
2. Senior Citizens Center, 450 E. Bonanza Road
3. Clark County Government Center, 500 S. Grand Central Parkway
4. Court Clerk's Office Bulletin Board, City Hall Plaza, 400 Stewart Avenue (near the entrance to the Court Clerk's Office);
5. City Hall Plaza, Special Outside Posting Bulletin Board, 400 Stewart Avenue (in the walkway area between Metro and Municipal Court).

SIGNATURE

Subscribed and sworn to before me this

26th day of November, 2003

Bernadette K. Swartz
NOTARY PUBLIC in and for said County and State



REDEVELOPMENT AGENCY AGENDA
MEETING OF: DECEMBER 3, 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. 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 12:02 P.M.

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

EXCUSED: MEMBER MACK

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

(12:02)
2-3308

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 3, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY (ACTING)

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING EXTENDING THE CLOSE OF ESCROW AND REVISING THE SCHEDULE OF PERFORMANCE IN THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE L'OCTAINE URBAN APARTMENTS LOCATED AT THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND GASS STREET (APN 139-34-401-002) - WARD 5 (WEEKLY)

Fiscal Impact

☒	No Impact	Amount:
☐	Budget Funds Available	Dept./Division:
☐	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

On May 16, 2001, the City of Las Vegas Redevelopment Agency entered into a DDA with L'Octaine Limited Partnership for the sale and development of the parcel located at the southeast corner of Las Vegas Boulevard and Gass Avenue. The developer, L'Octaine Limited Partnership, has informed the RDA that it will be unable to meet the December 8, 2003 deadline to close escrow or the December 12, 2003 deadline to start construction. The developer will present a request for an extension to these dates.

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Disclosure of Principals
3. Locator Map

MOTION:

WEEKLY – APPROVED the extension through January 5, 2004 as recommended – UNANIMOUS with MONCRIEF not voting and MACK excused

MINUTES:

IAIN VASEY, Acting Director, Office of Business Development, advised that this project was originally approved on May 16, 2001 and subsequently extended, most recently on October 1, 2003. The last extension required the developer to pull permits by December 5, close escrow by December 8 and commence construction by December 12. The State has postponed the November hearing on the bonds to mid-December, making it impossible to meet the deadlines.

REDEVELOPMENT AGENCY MEETING OF DECEMBER 3, 2003

ITEM 1 – DISCUSSION AND POSSIBLE ACTION REGARDING EXTENDING THE CLOSE OF ESCROW AND REVISING THE SCHEDULE OF PERFORMANCE IN THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE L'OCTAINE URBAN APARTMENTS LOCATED AT THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND GASS STREET (APN 139-34-401-002) - WARD 5 (WEEKLY)

MINUTES - Continued:

The Agency holds a \$150,000 deposit, returnable upon termination or upon issuance of the certificate of completion.

SCOTT BROWN, L'Octaine, was unable to explain the State delay. The letter with Citibank and tax-credit partner, Paramount Financial Group, are both in place. The package has been submitted to the State and working out the final details has been going very smoothly with City staff. The last yard to the goal line remains to be worked out and the timing of the State created the need for the extension. MR. VASEY pointed out that this is only a 30-day extension, just to get past the State bond hearing. The representation is that ground will break in 30 days. MR. BROWN stressed that the delay is beyond his control. The new scheduled closing date is December 18 and he would like to be under construction by the end of the year.

CHAIRMAN GOODMAN discussed with MR. BROWN that the intent is to include the start of this project in the State of the City Address January 6, 2004. MEMBER WEEKLY expressed similar frustration with the delays, but it is beyond the developer's control. This is a great concept and project.

TODD FARLOW, 240 North 19th Street, urged the developer to get this project done.

There was no further discussion.

(12:02 – 12:08)

2-3309

AGENDA MEMO

REDEVELOPMENT AGENCY MEETING DATE: DECEMBER 3, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

ITEM DESCRIPTION: DISCUSSION AND POSSIBLE ACTION ON AN EXTENSION OF THE CLOSE OF ESCROW FOR THE L'OCTAINE URBAN APARTMENTS (APN #139-34-401-002)

1. On May 16, 2001, the City of Las Vegas Redevelopment Agency entered into a Disposition and Development Agreement (DDA) with L'Octaine Limited Partnership, for the disposition of a vacant parcel of land located at the southeast corner of Las Vegas Boulevard and Gass Avenue, APN 139-34-401-002 (the site). The DDA required L'Octaine Limited Partnership to secure financing within 90 days following the execution of the DDA ("Financing Commitment deadline") and to close escrow through purchase of the site no later than 180 days following the execution of the DDA ("Escrow deadline").

