

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

MINUTES

Meeting of
MARCH 3, 2004
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 11:13 A.M.
Adjourned: 12:42 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: April 21, 2004

ATTEST:

SECRETARY

CHAIRMAN

65 ✓

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, MARCH 3, 2004

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. APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF JANUARY 7, 2004 AND JANUARY 21, 2004
- 2. DISCUSSION AND POSSIBLE ACTION REGARDING A REPORT FROM A WORLD MARKET CENTER LLC, REPRESENTATIVE, ON COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AS AGREED UPON IN THE OWNER PARTICIPATION AGREEMENT, APNs 139-33-610-004, 139-33-511-003, AND 139-33-511-004 - WARD 5 (WEEKLY)
- 3. DISCUSSION AND POSSIBLE ACTION REGARDING EDMOND TOWN CENTER, A RETAIL SHOPPING CENTER TO BE CONSTRUCTED AT THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

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
Clark County Government Center, 500 So. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

AFFIDAVIT OF MAILING

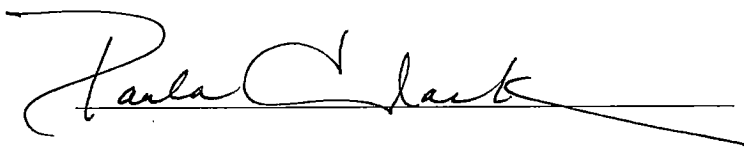
(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **26th** day of **February, 2004**, 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 **March, 2004**, 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.

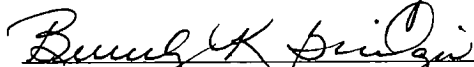


SIGNATURE

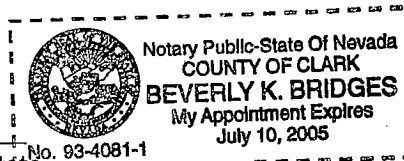
City Clerk
DEPARTMENT

Subscribed and sworn to before me this

27th day of February, 2004



NOTARY PUBLIC in and for said County and State



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

1. City Hall Plaza, Special Outside Posting Bulletin Board, 400 Stewart Avenue
(in the walkway area between Metro and Municipal Court).

2. Court Clerk's Office Bulletin Board, City Hall Plaza, 400 Stewart Avenue (near the entrance to the Court Clerk's Office);

3/ Clark County Government Center, 500 S. Grand Central Parkway

84. Las Vegas Library, 833 Las Vegas Blvd.

5. Grant Sawyer Building, 555 E. Washington Avenue

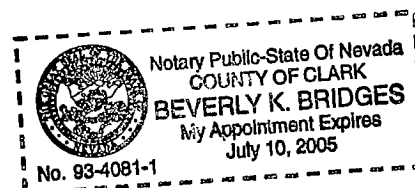

SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

27th day of February, 2004

Beverly K. Bruggen
NOTARY PUBLIC in and for said County and State



REDEVELOPMENT AGENCY AGENDA
MEETING OF: MARCH 3, 2004

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 CHAIRMAN GOODMAN AT 11:13 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, MACK, WEEKLY, and MONCRIEF

EXCUSED: MEMBER L.B. McDONALD

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

ANNOUNCEMENT MADE: Posted as follows:

City Hall Plaza, Posting Board

Court Clerk's Bulletin Board, City Hall

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Pkwy.

Grant Sawyer Building, 555 E. Washington Avenue

(11:13)

2-1161

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MARCH 3, 2004

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY, ACTING

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF JANUARY 7, 2004 AND JANUARY 21, 2004

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with L.B. McDONALD excused

MINUTES:

There was no discussion.

(11:13 – 11:14)

2-1166

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 3, 2004

DEPARTMENT: BUSINESS DEVELOPMENT
DIRECTOR: IAIN VASEY, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A REPORT FROM A WORLD MARKET CENTER LLC, REPRESENTATIVE, ON COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AS AGREED UPON IN THE OWNER PARTICIPATION AGREEMENT, APNs 139-33-610-004, 139-33-511-003, AND 139-33-511-004 - WARD 5 (WEEKLY)

Fiscal Impact

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

PURPOSE/BACKGROUND:

City Council requested an update from World Market Center, LLC on compliance with the employment plan. World Market Center, LLC, will build up to 7,500,000 s.f. of wholesale furniture showrooms, and related uses such as exhibition, office, and mixed-use space, over the 57 acre site.

RECOMMENDATION:

Redevelopment Agency to direct staff.

BACKUP DOCUMENTATION:

1. Employment Plan
2. Disclosure of Principals
3. Locator Map

Submitted at the meeting: two-page outline by Attorney Mark Fiorentino of the points of the Employment Plan

MOTION:

WEEKLY – ACCEPTED the report and imposed increased outreach to bidders and 30-day progress reports – **UNANIMOUS** with L.B. McDONALD excused

MINUTES:

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner, and Renshaw, appeared representing the owners of the World Market Center.

REDEVELOPMENT AGENCY MEETING OF MARCH 3, 2004

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING A REPORT FROM A WORLD MARKET CENTER LLC, REPRESENTATIVE, ON COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AS AGREED UPON IN THE OWNER PARTICIPATION AGREEMENT, APNs 139-33-610-004, 139-33-511-003, AND 139-33-511-004 - WARD 5 (WEEKLY)

MINUTES – Continued:

IAIN VASEY, Acting Director, Business Development, indicated that, as requested by the Agency members, ATTORNEY FIORENTINO was present to report on the progress of the development team and the general contractor in meeting the goals and objectives of the World Market Center Owner Participation Agreement and its employment plan. Also, the developer is required to provide reports on its attempt to secure minority subcontractors and demonstrate payment of prevailing wage pursuant to the Nevada Redevelopment Law.

MEMBER WEEKLY noted that he requested this matter be placed on the agenda for clarification, because he was concerned about some alarming information he received relative to the Employment Plan and the minority participation plan. Before this project got underway, he participated in a meeting where ATTORNEY FIORENTINO and some of the representatives from Whiting Turner and World Market Center were asked if they fully understood the terms of the employment plan. Hence, he would like to obtain an accurate percentage of required minority participation, as it has been previously represented that 25% is required, yet some people have mentioned that 2% is required. He also requested an explanation for the picketing that has been taking place at the site.

ATTORNEY FIORENTINO referred to the outline of points, a copy of which was submitted, dealing with compliance with the Employment Plan. ATTORNEY FIORENTINO affirmed that MEMBER WEEKLY was very clear and firm on his expectations of the Plan, and then stated that, after reviewing the plan and the steps Whiting Turner has taken, compliance has been met. But being in technical compliance with the plan does not mean that they cannot take other measures to achieve the goals of the Plan. Therefore, he committed to being more proactive in corresponding with the City and anyone else who has an interest in improving the operations.

CHAIR GOODMAN noted that when he was in New York meeting with the financiers behind the World Market project, he found out that they have vast experience in redevelopment projects. This made him very comfortable that they understand what the City is trying to accomplish with this project. Nevertheless, MEMBER WEEKLY indicated that he would like to be informed of the outreach process to bidders. ATTORNEY FIORENTINO rejoined that the scale of this type of project is new to the City, and there is a learning process that comes with it. He opined that better communication between Agency members, City staff, the developer, and the contractor should be the number one priority. Secondly, the developer needs to extend outreach to more companies that are capable of doing the work. Whiting Turner has already broken the contracts into smaller bid amounts in order to expand the net of people who could potentially qualify to perform the job, and they are willing to continue to do this in every possible instance.

REDEVELOPMENT AGENCY MEETING OF MARCH 3, 2004

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING A REPORT FROM A WORLD MARKET CENTER LLC, REPRESENTATIVE, ON COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AS AGREED UPON IN THE OWNER PARTICIPATION AGREEMENT, APNs 139-33-610-004, 139-33-511-003, AND 139-33-511-004 - WARD 5 (WEEKLY)

MINUTES – Continued:

MEMBER REESE asked why people were picketing the job site. ATTORNEY FIORENTINO answered that people were picketing because one of the minority-owned qualified businesses that was awarded a contract is non-union. Consequently, union supporters were picketing. He opined that this is an unfair fight because, even though the company is non-union, the laborers are receiving prevailing wages, as required by State law and Agency requirements.

MEMBER WEEKLY requested a list of companies to whom the developer is reaching out, as well as a list of where bidding notices are being published. ATTORNEY FIORENTINO committed to working with City staff on increasing the notification list to ensure sufficient notification is being let out.

ROBERT HOLLIAT, Director of Development for World Market Center, offered to answer any questions. He then commended MEMBER WEEKLY for his intensity on this project and vowed that the developer is fully committed to the success of this project so that it will serve as a model for future developments in the redevelopment area. CHAIR GOODMAN interjected that, after his visit to Washington D.C., he is fully convinced that the developer is going to make certain that MEMBER WEEKLY is kept apprised of the progress and that the job gets done to everyone's satisfaction.

TOM McGOWAN, Las Vegas resident, opined that MEMBER WEEKLY'S concerns are valid and concurred with his recommendations. This is an evolving process that will set a precedent. The subject property is juxtaposed to the West Las Vegas community; therefore, it is imperative that participation from the members of that community be allowed in the redevelopment process in order to have a continuity of interests flowing from the West side to the East side of the City. He encouraged MEMBER WEEKLY to remain on top of this project, regardless of the commitments made in Washington D.C.

GENE COLLINS, 1101 Eleanor, indicated that he has closely monitored this project from its inception and is certain that Whiting Turner has done all that was required. He felt partly responsible for not communicating this to MEMBER WEEKLY, for which he apologized. MEMBER WEEKLY appreciated MR. COLLINS' involvement; however, he indicated that he is the person responsible to the Ward 5 constituents.

REDEVELOPMENT AGENCY MEETING OF MARCH 3, 2004

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING A REPORT FROM A WORLD MARKET CENTER LLC, REPRESENTATIVE, ON COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AS AGREED UPON IN THE OWNER PARTICIPATION AGREEMENT, APNs 139-33-610-004, 139-33-511-003, AND 139-33-511-004 - WARD 5 (WEEKLY)

MINUTES – Continued:

MEMBER WEEKLY clarified that Ward 5 is bigger than West Las Vegas and that all the projects in the redevelopment area affect the adjacent communities. He expressed his appreciation toward Whiting Turner for being forthright and explaining the steps they have implemented to date in keeping with the agreement. He felt comfortable that the developer would outreach to the community and include publications to the Urban, Latin, and Asian Chambers of Commerce, as well as to the Minority Contractors Association.

