

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

MINUTES

Meeting of
APRIL 21, 2004
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 12:33 P.M.
Adjourned: 12:50 P.M.

REDEVELOPMENT AGENCY

PRESENT ABSENT EXCUSED

CHAIRMAN OSCAR B. GOODMAN



MEMBER GARY REESE - VICE-CHAIRMAN



MEMBER LARRY BROWN



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: June 16, 2004

ATTEST:

SECRETARY

CHAIRMAN

16✓

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, APRIL 21, 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 MARCH 3, 2004
- 2. REPORT REGARDING THE PROGRESS OF THE RETAIL PLAZA BEING DEVELOPED BY EDMOND TOWN CENTER, LLC, ON THE 11.1-ACRE SITE COMMONLY KNOWN AS SITE PARCEL B, LOCATED 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

(Mailing required under the provisions of NRS Chapter 241)

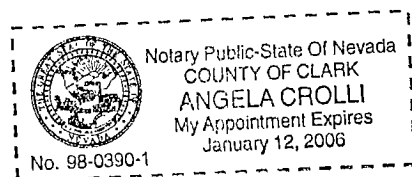
Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **15th** day of **April, 2004**, a copy of NOTICE, the attached of which is a true and correct copy of the Notice – re: **Redevelopment Agency Meeting** to be held on the **21st day of April, 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.

Paula Clark

City Clerk
DEPARTMENT

16th day of April, 2004

Angela Colli
NOTARY PUBLIC in and for said County and State



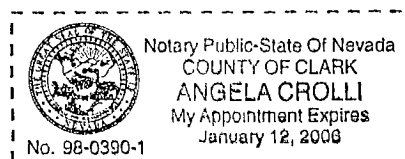
STATE OF NEVADA)
) ss
COUNTY OF CLARK)

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. Las Vegas Library, 833 Las Vegas Blvd.
4. Clark County Government Center, 500 S. Grand Central Parkway
5. Grant Sawyer Building, 555 E. Washington Avenue

City Clerk
DEPARTMENT

16th day of April, 2004

Angelo Colli
NOTARY PUBLIC in and for said County and State



City of Las Vegas

REDEVELOPMENT AGENCY AGENDA MEETING OF: APRIL 21, 2004

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

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:33 P.M.

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

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

(12:33)

3-741

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: APRIL 21, 2004

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MARCH 3,
2004

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with Ward 2 seat vacant

MINUTES:

There was no discussion.

(12:33 – 12:34)

3-748

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: APRIL 21, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

REPORT REGARDING THE PROGRESS OF THE RETAIL PLAZA BEING DEVELOPED BY EDMOND TOWN CENTER, LLC, ON THE 11.1-ACRE SITE COMMONLY KNOWN AS SITE PARCEL B, LOCATED 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:

In consideration of an extension fee and progress of the Developer, and pursuant to the Agency action taken on March 17, 2004, the Agency granted a one-time extension for the Developer to close on its Development Loan and to commence construction by July 7, 2004, and to complete construction by July 7, 2005. A representative of the Developer will provide an update on the project.

RECOMMENDATION:

Report only, no action required

BACKUP DOCUMENTATION:

1. Site Map
2. Disclosure of Principals

Submitted at meeting: letter dated 4/19/2004 to Bill Arent regarding DDA as amended 9/3/2003 and 4/18/2004 Lease Update for Edmond Town Center

MOTION:

None required. A report was given.

MINUTES:

CHRIS KNIGHT, Acting Director, Business Development Office, indicated that in March of this year JOHN EDMOND, developer of Edmond Town Center, was granted an extension for his development on the corner of Owens and H Street. Construction will commence 7/7/2004 and be completed by 7/7/2005. As part of the agreement MR. EDMOND is required to provide a monthly progress report on the leasing efforts, on which he submitted a list.

MR. EDMOND reviewed the submitted list. Since the last update, a 10,000 square foot 99 Cent Store lease was signed. Over 18,000 square feet currently under LOI is being converted into leases, with another 33,000 of LOIs under negotiation. He felt confident about construction commencing on time and that the project will be successful.