2. On January 22, 2002, L'Octaine Limited Partnership requested an extension of the Escrow deadline to February 28, 2002. In consideration of securing HOME financing from the City on January 30, 2002 the Redevelopment Agency extended the Financing Commitment deadline to February 28, 2002, and the Escrow deadline to March 15, 2002.

3. On February 28, 2002, L'Octaine requested a second extension, in consideration of the difficulty in securing financing commitments due to (in L'Octaine's estimation) the nature of the project, and a regulatory "watch list" on the rental market. The Redevelopment Agency extended the Financing Commitment deadline and the Escrow deadline to June 1, 2002.

4. On May 3, 2002, the City of Las Vegas Redevelopment Agency requested an update regarding the status of the project and L'Octaine's ability to meet the June 1 deadline for securing the financing commitment and closing escrow. On May 24, 2002, L'Octaine requested a third extension to August 30, 2002, citing a delay in obtaining final approval from the State of Nevada Housing Division for commitment of bond financing. L'Octaine indicated in their request that the State TEFRA hearing is scheduled for June 17, 2002, and the Board of Finance hearing is scheduled for August 13, 2002.

5. On June 19, a fourth extension extended the Financing Commitment and Escrow deadline to August 30, 2002, which would enable L'Octaine Limited Partnership to receive final approval of bond financing from the State of Nevada Housing Division and close escrow by August 30, 2002.

6. On September 9, 2002, L'Octaine requested a fifth extension to December 31, 2002, citing lender caution due to a downturn in the rental housing market.

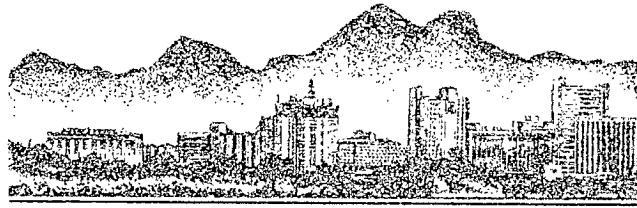
7. On October 16, 2002, a fifth extension extended the Financing and Escrow deadline to December 31, 2002, which would enable the L'Octaine Limited Partnership to receive final approval of bond financing from the State of Nevada Housing Division and close escrow by December 31, 2002.

8. On April 16, 2003, the first amendment to the terms of the DDA allowing the restructuring of the partnership was adopted. The restructuring named J. Scott Brown as general manager, replacing William Newbern and Thomas Hom. A further extension of the close of escrow to September 15, 2003 is also granted. In recognition of this extension, L'Octaine LP deposited with the City, \$50,000 (fifty thousand dollars) additional deposit. The Amendment required L'Octaine Limited Partnership to commence construction within 15 days of the Conveyance Date (by September 30, 2003), and to complete construction within 18 months thereafter.

9. On September 14, 2003 the L'Octaine Limited Partnership requested an extension of the Close of Escrow and construction start date to "the week of December 8, 2003". Close of Escrow and construction must start by December 12, 2003. L'Octaine Limited Partnership will immediately, upon approval of this extension, deposit with the City, \$50,000 (fifty thousand dollars) additional deposit.

10. On October 1, 2003, a second amendment to the terms of the DDA granted L'Octaine Limited Partnership extensions of the "Close of Escrow" date to December 8, 2003 and "Begin Construction" to December 12, 2003.

11. On November 14, 2003 L'Octaine Limited Partnership informed the RDA that due to the rescheduling of the State of Nevada bond hearing, they will be unable to close on the property as required by the amended DDA and that they will need additional time to meet the required close of escrow and begin construction.



CITY OF LAS VEGAS
Redevelopment Agency

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
(702) 229-6100

December 8, 2003

J. Scott Brown, Manager
L'Octaine Limited Partnership, LLC
1272 Scott Street
San Diego, CA 92106

RE: Start of Construction – L'Octaine Urban Apartments

Dear Mr. Brown:

As per the City of Las Vegas Redevelopment Board Action of December 3, 2003, modification to the Schedule of Performance for the DDA dated May 16, 2001 as amended is granted.