JERRY NEAL, 814 "M" Street, requested clarification regarding the 2% requirement. MR. VASEY explicated that the percentage relates to the certified minority contractors and to who owns the company, not to the people working on the site. CHAIR GOODMAN further explained that the applicable standard would be 2% of the ownership of the company. MEMBER WEEKLY added that 2% of minority contracting participation has been awarded.

NOTE: MEMBER WEEKLY directed staff to provide updates every 30 days on projects taking place in the redevelopment area in order to keep apprised of their progress.

(11:14 – 11:37)

2-1178

EMPLOYMENT PLAN FOR THE WORLD MARKET CENTER

The Employment Plan of the World Market Center, LLC ("WMC") is prepared in accordance with NRS 279.482(2) and the City of Las Vegas Redevelopment Agency Employment Plan Policy (hereinafter the "Policy") dated June 3, 1992, and amended June 6, 2001. (Attachment 1). This Employment Plan outlines the steps to be taken by WMC to assist it in achieving compliance with the Policy. In accordance with the Policy, developers and build-to-suit owners which receive redevelopment project funds are encouraged to hire individuals who live within the area of the operations and are economically disadvantaged residents, physically handicapped, members of racial minorities, veterans, women, and/or the homeless.

The Plan herein is divided into two parts, as contemplated by the Policy. Since WMC is an entity which is proposing to construct commercial, office or retail space, it hereby submits an employment plan in its capacity as a "developer." In addition, the WMC as a prospective owner/lessee of space which will have been acquired by use of redevelopment funds, hereby submits an employment plan in its capacity as a "build-to-suit owner/lessee" for the post-construction phase of the Project.

PART I

Developer Employment Plan

The Development Employment Plan shall apply during the construction phase of the Project.

1. Description of the Facilities to be Constructed. The facilities to be constructed by WMC will consist of a complex of buildings developed over multiple phases. Please see Section 109, and Attachments "C" and "D" of the Owner Participation Agreement for

a complete description of the facilities and anticipated phasing.

2. Contracts for Construction of the Project. WMC will promote the utilization of women, minority, disabled, and veteran-owned business enterprises for the construction of the Project, as discussed more fully in paragraph 3 below. In this regard, it will establish, as targets, the participation goals established by the City in its "Equal Opportunity Contracting Policy." See Attachment 2. These goals represent the dollar value of subcontracts and materials agreements awarded to women, minority, disabled and veteran-owned businesses expressed as a proportion of the total dollar value of bids.

The Policy requests a list and the amount of contracts to be let for the construction of the redevelopment project. Since WMC has not yet caused the bid documents to be prepared, it is premature to identify the subcontracts and material agreements that will be required for construction. When the construction drawings and bid documents have been received, WMC, through its construction manager, will seek input regarding the bid estimates from various contractors and subcontractors, including minority, women, disabled, veterans ("MWDV") business firms. Bid documents will then be completed and disseminated, using the City's Minority Vendors Directory, as described below. It is anticipated that these documents will be prepared approximately three months after the signing of the Owner Participation Agreement. At such time, WMC will submit an Addendum to this Plan identifying the construction contracts.

3. Manner of Involving MWDV Businesses. WMC hereby certifies that, for the construction phase of the Project, it shall use and instruct its project manager and construction manager to use the City's Minority Vendors Directory to locate potential subcontractors. These entities shall notify qualified vendors identified in such directory of

contracts to be let for construction, in sufficient time to allow effective participation by MWDV owned business firms. A copy of the notification shall be submitted to the Redevelopment Agency.

In addition to the above, WMC will perform the following tasks:

(a) Advertise in the newspapers of general circulation, trade association papers and MWDV focused media concerning subcontracting opportunities, giving sufficient time to allow the opportunity for effective participation by MWDV owned businesses;

(b) Contact and coordinate with the City's Minority Business Officer and Redevelopment Agency representatives to obtain lists and information concerning City's certified MWDV owned business enterprises;

(c) Utilize referral agencies such as MWDV community organizations, professional associations and small business assistance offices or other organizations that provide assistance in the recruitment and placement of MWDV business enterprises;

(d) When appropriate, break down contracts into the smallest economically feasible units to facilitate and encourage participation by MWDV owned businesses to the maximum extent possible that will comply with NRS 332.

(e) Ensure access by interested MWDV owned business enterprises to plans and specifications and adequate information about the scope of services and other requirements; and

(f) Offer information to interested MWDV owned business firms regarding the obtaining of bonding, lines of credit and/or insurance;

(g) Organize a Job Fair prior to the Grand Opening of the Project. This fair will be advertised in newspapers of general circulation and with minority and women-focused

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media outlets. Minority agencies will also be notified, as recommended by the City's Minority Business Office. This fair will be provided at no cost to the tenants or job applicants and will provide a forum for applying and interviewing for positions at the Project (see Attachment 3 for an example).

(h) WMC will provide and dedicate a public announcement board in a public area of the Project. Tenants will be notified of the location and availability of this board and encouraged to utilize it to advertise positions on an ongoing basis.

(i) WMC shall advertise and solicit bids and accept qualified joint venture bids from local MWDV owned business firms and from joint ventures involving local and out of state MWDV owned business firms. WMC shall encourage joint ventures with the MWDV owned business firms.

PART II

Build-to-Suit Owner/Lessee Employment Plan

The Build-to-Suit Owner/Lessee Employment Plan shall apply to WMC's hiring of new permanent employees during the post-construction phase of the Project. In addition, even though portions of the Project are not being supported by redevelopment funds, WMC will adopt the employment objectives stated in the Policy for the entire Project. In this regard, WMC recognized that subcontractors of permanent operations will be required to adhere to the Employment Plan, to the extent possible, which will be effected through contractual language included in any agreements with such subcontractors.

1. Description of Existing Opportunities for Employment Within the Area.

Prior to construction of the Project, WMC believes that the current opportunities in the area are

quite limited. Of the limited opportunities that are available, even fewer are in the trade show area and, to the best of the knowledge of WMC, there may not be any full-time employment opportunities currently existing in the furniture and related furnishings trade show industry. It is anticipated that employment opportunities will be in full-time construction and part-time employment opportunities to set up trade shows, such as furniture movers, as well as landscape, maintenance and security personnel.

The intent of the Policy is that a project benefitted by redevelopment funds create new jobs for residents of the Redevelopment Area and the City of Las Vegas Special Impact Area. The information shown in Attachment 4 taken from 2000 Census data compiled by the City's Community Planning and Development Department, contains a statistical breakdown in terms of race and employment categories for each of the Census Tracts in the Special Impact Area.

2. Estimate and Description of New Jobs Created as a Result of the Project.

It is estimated that 400 new permanent jobs will be created as a direct result of Phase I of the Project. Additional permanent jobs will be created with each new phase of the Project as set forth in Attachment 5.

3. Description of the Steps to be Taken to Achieve Objectives. It is the

intent of WMC to fill as many as possible new permanent jobs created as a direct result of the Project by residences in the targeted areas who are economically disadvantaged, physically handicapped, members of racial minorities, veterans, homeless and women. A variety of steps are planned in order to meet this objective. First, WMC will advertise in newspapers of general circulation, trade association papers and MWDV focused media concerning new permanent employment opportunities associated with the Project. (See Attachment 3).

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Second, WMC and its tenants will utilize the following referral agencies to seek assistance in identifying qualified job applicants;

- (a) Nevada Employment Security Department;
- (b) Nevada Business Services, Inc.;
- (c) Urban Chamber of Commerce;
- (d) Latin Chamber of Commerce;
- (e) Las Vegas Indian Center;
- (f) Endeavor / March of Dimes;
- (g) Nevada Welfare Department;
- (h) Women's Development Center;
- (i) St. Vincent's Job Desk;
- (j) Community College of Southern Nevada;
- (k) Bureau of Vocational Rehabilitation of Southern Nevada;
- (l) Dr. Martin Luther King, Jr. Committee;
- (m) Nevada Partners;
- (n) The City of Las Vegas Housing Authority;
- (o) The Governor's Committee on Employment for Individuals with Disabilities;
- (p) Southern Nevada Homeless Coalition;
- (q) Key Foundation;
- (r) Military Veterans Volunteer Center;
- (s) Southern Nevada Disenfranchised Veterans Consortium;

- (t) Veterans Administration (VA);
- (u) Lowden Veterans Center and Museum / CONVO;
- (v) National Action Network;
- (w) State of Nevada Casual Labor Office;
- (x) Las Vegas Rescue Mission;
- (y) Sign Snow;
- (z) Such other referred agencies that are suitable, as determined by the City Manager for the City of Las Vegas, or their designee.

Further, WMC will work closely with the Minority Business Officer in the Purchasing and Contracts Division of the Department of Finance and Business Services for the City of Las Vegas and Redevelopment Agency officials to obtain assistance in its hiring activities.

4. WMC certifies that they will pay a minimum rate which is the higher of the federal minimum wage or the market rates paid by employers in similar businesses in order to ensure that redevelopment jobs provide decent standards of living for employees.

5. WMC will notify in writing all of the referral agencies of job positions which are initially available for hire at least 30 working days prior to anticipated initial hiring dates. Thereafter, for the filling of subsequent positions, WMC will endeavor to give all previously responsive agencies a notification in writing within a reasonable time prior to anticipated hiring dates. Both of the above-referenced notifications will include a description of the required job qualifications, the rate of pay, the anticipated hiring date and the date by which the referral agency must refer qualified applicants in order to be considered for hiring. WMC

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will copy the Redevelopment Agency on all such written correspondence.

6. WMC will work closely with the agencies designated in item 3 to provide them the information needed for the agencies to design and establish programs to train and upgrade the skills of qualified employees to fill the needs of their businesses. WMC will make a good faith effort to provide the information in advance of the need for the employees in order to provide a meaningful opportunity to provide training for the jobs.

7. Pursuant to Section H of the Employment Plan, WMC will submit quarterly reports to the Redevelopment Agency for the duration of the Owner Participation Agreement between the Redevelopment Agency and WMC dated _____, 2002, demonstrating its compliance with the requirements of the Employment Plan. WMC shall also send copies of the quarterly reports to the State of Nevada Legislative Counsel Bureau, and to the Office of the City Clerk who shall keep these reports on file. In addition, City Centre Development Corporation will also review the reports. WMC shall not charge for copies of the reports. The first report shall be distributed upon WMC application for Building Permits.

CERTIFICATE DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity," means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Las Vegas.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members; (e) trust – the trustee and beneficiaries.