As per said action, Close of Escrow and the Start of Construction must be accomplished on or before January 5, 2004.

Please execute and return the attached letter to Iain Vasey, Acting Operations Officer, City of Las Vegas Redevelopment Agency within seven (7) days of receipt of this letter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Oscar B. Goodman".

Oscar B. Goodman
Chairman
Redevelopment Agency

Agreed to this _____ day of _____, 2003

J. Scott Brown, Manager
L'Octaine Limited Partnership, LLC

Cc: City Council
Douglas A. Selby
Steve Houchens
Orlando Sanchez
Faye Johnson
Sue Prescott
Teri Ponticello
Steve Van Gorp
A. C. Douglas

**CERTIFICATE - DISCLOSURE OF OWNERSHIP/PRINCIPALS
(CONTINUED)**

Block 1	Contracting Entity
Name	L'Octaine Limited Partnership
Address	P.O Box 6950, San Diego, CA 92166
Telephone	619-283-5515
EIN or DUNS	88-0456937

Block 2	Description
Subject Matter of Contract/Agreement: Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), Eight (8) and nine (9) in block twenty-six (26) of the south addition to the city of Las Vegas, as shown by map thereof on file in book 1 of plats, page 51, in the office of the county recorder of Clark county, Nevada.	
RFP # None	

Block 3	Type of Business
☐ Individual ☒ Partnership ☐ Limited Liability Company ☐ Corporation	

Block 4	Disclosure of Ownership and Principals		
In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.			
	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	See attached		
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Exhibit "F"

9.			
10.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: 2



Block 5. Disclosure of Ownership and Principals - Alternate

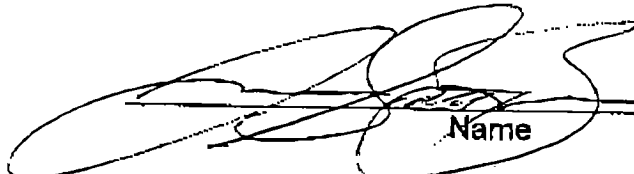
If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____

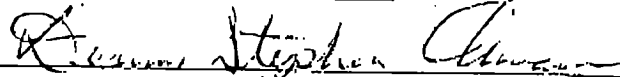
Number of Pages: _____

I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.


Name
November 20, 2003
Date

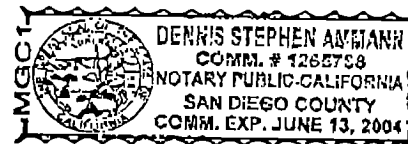
Subscribed and sworn to before me this 20th
day of

November, 2003.



Notary Public

Dennis Stephen Ammann



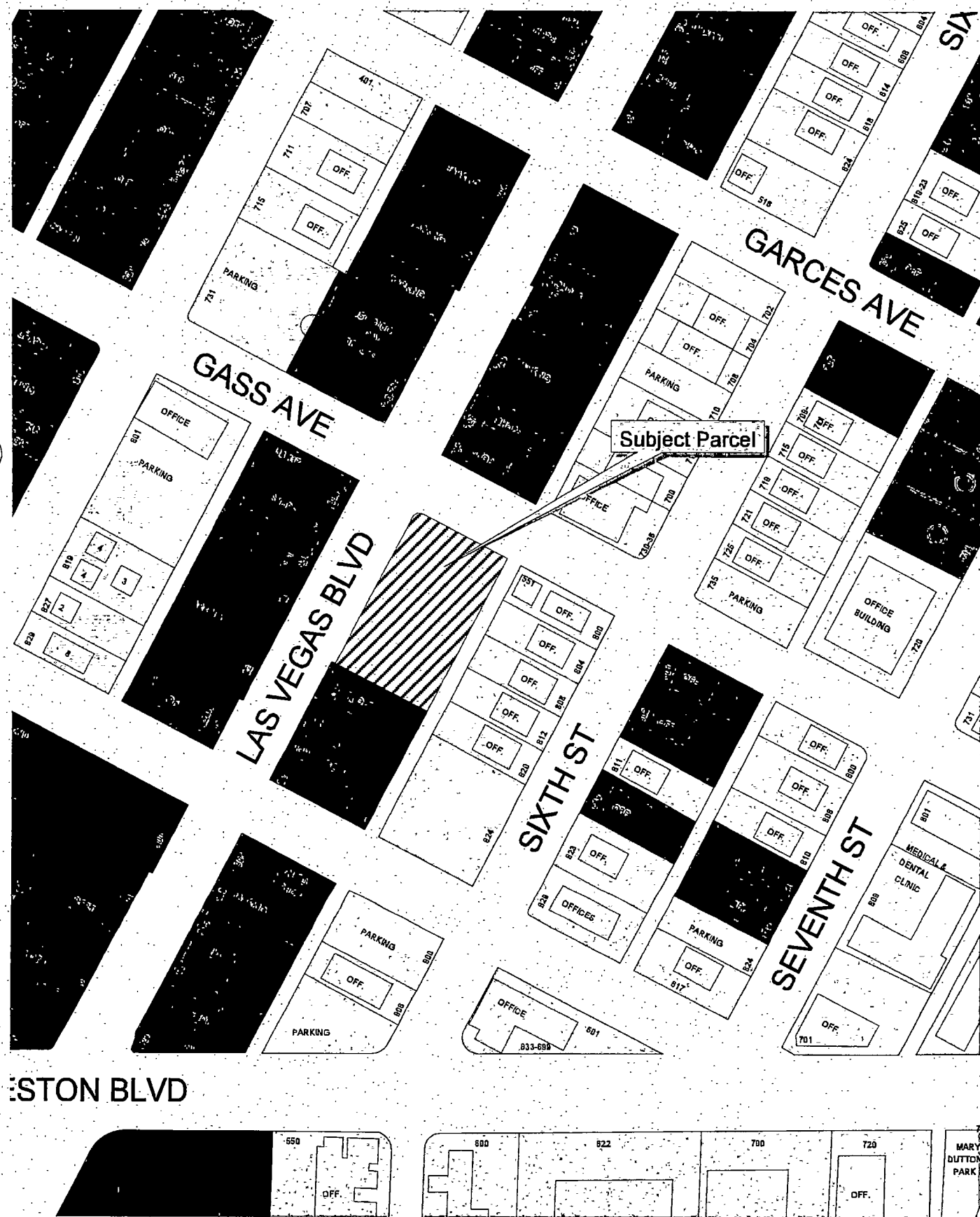
ATTACHMENT
Disclosure of Ownership and Principals

L'Octaine Urban Housing LLC	P.O. Box 6950 San Diego, CA 92166
Company B	1651 Roscerans Street San Diego, CA 92106-2263
Company B Class A Members	
Chris & Kirsten Cramer Family Trust	777 Armada Terrace San Diego, CA 92106
Cynthia P. Olmstead Exempt Trust	3027 Homer Street San Diego, CA 92106
Came Family Trust	4086 Wenrich Drive San Diego, CA 92120
Eugene M. Foster & Joan F. Foster Trust	c/o Wheeler Frost Associates, Inc. 1545 Hotel Circle South #280 San Diego, CA 92108
Blackstone Consulting, Inc.	1545 Hotel Circle South, Suite 280 San Diego, CA 92108
Peter F. Virginia L. Seligman	4427 Pescadero Avenue San Diego, CA 92107
Pollard Trust	14415 Crestwood Avenue Poway, CA 92064
Grossmont Medical Clinic, Inc.	4587 54 th Street San Diego, CA 92115
Boatwright Family Trust	701 "B" Street, Suite 2100 San Diego, CA 92101
James S. Brown Revocable Trust	591 Camino de la Reina, Suite 1015 San Diego, CA 92108
Campaige Family, L.P.	4408 30 th Street San Diego, CA 92116
Jessop Family Trust	401 West "C" 2 Street San Diego, CA 92101
Lloyd Stuart Kuritsky Trust	649 Torrance Street San Diego, CA 92013
LaCroix Family Trust	2674 Willow Street San Diego, CA 92106
Kenneth Markstein	P.O. Box 6902 San Marcos, CA 92079
Sandalwood Bay, L.P.	4408 30 th Street San Diego, CA 92116
Remarc Holdings, L.P.	1032 Barcelona Drive San Diego, CA 92107