2. Policy

In accordance with Resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion and execution of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

4. Incorporation

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1	Contracting Entity
WORLD MARKET CENTER, LLC	
Name	350 S. Beverly Dr., #330
Address	Beverly Hills CA 90212
Telephone	310 284 8600
EIN or DUNS	95-4869100

Block 2	Description
Subject Matter of Contract/Agreement	
Real Estate Development	
RFP#	

Block 3	Type of Business
☐ Individual ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☐ Trust ☐ Other:	

CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS (CONTINUED)

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.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
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: ____.

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

Date

Subscribed and sworn to before me this ____ day of

_____, 2004

Notary Public

Attachment "I"
Disclosure of Principals

The principals and partners of World Market Center, LLC and all persons and entities holding more than 1% interest in World Market Center, LLC or any principal of World Market Center, LLC are the following:

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. Shawn Samson	c/o Mark H. Fiorentino, Esq. Kummer Kaempfer Bonner & Renshaw 3800 Howard Hughes Parkway, #7 th Floor Las Vegas, NV 89109	702-792-7000
2. Jack Kashani	c/o Mark H. Fiorentino, Esq. Kummer Kaempfer Bonner & Renshaw 3800 Howard Hughes Parkway, #7 th Floor Las Vegas, NV 89109	702-792-7000
3. Nigel Alliance	c/o Mark H. Fiorentino, Esq. Kummer Kaempfer Bonner & Renshaw 3800 Howard Hughes Parkway, #7 th Floor Las Vegas, NV 89109	702-792-7000
4. Moussa Alliance	c/o Mark H. Fiorentino, Esq. Kummer Kaempfer Bonner & Renshaw 3800 Howard Hughes Parkway, #7 th Floor Las Vegas, NV 89109	702-792-7000
5. David Neman	c/o Mark H. Fiorentino, Esq. Kummer Kaempfer Bonner & Renshaw 3800 Howard Hughes Parkway, #7 th Floor Las Vegas, NV 89109	702-792-7000
6. Daniel Cohen	c/o Mark H. Fiorentino, Esq. Kummer Kaempfer Bonner & Renshaw 3800 Howard Hughes Parkway, #7 th Floor Las Vegas, NV 89109	702-792-7000
7. Emanuel Cohen	c/o Mark H. Fiorentino, Esq. Kummer Kaempfer Bonner & Renshaw 3800 Howard Hughes Parkway, #7 th Floor Las Vegas, NV 89109	702-792-7000

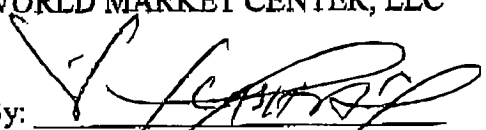
8. Ian Cohen c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
9. Sammy Kahen c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
10. Kahen Family Trust c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
11. Ramin Roofian c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
12. Ramin Neman c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
13. Jacob Ebrani c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
14. AG Development Trust c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
15. Alliance Network, LLC c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
16. Prime Associates Group, LLC c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109

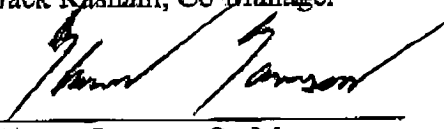
17. SB Holdings I, LLC c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
18. Millennium Ventures I, LLC c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
19. J.C. Investment & Development Company, LLC
c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
20. Crescent Nevada Associates LLC
c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
21. Evan Realty Group, LLC c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
22. Nama Holdings, LLC c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109
23. Eden Associates, LLC c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109

24. The Related Companies, L.P. c/o Mark H. Fiorentino, Esq. 702-792-7000
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, #7th Floor
Las Vegas, NV 89109

We hereby certify under penalty of perjury, that the foregoing list is full and complete.

WORLD MARKET CENTER, LLC

By: 
Jack Kashani, Co-Manager

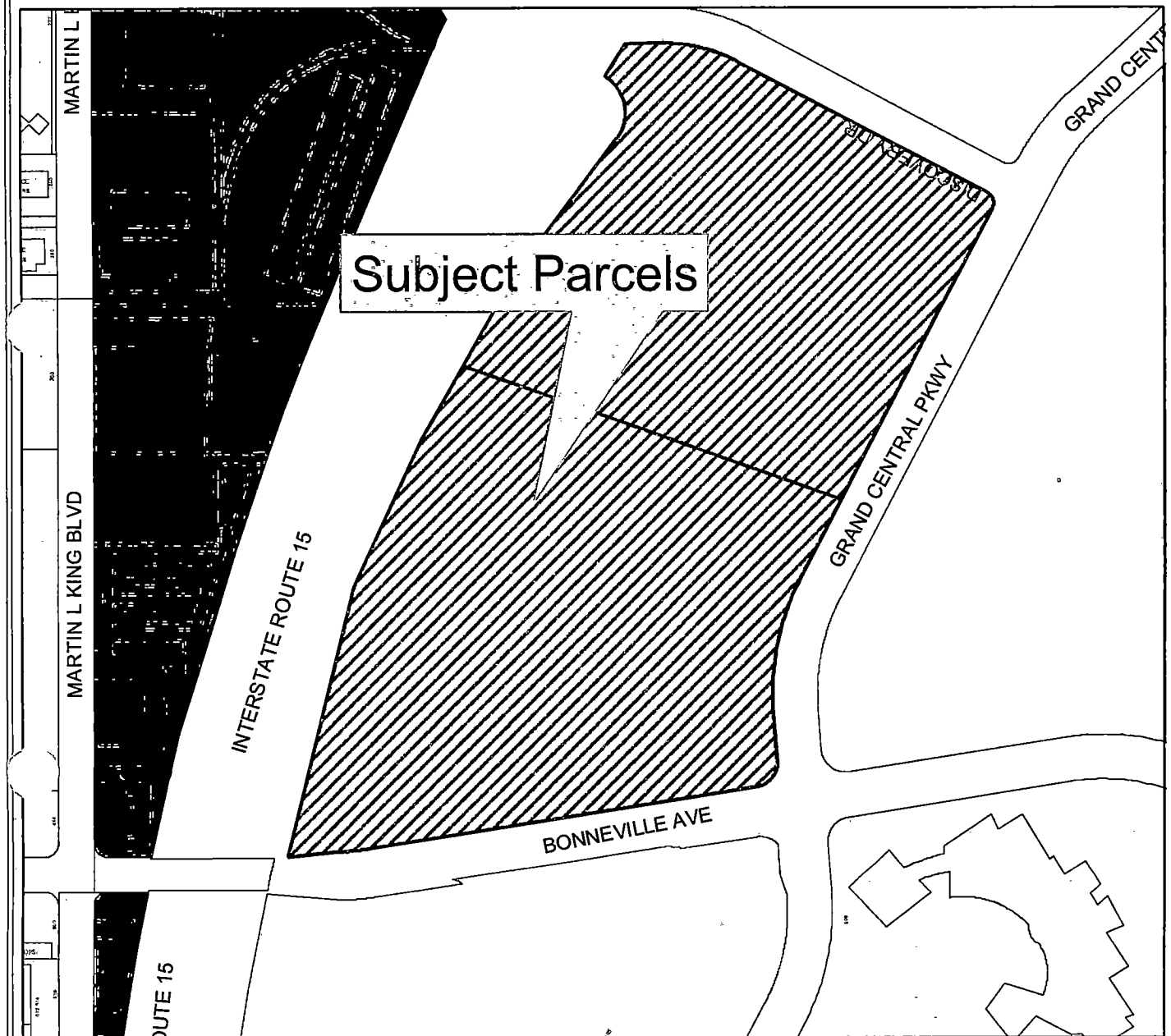
By: 
Shawn Samson, Co-Manager

Subscribed and sworn to before me this
20 day of February, 2004.


Notary Public



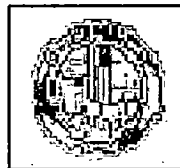
Site Map - World Market Center



Zoning

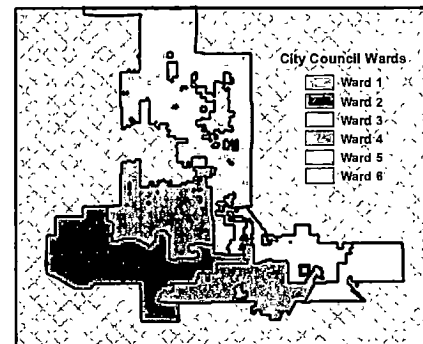
U	R-2	C-1
R-A	R-3	C-2
R-E	R-4	C-M
R-D	R-5	M
R-PD	R-MHP	C-V
R-1	P-R	C-PB
R-MH	N-S	P-C
R-CL	O	PD
	C-D	TC

0 325 650
Feet



Created by: eis.mxd on Sep 19 2003

Due to continuous development activity
this map is for reference only.



SOURCES

- The City of Las Vegas M/W/DVBE Directory is being used as a source of local subcontractors, suppliers & vendors of where to solicit bid proposals.
- Nevada DBE Program has a certified DBE list on line with local subcontractors, suppliers & vendors we are utilizing as a directory.
- A publication in "Business for Las Vegas" printed an article "The List" showing Las Vegas Valley Women-Owned Businesses, which lists some local subcontractors, suppliers & vendors we will use as a source.

PUBLICATION/ADVERTISEMENT

- El Tiempo Libre – May 3, 2003
- Construction Notebook – May 5, 2003
- Las Vegas Review Journal – May 15, 2003
- Sun – May 7, 2003
- El Mundo – May 2, 2003
- Las Vegas Sentinel Voice – May 8, 2003
- Disabled Veteran Voice – February 19, 2004

OUTREACH TO MWDVBE AGENCIES

- Latin Chamber of Commerce – February 19, 2004
- Urban Chamber of Commerce – February 19, 2004
- Las Vegas Indian Center – February 19, 2004
- Las Vegas Procurement Outreach Program – March 01, 2004

SUBCONTRACTOR PARTICIPATION

- A letter was sent out to each contracted subcontractor asking them to assist in the Employment Plan. A City of Las Vegas M/W/DVBE Directory was mailed to all eleven subcontractors.