Brown Family Trust	335 Via Andalusia Encinitas, CA 92024
E.T. & D.W. Cramer Family Trust	727 Armada Terrace San Diego, CA 92106
Landis Family Trust	501 Silvergate Avenue San Diego, CA 92106
Olmstead Family Trust	3027 Homer Street San Diego, CA 92106
Robert Charles, LLC	6363 El Cajon Boulevard, Suite 206 San Diego, CA 92115
Bill and Susan Hoehn Family Trust	P.O. Box 789 Rancho Santa Fe, CA 92067
Allen E. Horn	17221 Lido Lane Huntington Beach, CA 92647
JRL, LP	P.O. Box 181887 Coronado, CA 92178
Papier, LP	P.O. Box 181887 Coronado, CA 92178

Company B Class B Members

Sandalwood Bay, L.P.	4408 30 th Street San Diego, CA 92116
Campaige Family, L.P.	4408 30 th Street San Diego, CA 92116



Site Map

AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 3, 2003****DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: IAIN VASEY (ACTING)****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO ENTER INTO NEGOTIATIONS TO ACQUIRE THREE PARCELS LOCATED AT THE SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND CLARK STREET IN THE OFFICE CORE DISTRICT OF THE DOWNTOWN CENTENNIAL PLAN AND REDEVELOPMENT AREA, AND REALLOCATE FUNDS AS NEEDED (\$2,000,000 - SPECIAL REVENUE FUND) (APNs 139-34-311-151, 139-34-311-152 and 139-34-311-153) - WARD 1 (MONCRIEF)

Fiscal Impact

☐	No Impact	Amount: UP TO \$2,000,000
☒	Budget Funds Available	Dept./Division: REDEVELOPMENT AGENCY
☐	Augmentation Required	Funding Source: SPECIAL REVENUE FUND

PURPOSE/BACKGROUND:

Agency staff recommends the assemblage of these three parcels which are surrounded by recent and future redevelopment projects, City owned historic civic resources, and other currently vacant Redevelopment Agency owned land. If successful, these parcels can be combined with existing land to offer one substantial redevelopment site for a major mixed-use retail, residential, and/or office development.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Location Map

MOTION:

MONCRIEF – APPROVED as recommended – UNANIMOUS with GOODMAN abstaining because he has not received full payout for land sold at Casino Center and Bonneville, which is within the area where land prices that will be significantly inflated as a result of the City's renaissance, and MACK excused

MINUTES:

IAIN VASEY, Acting Director, Office of Business Development, explained that the Agency is seeking approval and authorization to approach three property owners to negotiate purchase and sale agreements for property on the southwest corner of Las Vegas Boulevard and Clark. The three properties collectively represent 21,000 square feet and would be adjacent to a site already

REDEVELOPMENT AGENCY MEETING OF DECEMBER 3, 2003

ITEM 2 – DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO ENTER INTO NEGOTIATIONS TO ACQUIRE THREE PARCELS LOCATED AT THE SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND CLARK STREET IN THE OFFICE CORE DISTRICT OF THE DOWNTOWN CENTENNIAL PLAN AND REDEVELOPMENT AREA, AND REALLOCATE FUNDS AS NEEDED (\$2,000,000 - SPECIAL REVENUE FUND) (APNs 139-34-311-151, 139-34-311-152 and 139-34-311-153) - WARD 1 (MONCRIEF)