BIDS

- The following trades that went out to bid had M/W/DVBE participation:
 - Site Security – Affirmative Security (MBE) Apparent Low bidder
 - Telephone System – Agape (WBE) not low bidder
 - Landscape – Desert West (WBE) trade not yet awarded
 - Survey – PSOMAS (MBE) declined to bid
 - Excavation & Paving – Mad Dog (WBE) awarded to Mad Dog
Wesley Construction (MBE) was also solicited but declined to bid.
 - Fencing – Elite Professionals (MBE) trade not yet awarded
 - Scheduling – O'Conner (WBE) awarded to O'Conner
 - Man Lifts & Hoisting – Coker Equipment (MBE) apparent low bidder
 - Concrete – Thor Construction (MBE), not qualified low bidder
 - Concrete - Lucero (MBE) not low bidder
 - Masonry – not yet awarded
 - Decorative Railings – Universal Brass (WBE) trade not yet awarded
 - Glass & Glazing – Giroux Glass (WBE) trade not yet awarded
 - Ceiling Grid System – Paul Ogaz Inc. (MBE) trade not yet awarded
 - Electrical- Solicited two MBE contractors to bid portions of the electrical scope both were non-responsive. Titan Systems and EASCO.

Submitted at Redevelopment Agency

Date 3/3/04 Item # 2

CONTRACTS TO BE AWARDED (Approx. \$9 million)

- Sanitary Facilities
- Project Signage
- Janitorial Services
- Paving
- Masonry
- Landscaping
- Stone & Ceramic Tile
- Decorative Handrail
- Millwork
- Waterproofing
- Caulking
- Insulation
- Roofing
- Overhead Doors
- Glass & Glazing
- Flooring
- Painting
- Final Cleaning
- Fire Extinguishers
- Exterior Signage

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

Block 1	Contracting Entity
Edmond Town Center, LLC	
Name	c/o Nucleus Investments, Inc.
Address	2810 W. Charleston, Suite 78H Las Vegas, NV 89102
Telephone	(702) 646-0220
EIN or DUNS	Pending

Block 2	Description
Subject Matter of Contract/Agreement:	
Transfer of Westland Plaza (Parcel A) (APN 139-28-503-014, -015, and -016)	
Transfer of Parcel B (APN 139-28-503-024)	
Assignment of Disposition and Development Agreement dated April 10, 2001	
RFP #:	

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.	Nucleus Investments, Inc.	2810 W. Charleston, Suite 78H Las Vegas, NV 89102	(702) 646-0220
2.	WSA Westland Associates, LLC	100 Ring Road West Garden City, NY 11530	(516) 248-4920
3.			
4.			
5.			
6.			
7.			
8.			
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: 1

Block 5 - Disclosure of Ownership and Principals - Alternate

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Name of Attached Document: Not applicable

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.

John Edmond
John Edmond **Name**

August 8, 2003
August 8, 2003

Date

Subscribed and sworn to before me this 17th
day of

August ~~2001~~ 2003

Marsha D. Stallsworth
Notary Public

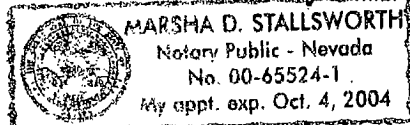


EXHIBIT 1
DISCLOSURE OF PRINCIPALS ADDENDUM
WSA WESTLAND ASSOCIATES, LLC

Full Name/Title	Business Address	Business Telephone
Achenbaum Family Partnership, LP	C/o WSA Management, Ltd. 100 Ring Rd. West Garden City, NY 11530	(516)248-4920
The 2002 Michael Achenbaum Grantor Trust	C/o WSA Management, Ltd. 100 Ring Rd. West Garden City, NY 11530	(516)248-4920
Arik Kislin	1384 Broadway, 22 nd Floor New York, NY 10018	(212)730-0100
1996 Rina Chernaya Trust Lubov Chernaya, Trustee	C/o Arik Kislin 1384 Broadway, 22 nd Floor New York, NY 10018	(212)730-0100
1996 Diana Chernaya Trust Lubov Chernaya, Trustee	C/o Arik Kislin 1384 Broadway, 22 nd Floor New York, NY 10018	(212)730-0100
1996 Elina Chernaya Trust Anna Tupikova Chernaya, Trustee	C/o Arik Kislin 1384 Broadway, 22 nd Floor New York, NY 10018	(212)730-0100
1996 Stephanie Chernaya Trust Anna Tupikova Chernaya, Trustee	C/o Arik Kislin 1384 Broadway, 22 nd Floor New York, NY 10018	(212)730-0100

**REDEVELOPMENT AGENCY MEETING OF
March 3, 2004**

VERBATIM TRANSCRIPT — ITEM 3

1 **Discussion and possible action regarding Edmond Town Center, a retail shopping center to**
2 **be constructed at the southwest corner of "H" Street and Owens Avenue, APN 139-28-503-**
3 **024 – Ward 5 (Weekly)**

4

5 Appearance List:

6 OSCAR GOODMAN, Chairman

7 IAIN VASEY, Acting Director, Office of Business Development

8 DAVID SMITH, Edmond Town Center

9 UNIDENTIFIED FEMALE

○

10 FIRST UNIDENTIFIED MALE

11 JOHN EDMOND, Edmond Town Center

12 LAWRENCE WEEKLY, Member

13 FRANK WHITE, Edmond Town Center

14 TOM MCGOWAN, Las Vegas resident

15 RUTH DOLT, Berkley Square

16 GENE COLLINS, 1101 Eleanor

17 DAN CONTRERAS, Bonanza Village resident

18 BEATRICE TURNER, West Las Vegas resident

○

19 MICHAEL MACK, Member

20 LARRY BROWN, Member

21 TERI PONTICELLO, Deputy City Attorney

22 SECOND UNIDENTIFIED MALE

23 THIRD UNIDENTIFIED MALE

24 (11:37 – 12:19)

25 1-2119/3-1

26

27 42 minutes

28

29 Typed by: Lean Coleman

30 Proofed by: Deeney Araujo

REDEVELOPMENT AGENCY MEETING OF
March 3, 2004

VERBATIM TRANSCRIPT — ITEM 3

29 **MAYOR GOODMAN**

30 Item number 3 is discussion and possible action regarding Edmond Town Center, a retail
31 shopping center to be constructed at the southwest corner of "H" Street and Owens Avenue, this
32 is in Ward 5. Mr. Vasey.

33

34 **IAIN VASEY**

35 Your Honor, for the record Iain Vasey on behalf of the Redevelopment Agency. Pursuant to the
36 terms of the Development Disposition Agreement, Second Amendment adopted September 17th
37 last year, and subsequent amendment that was written into the record in January 7th, the
38 developer is required to brief the Council, the Redevelopment Agency on — on the status of
39 their project every 30 days. Since the Amendment was last adopted, it did close on the Von's
40 Westland Plaza, and they did submit an executed term sheet from Credit Lyonnais, a
41 \$14,000,000 financing commitment for build out of Edmond Town Center. The items that
42 remain to be completed, the developer is required to close on this development loan by 5th of
43 March, this, that will be this Friday, commence construction activity by March 12th and complete
44 construction through Certificate of Occupancy by March 12, 2005. Mr. David Smith from
45 Edmond Town Center Limited Partnership is, will be presenting some information.

46

47 **DAVID SMITH**

48 Thank you very much. I'd like to thank Mr. Vasey and his office for their continued
49 involvement. They've been vigilant in this and they've been a good sounding board as we
50 progressed. Really from September 10th when we closed on the acquisition of the formerly
51 known as Magic's Westland Plaza through the improvement of the existing structure and our
52 efforts to bring the project to fruition. As many of you or some of you may have seen, I sent a
53 letter to Councilman Weekly yesterday via fax with copy to the Mayor and Deputy Mayor and
54 naturally to Mr. Vasey's office simply outlining our progress to date. But for the benefit of the
55 entire Council, let me just throw some numbers out that will be helpful to see where we stand on
56 this. As it stands now, we have 43,762 square feet of signed leases and letters of intent for
57 tenants to enter the center. By comparison, I'll give you two benchmarks that are really key to
58 understanding that number. The first is that Credit Lyonnais has indicated that they require
59 somewhere between 40 and 42,000 square feet of pre-leasing in order to approve the loan and to

REDEVELOPMENT AGENCY MEETING OF

March 3, 2004

VERBATIM TRANSCRIPT — ITEM 3

60 begin to fund the construction of the improvements set forth in the second amendment of the
61 DDA. The other frame of reference is where we stood when I sat, stood before you on January
62 7th of this year. At that time, we had 14,562 versus almost 44,000 today. So in that regard, and
63 I'll give Frank White, our senior vice president of National Leasing, an opportunity to speak in a
64 moment. My hat is off to Frank for that which he has accomplished. The second piece is that we
65 currently have lease (sic) letters of intent under negotiation with other tenants for an additional
66 35,400 square feet. When I presented to the Council on January 7th, that number was only
67 18,500 square feet. So to summarize, we now have executed leases and LOI's as well as LOI's
68 under active negotiation for over 79,000 square feet out of the 85,000 square feet we have
69 available. Separate and apart, we've already executed a letter of intent and are negotiating a
70 lease for 3,500 square foot retail bank branch but that's on a pad site so it's not directly
71 measurable against our pre-leasing requirement. But I'll add it as with one of the three largest
72 banks in the country, which to me, along with the execution of the Wells Fargo lease inline and
73 the Footlocker lease inline, is very important validation of this location and this community for
74 national providers of goods and services that this is a market that they want to be in, and that
75 they take this community, its purchasing power and development process that we have seriously.
76 So, again, that's 79,162 square feet of executed leases, LOI's or LOI's under negoti— under
77 negotiation today versus 33,162 when I stood before you in January. We have made very
78 dramatic progress. In preper, I guess what all this is to say, along with what Mr. Vasey said
79 about our accomplishments in acquiring the center, upgrading the existing center, leasing the
80 current vacancies. My understanding is Wells Fargo will be opening in approximately 60 days
81 or less. They're doing their tenant improvement as we speak. It's not to be self congratulatory.
82 What these number represent to my thinking, at least, is indicia of our ability to execute the
83 DDA. I was asked by Councilman Weekly on January 7th, and John, was it John Edmund who
84 was here as well, was asked the same question, but do you really believe this can happen. And at
85 the time, we both said yes. I think based on the realization of pre-leasing, we would change that
86 to an emphatic yes. We are highly confident that this is going to get done and get done within a
87 reasonable time frame so that we're in a position in the not too distant future to complete the
88 project and to bring to the community goods, services, jobs and ad valorem tax ratables that
89 don't exist today. As stated in the letter yesterday, we believe that the execution, that — the
90 deadlines that were set forth on January 7th should be extended by 60 days, and I'll explain