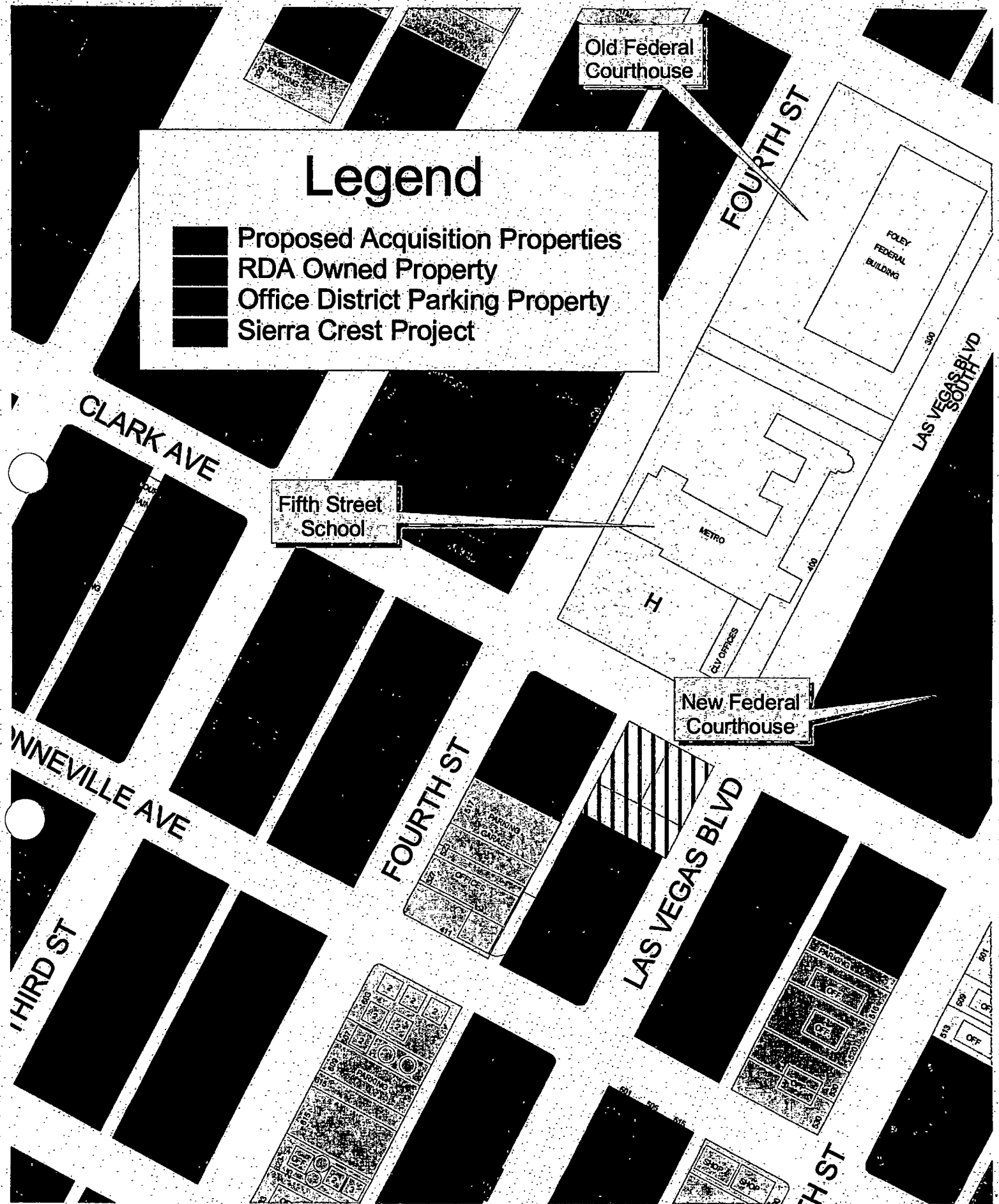
MINUTES - Continued:

owned by the Redevelopment Agency. If negotiations were successful, staff will bring the agreements back before the Agency. CHAIRMAN GOODMAN confirmed that this would be immediately south of the Fifth Street School.

There was no further discussion.

(12:08 – 12:11)

2-3626



Site Map

TOM / LAS VEGAS INTL. [9th WED, 3 DEC, '03 (Cnd. CHND.) (44:MMY 016)

LEADS - CIT. PARTIC. -

.. (2 1/2 min) >..

* TOM MC GOWAN. LAS VEGAS RESIDENT.

* On Mon. 17 Nov, '03, I ADVISED THE CITY OF LAS VEGAS EMERGENCY OPERATIONS MANAGEMENT COMMITTEE THAT TERRORIST ATTACKS UPON TWO (2) JEWISH SYNAGOGUES IN CROWDED DOWNTOWN ISTANBUL, TURKEY, COUPLED WITH BOMB ATTACKS UPON FOREIGN EMBASSIES AND INTERESTS FRIENDLY TO ISRAEL AND THE UNITED STATES, WERE INDICATIVE OF THE FACT THAT TERRORIST ATTACKS WERE EXPANDING BEYOND THE MIDDLE EAST AND IMPACTING A LARGER THEATRE OF WORLDWIDE OPERATIONS. SINCE THEN,

U.S. MILITARY SPOKESMEN REPORTED THAT THE INCREASED FREQUENCY AND INTENSITY OF TERRORIST ATTACKS UPON AMERICAN SOLDIERS AND IRAQI CIVILIANS IN BAGHDAD INDICATED THAT THE TERRORISTS ARE BECOMING MORE SOPHISTICATED IN THE PLANNING AND IMPLEMENTATION OF THEIR ATTACKS. MOST RECENTLY, U.S. INTELLIGENCE SOURCES SAID THAT TERRORISTS FULLY INTEND TO CARRY OUT ADDITIONAL ATTACKS ON 'TARGETS OF OPPORTUNITY' WITHIN THE UNITED STATES, AND THAT IT'S NOT A QUESTION OF "IF," ~ BUT ONLY OF "WHEN" AND "WHERE".

IN THE INTEREST OF PUBLIC SAFETY, AND OF STATE AND LOCAL HOME FRONT SECURITY, I FURTHER ADVISED THE EMERGENCY OPERATIONS MANAGEMENT COMMITTEE, CHAIRED BY FIRE CHIEF DAVID WASHINGTON, AND WHOSE MEMBERSHIP INCLUDES YOUR MAYOR, OSCAR GODDMAN, ~ OF THE IMPORTANCE OF RECOGNIZING THE SIGNIFICANCE OF THE FOLLOWING ASSERTIONS AND ADVISORY RECOMMENDATIONS: ~

1. ~ AS CURRENTLY CONFIGURED, THESE CITY COUNCIL CHAMBERS ARE UNSAFE FOR PUBLIC OCCUPANCY. ~ IN THE EVENT OF A TERRORIST BOMB ATTACK, THE CHAMBER FLOOR AND THE EXIT WAYS WOULD BE LITTERED WITH DEBRIS COMPRISED OF WOOD, METAL AND GLASS FRAGMENTS FROM THE BARRIER WALLS, THE SEATING, THE OVERHEAD LIGHTING, AND TECHNICAL EQUIPMENT, WHICH, ~ COUPLED WITH THE METAL DETECTOR IN THE NARROW EXIT HALLWAY, ~ WOULD OBSTRUCT BOTH PUBLIC EGRESS AND INGRESS BY EMERGENCY RESPONDERS. WHILE DAIS-SEATED ELECTED OFFICIALS MAY ESCAPE THROUGH THE CENTER EXIT, THE COMBINATION OF INCENDIARY DEBRIS, SMOKE, DARKNESS AND MASS PUBLIC HYSTERIA WOULD POTENTIALLY CAUSE UP TO 200 CASUALTIES AND 50 TO 100 FATALITIES IN THE RESULTING PANDEMONIUM. TO DATE, THERE HAS BEEN

(TM, cont'd).

NO OFFICIAL AND PUBLIC-PARTICIPANT DEMONSTRATION OF ENSURED TIMELY, SAFE, ORDERLY AND EFFECTIVE MASS PUBLIC EVACUATION OF THESE PREMISES IN THE EVENT OF A TERRORIST BOMB ATTACK.

(A) I RECOMMEND YOU IMMEDIATELY PLAN AND SCHEDULE A ^{EMERGENCY} MASS EVACUATION DEMONSTRATION, COUPLED WITH A FULLY-DETAILED PUBLIC REPORT OF ITS EFFECTIVENESS, TO INSTILL PUBLIC CONFIDENCE IN THE CAPABILITY AND INTENT OF LOCAL GOVERNMENT TO DISCHARGE ITS PRIMARY DUTY AND RESPONSIBILITY TO PROTECT THE LOCAL PUBLIC.

FURTHERMORE:-

(2). IN A CITY INCREASINGLY KNOWN FOR ITS ETHNICALLY AND MORALLY CHALLENGED IMAGE, IN STARK CONTRAST TO THE UNLSE SYSTEM OF ISLAMIC FUNDAMENTALISM, ~ A HIGHLY VISIBLE, WIDELY PUBLICIZED AND OFTEN OUTSPOKEN MAYOR OF JEWISH HERITAGE INHERENTLY OBTAINS AS A 'LIGHTNING-ROD' OF 'MAGNET ATTRACTION-APPEAL' AS A 'TARGET OF OPPORTUNITY' FOR INTERNATIONAL TERRORISM ATTACKS, ~ IN WHICH INSTANCE, ITS UNSAFE FOR ANYONE WITHIN A 360° PERIMETER TO BE WITHIN A RADIAL DISTANCE OF LESS THAN 300' PROXIMITY TO ANY SUCH TARGET OF TERRORIST ATTACK-OPPORTUNITY. THEREFORE:-