**REDEVELOPMENT AGENCY MEETING OF
March 3, 2004**

VERBATIM TRANSCRIPT — ITEM 3

93 briefly why I think that's the right timeframe. However, to demonstrate the developer's
94 confidence, in our ability to perform within the requested 60 days, I've been authorized by the
95 principals of the developer to provide to the City additional earnest in the form of a \$20,000
96 cashier's check, which I have with me and prepared to have noted duly in the record that we are
97 serious about this and realize that a lot of people come before you and tell you what they think
98 you want to hear and fewer people show up with cash. We're here with cash. We believe this is
99 getting done and we believe that that's the correct timeframe within which to get it done. So I
100 don't know if the City Clerk needs to see this and recognize it but —

101

102 **MAYOR GOODMAN**

103 She'll, she'll grab it.

104

105 **DAVID SMITH**

106 It's, okay.

107

108 **MAYOR GOODMAN**

109 Put it — just close to her so she could reach out and grab it.

110

111 **DAVID SMITH**

112 Okay, keep your hands behind your back.

113

114 **UNIDENTIFIED FEMALE**

115 It will be a first.

116

117 **DAVID SMITH**

118 Okay, in a —

119

120 **MAYOR GOODMAN**

121 Shut it down. Shut her down.

122

123

REDEVELOPMENT AGENCY MEETING OF
March 3, 2004

VERBATIM TRANSCRIPT — ITEM 3

124 **DAVID SMITH**

125 Based on my conversations with Mr. Vasey's office —.

126

127 **UNIDENTIFIED MALE**

128 I'm sorry.

129

130 **DAVID SMITH**

131 It's, it's perfectly reasonable to anticipate the question of why not 30 days. And there's

132 essentially three reasons, but before offering them, let me say that it would be the fondest desire

133 of the developers to do it in 30 days. It's not economically or strategically in our best interest to

134 have it take a day longer than is absolutely necessary, but we traffic in the real world. And we're

135 looking at where we stand today, not where we were in September, not where we were even in

136 January 7th, but where we stand today. And in the context of where we stand today and the

137 normal timeframes for executing some of the documentation that need to be executed to begin

138 construction, we want to be realistic. We want to operate within the practical realities of where

139 we stand today and take advantage of that which has been accomplished in the last 60 days rather

140 than putting that asunder. So to that end, there are three — reasons for not 30 days. Basically, I

141 talked to Credit Lyonnais this morning in preparation for this meeting. They've reiterated their

142 strong desire to do this loan. They commended us on the progress we've made, and they

143 reiterated that at such time as we have the minimum pre-leasing requirements satisfied, they can

144 and will close within 30 days not 15 however. From a leasing perspective, based on the normal

145 timeframes associated with taking leases out for negotiation though leases executed and copies

146 of those leases provided to the lender for their review, that's a 30-day process rather than a 15-

147 day process. And I guess the last reason that we think that 30 days would be much less

148 beneficial, less beneficial than half of 60's benefit is that the best likelihood of Frank White and

149 the folks that he's working with and our Council executing leases, is if we avoid creating any

150 sort of shadow that hangs over the lease negotiating process vis-à-vis an imminent event of DDA

151 default. We've already experienced that in the last seven to ten days, where we've seen certain

152 parties that seem very eager to execute documents start to slow down because the word on the

153 street was that this thing was going to fall off the tracks. That is not consistent with our common

154 goal of getting this done. And if we can avoid creating static on the line, I think it's in the best

REDEVELOPMENT AGENCY MEETING OF
March 3, 2004

VERBATIM TRANSCRIPT — ITEM 3

153 interest of the project to do so and not to compromise the process of getting the leases signed
154 because they are the (inaudible) known for getting the financing. So with that, I welcome any
155 questions. If you have questions for Frank with — with respect to leasing or me with respect to
156 financing, be happy to answer them. Thank you, again.

157

158 **MAYOR GOODMAN**

159 All right, are there any questions?

160

161 **COUNCILMAN WEEKLY**

162 I do.

163

164 **MAYOR GOODMAN**

165 Yes, Councilman.

166

167 **COUNCILMAN WEEKLY**

168 Your Honor, I just want to say that it was in January, as you mentioned Mr. Smith, you all came
169 before the Council. And you laid out your platform, you've laid out your plan, we listened to
170 where we were at this point. We're talking about now well over three years that this, well I don't
171 know how long you've been on the project, but this is — been going on now almost as long as
172 I've been on this Council. And the concern that I have, and I ask specifically, can this project be
173 done, can you do it, you all said yes. Then, if I'm not mistaken, I asked Mr. Edmond, Mr.
174 Edmond tell us on the record, if we grant you these additional 60 days, are you going to ask for
175 additional time? We asked them that. He says, if we don't do it in 60 days, we will not be back
176 to ask for any more time. Now, does my memory serve me correct?

177

178 **DAVID SMITH**

179 Okay, can I — regret that he said, oh I'm sorry, I thought that was the question.

180

REDEVELOPMENT AGENCY MEETING OF
March 3, 2004

VERBATIM TRANSCRIPT — ITEM 3

180 **COUNCILMAN WEEKLY**

181 Hold on, Mr. Smith, you're not — Mr. Edmond. Mr. Edmond, can you please for the record,
182 because I asked you that question on the record. I asked you, tell us in 60 days is this going to be
183 a done deal, if not, you're gonna to walk away from it and we're gonna to be finished.

184

185 **JOHN EDMOND**

186 Well, of course, you know I did say that, but, you know, in all respect to the Council and
187 yourself Councilman and the Mayor, when you is (sic) involved in something in the community
188 like that, with an area that has kind of ups and downs as it relates to trying to accomplish
189 something. And when you put everything that you have into it, and you realize that you have
190 fallen short on the timeframe, but you also have been involved with the make-up and what's
191 being transpired on a daily basis. And based on where we are, based on the commitments that
192 our leasing agent has provided us with, to not to at least try to appeal — to the Council as well as
193 the benefits that would come out of anything that transpires. And one of the persons that I really
194 would like to, at least, let you and the Council and the Mayor —

195

196 **COUNCILMAN WEEKLY**

197 I just want to go on, I just want to go on, John, seriously. I know Frank, man you've done a
198 yeoman's job. I received all your emails, I received all your faxes, he definitely, John, has
199 worked in your best interest. I want to say to you on the record, I do apologize and it's nothing
200 personal. I declined every last one of his meetings. I just wanted the information, that's all I
201 wanted. Because you told me one thing on the record in January and here we are in March, and
202 so it concerns me today that we're listening and being asked for 60 more days, which I'm not
203 going to support that.

204

205 **FRANK WHITE**

206 Councilman Weekly? Councilman Weekly?

207

208 **COUNCILMAN WEEKLY**

209 Hold on, Frank. Let me, I'm sorry, Mr. White, let me finish saying what I'm saying. I'm not
210 going to support Mr. Smith 60 more days. I'm not going to do it. The only way I'd entertain

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211 accepting a — \$20,000 cashier's check from you all, it — would be 30 days. And you're saying
212 that you can't do that. We — have to move on, and at this point, all it is is dirt, it's just dirt. But
213 for those of us that look at this dirt every single day, Mr. Smith, we still have visions for this
214 neighborhood. And I think that for me to take this back to my constituents in this area and we all
215 sit down and look at this dirt and decide what it is that we really want to see happen. Because,
216 again, I'm going to be honest with you, I go through Vons myself regularly, and John, I'm
217 hearing that Vons is possibly not going to even be there. And so there's a possibility that we're
218 going to be looking at a big empty box in this neighborhood, which is going to continue to give
219 us this blight and these problems. And I spoke with one of your guys who I guess you've
220 retained now who had an alarming conversation with me yesterday. And I asked him for — the
221 development company you work with, you all would never look at this neighborhood. And he
222 assured me, you're probably absolutely right. And so, yes John, it's a perception and man I, you
223 know, I've been in with you from day one because you're from the neighborhood, and I'd love to
224 have seen a person who lived in this neighborhood develop this thing but it's not happening.

225

226 **JOHN EDMOND**

227 Yeah, but see, Councilman.

228

229 **COUNCILMAN WEEKLY**

230 It's not going anywhere. Sixty days, I'm not, I can't support it and I'm not going to support it.
231 And I'm just saying that for the record, I'm not going to support 60 days. We will take your
232 \$20,000 and give you 30 days, if you, and if not, this is going into default. And from my
233 understanding, that once it leaves default from you, Mr. Atman, or, am I saying —

234

235 **JOHN EDMOND**

236 Achenbaum

237

238 **COUNCILMAN WEEKLY**

239 Has 30 days. Is that right Mr. Vasey? And then how long does this process go before this reverts
240 back to the City?

241

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242 **IAIN VASEY**

243 Councilman

244

245 **COUNCILMAN WEEKLY**

246 Because I think we need to bring this thing to a close.

247

248 **IAIN VASEY**

249 The, when the City puts the developer in default, the developer has 30 days to cure the default.

250 In addition, if the developer doesn't cure the default in that 30-day period, then the WSA

251 Management, Mr. Achenbaum, and his New York investors have an additional 30 days to cure
252 the default.

253

254 **COUNCILMAN WEEKLY**

255 So we're still looking at an additional 90 days?

256

257 **IAIN VASEY**

258 From today if the 30-day extension was granted, yeah.

259

260 **COUNCILMAN WEEKLY**

261 And if not, we're looking at 60 days.

262

263 **IAIN VASEY**

264 Correct.

265

266 **COUNCILMAN WEEKLY**

267 Okay.

268

269 **JOHN EDMOND**

270 Councilman.

271

272

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273 **COUNCILMAN WEEKLY**

274 Yes Sir.

275

276 **JOHN EDMOND**

277 One thing that I would like to say. Just like you say, no one else is looking at the area. You
278 don't have any developer that is really doing the types of things and trying to make the effort that
279 we're making. So that right there have to show the Council and yourself that the commitment
280 that is being made on our part is something that cannot be overlooked. I mean, right, nobody is
281 looking at the area but — but naturally, I've been doing business in the area twenty some odd
282 years, definitely wants to continue, has sold one project to get involved with another project. I'm
283 very confident, based on the improvement and I would like for you to at least have —

284

285 **COUNCILMAN WEEKLY**

286 Are you going to — If not, I'm ready to make a motion. I'm sorry Mr. Edmond.

287

288 **JOHN EDMOND**

289 Councilman, I would — like for you to just —

290

291 **COUNCILMAN WEEKLY**

292 Go ahead.

293

294 **JOHN EDMOND**

295 Yes, I would like for you to at least hear a little bit from Frank White, who really is the guy
296 that's responsible for doing the leasing, just to kind of, let's say, let him kind of let you see what
297 I'm hearing and what is really going on because it's all about the leasing. And you know, if I
298 may, let Frank have a few words.