(A) I RECOMMEND THAT, ~ IMMEDIATELY, AND HENCEFORTH, FOR THE ENTIRE DURATION OF HOSTILITIES, ~ MAYOR OSCAR B. GOODWIN ADAPT AND MAINTAIN A 'LOW PROFILE', AS PRUDENT AND ADVISABLE, ~ NOT ONLY IN THE INTEREST OF HIS PERSONAL SAFETY, BUT ALSO IN THE INTEREST OF THE SAFETY OF HIS OFFICIAL COLLEAGUES, HIS FAMILY MEMBERS, FRIENDS AND ASSOCIATES, THE DEPARTMENTAL INFRASTRUCTURE, AND THE CONSTITUENT PUBLIC, ~ SINCE, TO DO OTHERWISE WOULD BE BOTH OXYMORONIC AND THE UTMOST EXHIBIT OF IRRESPONSIBLE NEGLIGENCE ON THE PART OF A PROMINENT ELECTED PUBLIC OFFICIAL.

(32)
(29)
(61)
(122)

(3) TO RELEVANT SIDENTE:- THE FIRING OF CITY EMPLOYEE WENDELL WILLIAMS IS UNFAIRLY DISCRIMINATORY AND HYPOCRITICAL, SINCE A PROLIFERATION OF PERPETRATORS OF THE SAME OR SIMILAR, AND IN INSTANCES, MORESO EGREGIOUS VIOLATIONS, WERE NOT IDENTIFIED IN THE AUDIT REPORT, BUT WERE GIVEN PREFERENTIAL TREATMENT. COMPLAINTS WILL BE FILED IN THE PROPER FORUMS, AND THE PERPETRATORS AND THEIR ACCOMPLICES WILL STAND ACCOUNTABLE.

THANK YOU. / ~ (SUBMITTED AND REQUESTED INCLUSION IN THE MINUTES OF TOMMY'S MEETING).

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 3, 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:

RUTH MOORE, R&H Beauty Supply, 960 West Owens, outlined her store's survival through the riots and 9-11, but it is hard to survive the construction going on in front of the store. It had just begun to recover very quickly and she signed a 3-year lease with Nucleus Plaza. The week after she completed remodeling, the construction began. She contacted the City and other agencies, but no one seems to be able to assist her.

CHAIRMAN GOODMAN explained that the Board cannot act under this portion of the agenda, but her comments were heard and whatever steps can be taken will be taken. MEMBER WEEKLY confirmed with MS. MOORE that Nucleus Plaza is now under the control of Urban America. He then suggested that MR. VASEY work with MS. MOORE, JOHN EDMUND and Urban America. Perhaps the lease could be terminated to avoid bankruptcy. MR. HOUCHENS agreed that staff would act on the suggestion.

(12:11 – 12:13)
2-3747/3-1

TOM McGOWAN, Las Vegas resident, pointed out that the Board cannot take action, but can agenda an item in order to do so on a future agenda. He submitted written comments after the meeting. On November 17, he advised the Emergency Operations Committee of US Intelligence claims that terrorist attacks have expanded beyond the Middle East. The question is when and where they will arrive in Las Vegas. As a result the premises as currently configured are unsafe for public occupancy. He speculated the number of deaths and injuries among the public while those at the dais would be able to escape easily. The metal detector is an obstruction. The Mayor/Chairman is very visible and highly-outspoken. That type of icon may act as a lighting rod for terrorism, putting those in proximity at danger. As for the firing of WENDELL WILLIAMS, it is clearly discriminatory as the audit report did not mention others committing the same or similar instances within the City. However, the perpetrators and their accomplishments will stand accountable in time.

(12:13 – 12:19)
3-201

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF DECEMBER 3, 2003 CITIZENS PARTICIPATION

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, advised that during the depression, landlords based their rental amount on tenants' sales, with a condition that the units be well-maintained. The object being that grouping viable businesses together drew in more people and increased traffic. That information might be passed along to this center.

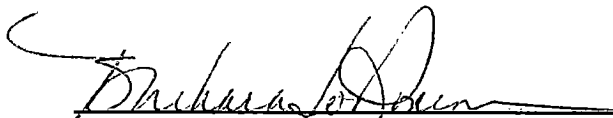
(12:19 – 12:20)

3-332

THE MEETING ADJOURNED AT 12:20 P.M.

Respectfully submitted:


GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
December 15, 2003


Barbara Jo Ronemus, Secretary