299

300 **MAYOR GOODMAN**

301 Mr. White, based on what I heard the Councilman say publicly, tell us what you think you're
302 going to be able to accomplish in 30 days. Don't — tell us about 31 days.

303

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304 **FRANK WHITE**

305 If I may directly address that, I — First of all, what we're talking about doing is taking about
306 28,900 square feet of executed LOI's to the — final lease stages. I think that what ends up
307 happening in that particular component of dealing with leases is that you go through a couple
308 rounds of — you know, negotiating with attorneys back and forth with business comments being
309 ironed out, along with obviously the total legal terms and conditions of the Agreement. So when
310 you're talking about at least sending a — particular document to an attorney, the attorney making
311 his comments, then bringing the document back to us for our comments, and then sitting down
312 and talking, and this is pretty much customary what's happened throughout the entire process, it
313 has taken anywhere from probably 45 to 60 days to complete a particular agreement. I know that
314 30 days is very insufficient to — consider trying to complete that. And that's just based upon the
315 simple process of going through a lease negotiation. We're talking about one — lease situation,
316 but what happens when you have 28,900 square feet where you're talking about, in particular,
317 five to six tenants that you're dealing with for that 28,900 square feet. So, just simply from that
318 perspective, I think that's a tough deadline to — meet, and I believe that 60 days would certainly
319 give us far better success and the ability to succeed and make it happen from that perspective.

320

321 **COUNCILMAN WEEKLY**

322 Okay.

323

324 **DAVID SMITH**

325 I guess, from my perspective, it comes down to what the objective of the Mayor and the Council
326 are.

327

328 **MAYOR GOODMAN**

329 No, I understand — and I — think that the progress that you're making is remarkable. I accept
330 your representations that you've made, as far as the signed leases and the letters of intent. The
331 Councilman is familiar with the area, he's the one who's undergoing the pressure, and we're
332 going to give his recommendation an awful lot of weight, there's no question about that. But I
333 know how tough it is, I'm a lawyer by profession, I know how tough it is to make a deal. And I

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334 know how tough it is to make a deal on property that — perhaps, is not as challenged as this.

335 But —

336

337 **DAVID SMITH**

338 Can I just also —

339

340 **MAYOR GOODMAN**

341 Sure.

342

343 **DAVID SMITH**

344 — make another statement. You know the position that we're in currently, with over the last 60

345 days where the momentum has swung greatly in our favor. When you have this kind of

346 momentum —

347

348 **MAYOR GOODMAN**

349 Well, success breeds success.

350

351 **DAVID SMITH**

352 Exactly.

353

354 **MAYOR GOODMAN**

355 I understand the way that works. Success breeds success, and you're successful now. You've

356 struggled, you got a little success, that breeds more success. You get a lot of success, that breeds

357 great success. That's the way the development that I'm handling down around the 61 acres,

358 another 61 acres, and then the downtown area, that's the experience we have. So —

359

360 **DAVID SMITH**

361 So, if we cut this off, what, what's to be got?

362

363

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363 **MAYOR GOODMAN**

364 I don't disagree with that. All right, would anybody else like to be heard? All right, let me put
365 the clock on and let's have two minutes.

366

367 **TOM McGOWAN**

368 Tom McGowan, Las Vegas resident, what a fascinating discussion. It's been said it's darkness
369 before the dawn, this is the darkness but the dawn is coming. Mr. Edmond and his representative
370 need not ever come to this City Council with hat in hand. I say that with all due respect to
371 everybody. This is a local entrepreneur who has proven his value and his worthiness and
372 sincerity to this community. Yes, it is late in the game; yes it is difficult, but he's on the horse,
373 and he's approaching the wire. Don't cancel the race at this point. If anyone should get
374 deference to a little bit of leeway, it should be the local entrepreneur who has proven his worth,
375 not some outsource from two, three thousand miles away who never lived here. I recommend
376 strongly that you with, again, even though you have doubt or concerns about the protracted
377 nature of this situation and what the ifs and maybes are, give the benefit of the doubt to the baby.
378 Don't throw the baby out with the bath water. Baby's name is John Edmond. I fully support Mr.
379 Edmond and his effort and his associates. Thank you.

380

381 **RUTH DOLT**

382 Good afternoon to the Mayor and to the Council. My name is Ruth Dolt, and I am with the
383 Berkley Square Association in Ward 5, and I would appreciate a reconsideration for the vote for
384 Mr. Edmonds (sic) and the shopping center. I respect the difficulty that he has because we also
385 have that difficulty in developing housing in a livable, viable neighborhood. It's very difficult. I
386 am encouraged, however, to hear that he has people that are working on his behalf to get the
387 project off the ground. Time has been granted before. I understand that you have to have a
388 deadline on certain things, but let it not be this deadline today. I would appeal to my
389 Councilman to reconsider and to hear him out, to make it possible to give all that he can give for
390 this project, and 60 days is not impossible time for this project at this point. Thank you.

391

392 **MAYOR GOODMAN**

393 Thank you very much.

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394 **GENE COLLINS**

395 Thank you Councilmen, Mayor and City Council people. My name is Gene Collins, and I live at
396 1101 Eleanor Avenue. Like Mr. Edmond, I grew up here in Las Vegas as well. Now I'm not
397 here to give weight to whether you're going to extend him or not, but here's what I am here for.
398 And it disturbs me, and this is the second time that Mr. Edmond has come before this body in
399 very recent months and said, and blamed this community or blame the area, of why that his
400 project is not off the ground. And when he stand (sic) before, not only this Body but this whole
401 community, and say nobody is willing to come into the area and do anything, I beg Mr. Edmond
402 the difference, because as he looks all around that project, there is nothing going on in that
403 community but beautiful things. Everywhere you look, there is nothing but wood and
404 construction going on anywhere around this, his project. And for Mr. Edmond to come here
405 once again and label the community as his excuse for not finding funding, this has been going on
406 for four years, and when is it going to stop? Now you can do whatever you want to do, I'm not
407 here to cast shadows one way or another. I'm here because I'm sick and tired of people laying
408 the blame on the community for their shortfalls or for their shortcomings. And that's what I'm
409 up here for because I lived in the community; I grew up in the community; I still stay in the
410 community; it's one of the best, safest communities, and we can attest to that because all of the
411 development is going on in this community. Whether you want to grant Mr. Edmond additional
412 study or 60 days, it doesn't matter to me, but when Mr. Edmond comes before this Body and bad
413 mouth this community, which he grew up in, and says that the reason why that I cannot fulfill my
414 project is because nobody wants to come into that area, is a disservice to not only to myself, not
415 only to this Body but to the community in which we both grew up in.

416

417 **MAYOR GOODMAN**

418 Thank you.

419

420 **JOHN EDMOND**

421 Wait a minute; I have to dispute —

422

423 **MAYOR GOODMAN**

424 No, no, it's all right. Everybody has a right to say whatever they want.

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425 **JOHN EDMOND**

426 'Cause I didn't say that. Shit. I didn't say that Gene.

427

428 **GENE COLLINS**

429 You did say that to —

430

431 **MAYOR GOODMAN**

432 All right, please, gentlemen, gentlemen, please.

433

434 **GENE COLLINS**

435 Sick and tired of you saying that.

436

437 **DAN CONTRERAS**

438 Dan Contreras, Bonanza Village. I just want, my frustration comes, this project started three

439 years ago, three years ago. It's not about the last 60 days or the last 180 days, three years ago.

440 And when that RFP went out, his eyes were wide open about this piece of land and it, and the

441 challenges, supposed challenges, and my concern is we just keep on getting 60 more days or 30

442 more days. It's having that little carrot sit out in front of us and saying well we just need this

443 amount of time and this amount of time. My opinion, and I only speak for myself, if the 30 days

444 is given, I believe it's a \$25,000 non-refundable check to the City of Las Vegas. If it's going to

445 be 60 days, I think it should be \$50,000 non-refundable, not part he gets it back when he

446 develops, non-refundable. And I think that, that money should be designated to start what you

447 guys talked about two weeks ago, rehabilitating boarded-up houses. I think that money should

448 be directed to that fund, something positive, something positive. It would help him in the long

449 run rehabilitating the houses surrounding this project, and it would help the neighborhood too.

450 That's just my personal opinion. And it is the rooftop issue. I understand, as a businessman, his

451 standpoint, the rooftops. We all know it; we've heard it before that you need the rooftops.

452 Councilman Brown, in your area too, you need the rooftops before you bring in commercial.

453 Councilman Mack, the same way in your area. This, unfortunately, we brought the cart before

454 the horse on this one, and I just think that if this does happen, I wish that these would be non-

455 refundable deposits, and they would go in that kind of fund. Thank you.

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456 **BEATRICE TURNER**

457 Beatrice Turner, West Las Vegas, you know, and if you have paid attention, I haven't been
458 coming to these City Council meetings. I came back today just so I can hear, and sit here and
459 hear what was gone (sic) be said today. You know you go into our community and you go bring
460 people to come out and come out and speak for you, and the whole nine yards about your project.
461 We have looked at this for four years now, and each one of y'all sitting here, y'all rep, y'all was
462 elected by the people to represent the people. Come on, sit back and think, why is this —
463 constantly going on that this man is getting this extension. He comes here, he said in January, I
464 wouldn't be back. Somebody need to show him where the door at 'cuz he should have never
465 came in it. He said I would not be back. Now why is he back now asking for 60 days, 30 days,
466 somebody better ask the question, what re, what is he holding over somebody.

467

468 **MAYOR GOODMAN**

469 All right, anybody else like to be heard? All right then, Councilman, what's your motion?

470

471 **BEATRICE TURNER**

472 (Inaudible)

473

474 **MAYOR GOODMAN**

475 Councilman, what's your —

476

477 **COUNCILMAN MACK**

478 Your Honor

479

480 **MAYOR GOODMAN**

481 Pardon me — Yes (inaudible) Councilman Mack.

482

483 **COUNCILMAN MACK**

484 Thank you, Your Honor. You know I can just say that, I've, you know my office is right next to
485 Councilman Weekly's, and I know how hard he strives to bring, you know, good development to
486 his community, and how hard he works with the developer and as well as the community to bring

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487 great projects in. And it isn't the easiest task bringing projects into certain areas of the City, and
488 I'm not pointing at just Councilman Weekly's area. We all have certain portions of our districts
489 that are more of a challenge. And my concern here is if this development goes away, and all the
490 leases and all the commitments and, everywhere we've, at the point we've come to today, is all
491 going to be erased. And we have to start really back at ground zero, and I think that you have
492 made some great progress. So, I will be supporting it, and I'll be watching this very carefully.

493

494 **MAYOR GOODMAN**

495 Councilman.

496

497 **COUNCILMAN BROWN**

498 Thank you, Your Honor. I'd like to just, as Councilman Mack, pick up where he left off. It —
499 not only if — it goes into default, puts us back to square one, but I think it sends the wrong
500 signal. I think the frustrating thing at the City Council level, in all our areas, is sometimes
501 certain projects takes longer than we'd like them to. Three years is certainly frustrating, but you
502 look at some of the other properties that have been vacant or boarded up for three years, five
503 years, seven years and — that's not — what's happening in Ward 5 and especially in this area.
504 It's, we had our Strategic Planning session at the Doolittle Center, right across the street from the
505 Agassi School, and what you saw Frank Hawkins accomplished on Lake Mead and the
506 Enterprise Park. All these incremental successes are building some real momentum over there
507 and certainly from what I heard, especially from the leasing component, they've come a long
508 way in 60 days. I, it's — it's always a difficult decision because you just don't want to string it
509 along and then end up 60 or 90 days down the road back at square one, but it seems that things
510 are moving in the right direction. And I would — certainly support, certainly with Councilman
511 Weekly's approval, just perhaps extending that 30 days to the 60 and really drawing the line
512 there because I don't think that 30-day additional time period is going to hurt us any more or
513 hold us back any more. It seems that the momentum is carried over to this project, and certainly
514 the gentleman that spoke on leasing is working diligently each and every day. And I echo
515 Councilman Mack's comments. I don't think anybody in this City works harder representing his
516 ward and especially this area, to generate some interest and some enthusiasm and some business

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519 development than Councilman Weekly. He — has a perspective that no one has, and I—
520 certainly support what he's going to move — move on this item.

521

522 **MAYOR GOODMAN**

523 Councilman Weekly

524

525 **COUNCILMAN WEEKLY**

526 Yes.

527

528 **MAYOR GOODMAN**

529 I feel like Yogi Bear. This is déjà vu all over again.

530

531 **COUNCILMAN WEEKLY**

532 Yeah.

533

534 **MAYOR GOODMAN**

535 You know, this is exactly what happened with L' Octaine at Las Vegas Boulevard and Gass.

536

537 **COUNCILMAN WEEKLY**

538 Yeah.

539

540 **MAYOR GOODMAN**

541 Tom Hom Group wanted 60 days. They wanted 60 days, then the default, nothing was going to
542 happen, and then all I could tell you the bottom line is they broke ground, and they're building
543 51 beautiful garden apartments there that will make the City a better place.

544

545 **COUNCILMAN WEEKLY**

546 Yeah. (inaudible)

547

548 **TERI PONTICELLO**

549 Mr. Mayor.

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550 **MAYOR GOODMAN**

551 Yes.

552

553 **TERI PONTICELLO**

554 Teri Ponticello with the City Attorney's office. I just, whatever decision is made by the Council
555 with respect to this item, I am going to recommend that at this time that what action is done, if
556 should there be, whether there'd be a 30-day extension or 60-day extension, that we go forward,
557 that you direct staff to move forward with the third amendment to the DDA because we are, in as
558 much as Mr. Smith has taken and tendered the \$20,000 deposit, there seems to be some
559 uncertainty as to the provisions of the contract that now cover this third deposit. And I want to
560 make that absolutely certain that we have an understanding and we can certainly, under the
561 direction of the staff and Mr., Councilman Weekly, prepare a third amendment to cover it, to
562 make sure that the wishes of the Council are set forth for the parties.

563

564 **MAYOR GOODMAN**

565 Okay, and, of course, the fact that the deposit, the check is in Ms. Ronemus' hand doesn't mean
566 to say that it can't be handed right back; we understand that.

567

568 **COUNCILMAN WEEKLY**

569 Okay,. You guys ready? Your Honor, I'm sorry.

570

571 **TERI PONTICELLO**

572 I'll be willing, we'll be willing to go forward at the next Council meeting.

573

574 **COUNCILMAN WEEKLY**

575 Sure, not a problem. Your Honor, I share all the sentiments I have heard from everybody, and I
576 do understand everybody has their own personal opinion on this. This project is a long time
577 coming, and I'm sticking to my guns on this one. I'm staying with the 30 days, and I guess my
578 only question would be, even with that, after this, how does it work with Achenbaum because I
579 would really actually like to wrap it all up in one, personally, because it seems as if when this
580 one is concluded, the other gentleman has some additional days on this contract. Is that correct?

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579 **IAIN VASEY**

580 Yes, Councilman. If – Council directs today to give a 30-day extension as you've talked about,
581 in 30 days if there is no closing of financing by, well it would be from March 5th to, so it would
582 be April 5th give or take. If the financing isn't closed by April 5th, the City would send a notice
583 of default to the developer requiring them to — cure that default within 30 days, so that would be
584 'til March, April, May 5th and then the financial partner, WSA Management would be granted
585 an additional 30 days beyond that to cure the default, which would be to close on financing and
586 then seven days after that began construction.

587

588 **COUNCILMAN WEEKLY**

589 Yeah, well, this is — a tough project, and like I said everybody has their own opinion, and I'm
590 fine with that. You know, I listened to what Mr. Collins indicated in reference to just some of
591 the comments about, and I'm not putting any words in Mr. Edmond's mouth, but you know it
592 just saddens me when I hear perceptions of the neighborhood, and with some people, it is what it
593 is. You know, you look at shows like CSI, even on CSI the other night, West Las Vegas was
594 referred to in a negative way. If you want to look for a dead body, go on "D" and Washington.
595 You know and, it just— really bothers me, but at any rate, nothing personal to you, Mr. Smith,
596 and nothing personal to you, Mr. White. I think you guys are good at what you do. I mean it's
597 nothing even personal with Mr. Edmond. It's just about principles; it's about moving on and
598 looking at a possible new vision, and so I don't know where we'll be in 30 days. This Council
599 has, they can vote however they choose to. This is just my opinion, and this is how I feel about
600 it. I don't owe anybody nothing in this room, nothing, okay and so, I'm — sticking to that, and
601 it's a bad decision? Oh well, charge it to my head and not to my heart, but I think I feel I am
602 doing the right thing for this community. I live in the community also. I don't live out in
603 another neighborhood, and I know what it's like, Mr. Smith, to sit in meetings and hear about
604 great things going on in other areas of town. It's — a wonderful feeling to be a part of that, but
605 when I represent areas like I do where there is no respect for certain areas of my district,
606 absolutely none, it's — a very sad feeling, and it's really tough because it's so easy to sit out on
607 the outside and throw stones and talk about what you would do. It's very easy to do that, but
608 when you have to actually sit here and try to make a conscious decision that will affect the
609 general masses because I understand, I've learned on this job that you can't please everybody.

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610 And so again, Mr. White, I don't know where we'll going to be in 30 days from now. I — have
611 no idea.

612

613 **FRANK WHITE**

614 Councilman, I certainly share your sentiments with regard to how people feel about the
615 neighborhood. I must tell you that for twenty plus years, I've been involved in commercial real
616 estate leasing and development. And it saddens me to know that for that twenty something
617 years, I've tried incredibly to try to bring goods and services to communities throughout the
618 country, not just here in Las Vegas, Nevada but throughout the country. And I can tell you that I
619 hear some of the internal conversations from retailers and some of the expectations or non-
620 expectations that are rendered to certain particular projects. But I must also tell you that there —
621 is an upside to it, and it is —, the industry is changing to some extent because I believe that this
622 is the last frontier, not just here in Las Vegas, but in Anacostrain, Washington, D.C., or in
623 Kansas City or wherever else that folks are undertaking development projects to try to bring
624 simple goods and services to the community. I must also tell you that in this particular situation,
625 this is not just a job to me. This is my passion. You know, for twenty something years I've been
626 involved in retail real estate again and nothing — rewards me the way this project does, in a way
627 that other projects will. This is the legacy that I'm passing on to my children, and what Frank
628 White did for his community and for his people.

629

630 **MAYOR GOODMAN**

631 All right, I think we're ready for a motion, Council.

632

633 **LAWRENCE WEEKLY**

634 Your Honor, that's my motion. Your Honor, I'm going to move for 30 days.

635

636 **MAYOR GOODMAN**

637 Well, what's the question? We got to wind this up.

638

639 **FRANK WHITE**

640 One question is — How long was this supposed to take in the beginning?

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643 **MAYOR GOODMAN**

644 No.

645

646 **FRANK WHITE**

647 No?

648

649 **MAYOR GOODMAN**

650 This has been going on a long time.

651

652 **FRANK WHITE**

653 Long time.

654

655 **MAYOR GOODMAN**

656 About four years.

657

658 **SECOND UNIDENTIFIED MALE**

659 Mayor, if I may very — briefly.

660

661 **MAYOR GOODMAN**

662 No, we have a —

663

664 **THIRD UNIDENTIFIED MALE**

665 Go — ahead.

666

667 **MAYOR GOODMAN**

668 No, we have — a motion. Do you want to include the 20,000 in the motion or (inaudible)?

669

670 **COUNCILMAN WEEKLY**

671 Absolutely. That's it, yeah. That's the only way I'm going to grant the 30 days.

672

673

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672 **MAYOR GOODMAN**

673 All right. So, your motion is to grant 30-day extension, \$20,000 non-refundable.

674

675 **COUNCILMAN WEEKLY**

676 Absolutely.

677

678 **MAYOR GOODMAN**

679 All right, and that the third amendment will be entered into between the applicant and the City.

680 Is that it? Let's vote on it.

681

682 **DAVID SMITH**

683 (inaudible) acceptable.

684

685 **MAYOR GOODMAN**

686 Well, if they're not acceptable —

687

688 **DAVID SMITH**

689 That's a very good question, as to whether the amendment's acceptable to the developer.

690

691 **MAYOR GOODMAN**

692 Well, if it's not, tell us now.

693

694 **DAVID SMITH**

695 I don't have the authority from the principals of the developer to take less than 60 days for the

696 \$20,000.

697

698 **MAYOR GOODMAN**

699 And then we'll — The motion's 30 days.

700

701 **UNIDENTIFIED SPEAKER**

702 (Inaudible)

REDEVELOPMENT AGENCY MEETING OF
March 3, 2004

VERBATIM TRANSCRIPT — ITEM 3

703 **MAYOR GOODMAN**

704 The motion's 30 days.

705

706 **UNIDENTIFIED SPEAKER**

707 (inaudible)

708

709 **MAYOR GOODMAN**

710 I mean do you want to talk about perception or reality?. If you're talking about perception, it's

711 30 days. If you're talking about reality, it's 90 days.

712

713 **DAVID SMITH**

714 But — perception becomes reality for Frank—

715

716 **MAYOR GOODMAN**

717 It's 90 —

718

719 **DAVID SMITH**

720 — when he's out there trying to sign the leases for Frank and there's a default —

721

722 **MAYOR GOODMAN**

723 With all — due respect, he's a smart man, very articulate. He could tell whoever he's dealing

724 with the truth, and he's got 90 days.

725

726 **DAVID SMITH**

727 So he's put the motion forward.

728

729 **MAYOR GOODMAN**

730 Well, we don't want to want put it forward unless it's agreeable. I don't want to steal your

731 \$20,000.

732

733

REDEVELOPMENT AGENCY MEETING OF
March 3, 2004

VERBATIM TRANSCRIPT — ITEM 3

734 **DAVID SMITH**

735 I didn't think you did. I thought the Council wanted this project to come to fruition.

736

737 **MAYOR GOODMAN**

738 We did, and that's the reason that we're voting for the extension. I like Mr. Edmond. He came
739 in here, and I asked him (inaudible) can you get it done. He said yes, I need 60 days. We gave it
740 to him. Councilman now says 30 days; he tendered a check for \$20,000. If he want it back,
741 that's fine, and we can vote, and no — strong arm here at all. I love the project. I want it to
742 succeed, but I have to give great deference to my colleague.

743

744 **DAVID SMITH**

745 Does that deference extend to that which is probably impractical?

746

747 **MAYOR GOODMAN**

748 Well, that's your choice. It's — his ward, and he knows what's best for his ward.

749

750 **DAVID SMITH**

751 Councilman Weekly, do you sincerely feel that your ward is best served by us operating in days
752 31 through 60 with a notice of default out there?

753

754 **COUNCILMAN WEEKLY**

755 Sir, I'm sorry. Mr. Smith, I can't answer that question. All I know is that I just have a decision
756 to make today.

757

758 **DAVID SMITH**

759 But it's, that's kind of central to the decision, is it not?

760

761 **COUNCILMAN WEEKLY**

762 I'm sorry.

763

764

**REDEVELOPMENT AGENCY MEETING OF
March 3, 2004**

VERBATIM TRANSCRIPT — ITEM 3

767 **DAVID SMITH**

768 Isn't that central to the decision?

769

770 **COUNCILMAN WEEKLY**

771 Yes, sir.

772

773 **DAVID SMITH**

774 So —

775

776 **COUNCILMAN WEEKLY**

777 Well, I'm —

778

779 **DAVID SMITH**

780 Fine, please put the motion forward.

781

782 **TERI PONTICELLO**

783 Councilman, Councilman Weekly, just a, that we would need a third amendment to go to the

784 March 17th board to cover your motion, if there's an extension.

785

786 **COUNCILMAN WEEKLY**

787 Okay. That's my motion with the third amendment. Yes.

788

789 **MAYOR GOODMAN**

790 All right, let's vote. Post. Motion carries. (**Motion carried unanimously with L.B. McDonald**

791 **excused**) I hope you get it done.

792

793 **DAVID SMITH**

794 Thank you.

795

796 **COUNCILMAN MACK**

797 Your Honor, please show me as an affirmative vote.

REDEVELOPMENT AGENCY MEETING OF
March 3, 2004

VERBATIM TRANSCRIPT — ITEM 3

796 **MAYOR GOODMAN**

797 An affirmative vote. All right.

798 (END OF DISCUSSION)

799 /lc;da



Submitted at Redevelopment Agency

Date 3-30-74 Item # Citizens Participation



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 3, 2004

DEPARTMENT: BUSINESS DEVELOPMENT
DIRECTOR: IAIN VASEY, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING EDMOND TOWN CENTER, A RETAIL SHOPPING CENTER TO BE CONSTRUCTED AT THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

Fiscal Impact

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

PURPOSE/BACKGROUND:

Pursuant to the Second Amendment to the Disposition and Development Agreement between the Redevelopment Agency and Edmond Town Center, LLC ("Developer"), and pursuant to the amendment read into the record on January 7, 2004, the Developer is required to close on its Development Loan by March 5, 2004, commence construction by March 12, 2004, and complete construction by March 12, 2005. A representative of the Developer will be providing an update on whether these deadlines can be met.

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Disclosure of Principals
2. Locator Map

MOTION:

WEEKLY – APPROVED drafting a third amendment to the DDA, to be presented at the 3/17/2004 meeting, allowing a 30-day extension in exchange for a non-refundable good faith payment in the amount \$20,000 – **UNANIMOUS** with L.B. McDONALD excused

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

OSCAR GOODMAN, Chairman
IAIN VASEY, Acting Director, Office of Business Development
DAVID SMITH, Edmond Town Center

REDEVELOPMENT AGENCY MEETING OF MARCH 3, 2004

Business Development

Item 3 – DISCUSSION AND POSSIBLE ACTION REGARDING EDMOND TOWN CENTER, A RETAIL SHOPPING CENTER TO BE CONSTRUCTED AT THE SOUTHWEST CORNER OF “H” STREET AND OWENS AVENUE, APN 139-28-503-024 – WARD 5 (WEEKLY)

MINUTES - Continued:

APPEARANCES – Continued:

UNIDENTIFIED FEMALE

FIRST UNIDENTIFIED MALE

JOHN EDMOND, Edmond Town Center

LAWRENCE WEEKLY, Member

FRANK WHITE, Edmond Town Center

TOM MCGOWAN, Las Vegas resident

RUTH DOLT, Berkley Square

GENE COLLINS, 1101 Eleanor

DAN CONTRERAS, Bonanza Village resident

BEATRICE TURNER, West Las Vegas resident

MICHAEL MACK, Member

LARRY BROWN, Member

TERI PONTICELLO, Deputy City Attorney

SECOND UNIDENTIFIED MALE

THIRD UNIDENTIFIED MALE

(11:37 – 12:19)

2-2119/3-1

City of Las Vegas

AGENDA SUMMARY PAGE **REDEVELOPMENT AGENCY MEETING OF: MARCH 3, 2004**

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:

BEATRICE TURNER, West Las Vegas resident, said that she is a fighter and not like other people that just stay home and not participate. She then noted that, after seeing who gave the invocation during that morning's Council meeting, the City must be desperate for invocators.

JERRY NEAL, 814 "M" Street, complained that the Las Vegas Housing Authority is interfering with the function of the Marble Manor Resident Council. It cannot raise funds or send and respond to correspondence. The president, SHARON RUSS, feels threatened by MR. CROCKLIN, the coordinator under LAURA McGEE, and will not take action. The Council has not been able to obtain funds it is entitled to for making changes and improvements. He urged the Council to intervene.

GENE COLLINS, 1101 Eleanor, expressed his appreciation to the Council members and commended them for making the right decisions, even when they are difficult.

TOM McGOWAN, Las Vegas resident, concurred with the comments of MR. COLLINS regarding difficult decisions. He added that respect must be given in order to receive it, and there must be mutual respect among the Councilmembers. He reminded the Council that this is not their City, but that of the entire community. He then questioned the status of the proposal he submitted for the Overlay District and asked for a response to his question about ownership of the Fremont building.

DAN CONTRERAS, Bonanza Village resident, said that several years ago he requested a website showing the status of projects within the redevelopment area, which he felt is a great idea that would save the City a lot of time because people would not have to call in for information. He also suggested business license renewal statements include a notice advising the licensees about the benefits of being in the redevelopment area. He then commended MEMBER WEEKLY on some of the difficult decisions he has had to make regarding development in Ward 5, such as when he recently denied a check-cashing establishment at Rancho and Washington. In its stead a small business owner put in a Mexican restaurant that has been very successful. This, to him, was smart redevelopment. Lastly, he urged the Members to earmark a portion of the \$1 million collected from Cheetah's to start the program for boarded up houses.

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF MARCH 3, 2004 Citizen Participation

MINUTES - Continued:

TODD FARLOW, 240 N. 19th Street, concurred with MR. CONTRERAS regarding the money from Cheetah's. At his request, ALEJANDRO SID introduced himself. He was an intern from Las Vegas High School who was present to observe the meeting. MR. FARLOW said that MEMBER WEEKLY is a good man.

MEMBER WEEKLY expressed his appreciation to his fellow colleagues for their support. But wondered if they sometimes understand the differences and adversities between the wards. He noted that the World Market issue was very important to him, because, while other Councilmembers deal with development, he deals a lot with social issues, such as homelessness and drugs. But he is well aware and understands the problems in Ward 5, because he drives through the neighborhoods to find out what his constituents are referring to when they call in with complaints. He asked the Councilmembers to please listen to his concerns, noting that his decision about Edmond Town Center was very difficult, but he had to draw the line and do what he felt is best for his Ward.

ANTHONY HODGES, 6284 Mount Rainier Avenue, submitted pictures and a newspaper article to demonstrate his involvement in this community and others. CHAIR GOODMAN noted that the Members would be taking pictures with MR. HODGES, as he was leaving the Las Vegas area.

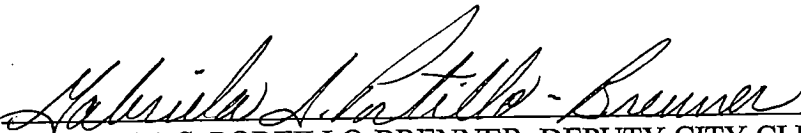
COUNCILMAN MACK welcomed ED GARCIA to the Traffic & Parking Commission.

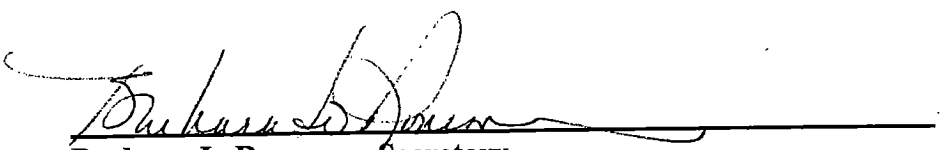
(12:19 – 12:42)

3-381

THE MEETING ADJOURNED AT 12:42 P.M.

Respectfully submitted:


GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
March 29, 2004


Barbara Jo Ronemus, Secretary