REDEVELOPMENT AGENCY MEETING OF APRIL 21, 2004

Business Development

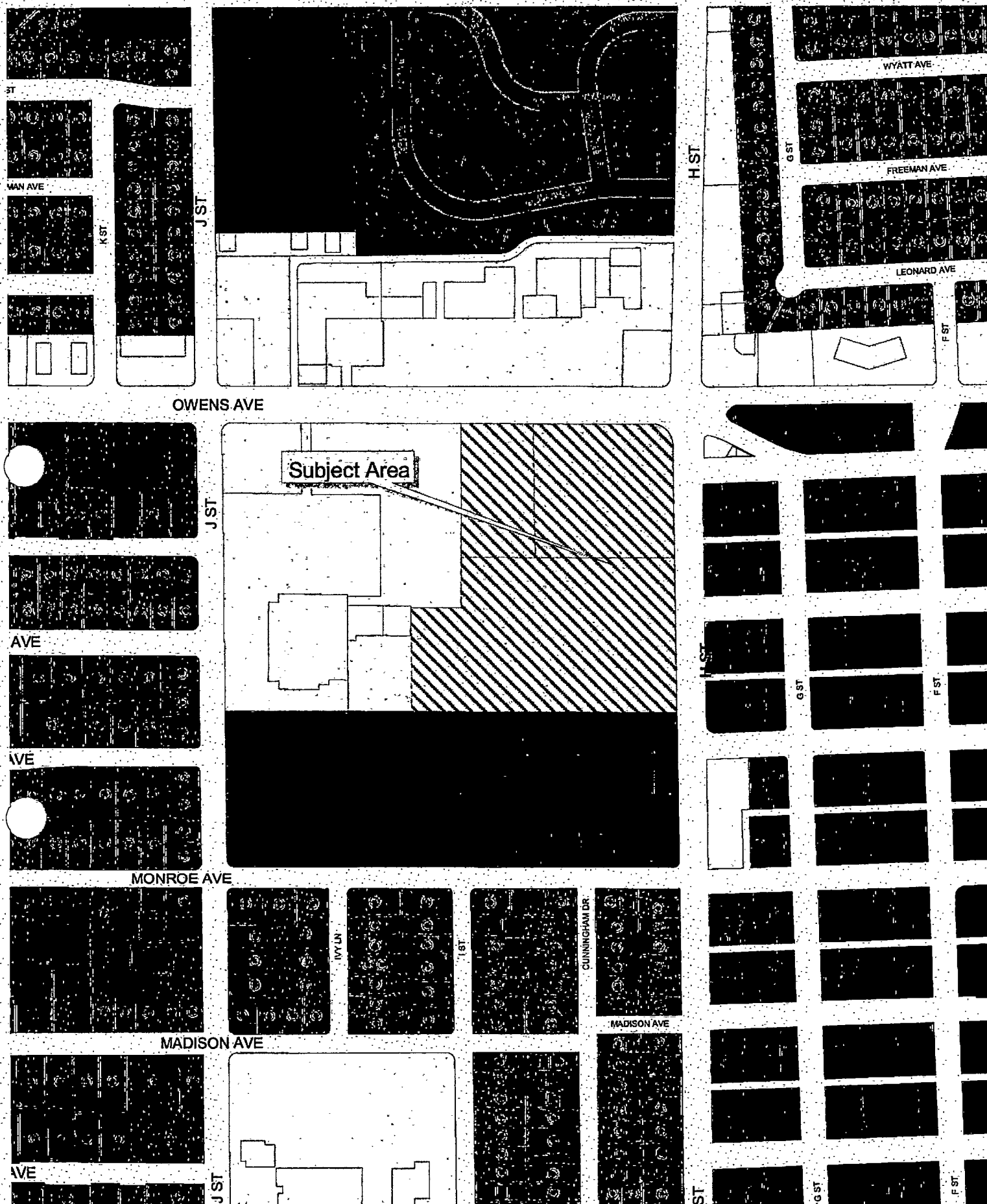
Item 2 - REPORT REGARDING THE PROGRESS OF THE RETAIL PLAZA BEING DEVELOPED BY EDMOND TOWN CENTER, LLC, ON THE 11.1-ACRE SITE COMMONLY KNOWN AS SITE PARCEL B, LOCATED AT THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

MINUTES – Continued:

MR. KNIGHT indicated that Council directed Business Development staff to give monthly update reports on the status of ongoing development projects. He asked if MR. EDMOND'S monthly report could be melded into the monthly project report. MEMBER WEEKLY responded in the affirmative.

(12:34 – 12:37)

3-755



Site Map

**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

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

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: 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

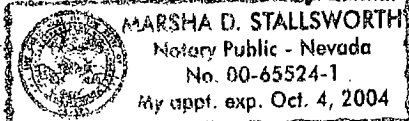
Date

Subscribed and sworn to before me this 17th
day of

August, ~~2001~~X 2003

Marsha D. Stallsworth

Notary Public



NEW MARKETS, LLC

David R. Smith, Chief Investment Officer
400 Perimeter Center Terrace, N.E., Suite 900
Atlanta, GA 30346
T. (770)522-0239
F. (770)393-9143

VIA FACSIMILE

April 19, 2004

Mr. Bill Arent
Office of Business Development
400 Stewart Avenue
Las Vegas, NV 89101

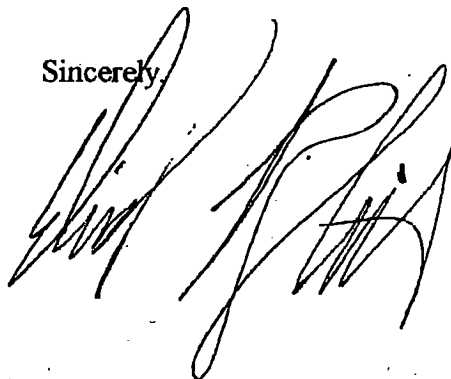
Re: Disposition and Development Agreement between the City of Las Vegas
Redevelopment Agency and Edmond Town Center, LLC, as Amended
September 3, 2003 (the "DDA")

Gentlemen:

On behalf of Edmond Town Center, LLC (the "Developer"), I hereby submit the accompanying leasing update with respect to the Property. Insofar as pre-leasing is critical to the execution of the development financing, we are pleased to make Frank White, SVP National Leasing for New Markets, LLC, available to answer any questions that the members of the City Council may have when it meets on Wednesday. Unless I hear otherwise, we will arrange for Mr. White to be at the meeting by 10AM.

Please feel free to call me if you have any questions.

Sincerely,



Submitted at Redevelopment Agency

Date 4/21/04 Item #2

STRICTLY CONFIDENTIAL - PROPRIETARY INFORMATION**April 18, 2004 Lease Update for Edmond Town Center**

Tenant	Parcel A - SF	Parcel B - SF	Total SF	Status
Chatham Beauty		7,500	7,500	Lease Executed
Studio One Barber		1,050	1,050	Lease Executed
Wells Fargo Bank	1,812		1,812	Lease Executed
Papageorgio's Smoke Shop		1,200	1,200	Lease Executed
Footlocker		2,400	2,400	Lease Executed
Kimberly's Nail Salon		1,200	1,200	Lease Executed
Super .99 Cent Store		10,000	10,000	Lease Executed
Leases Executed	1,812	23,350	25,162	
CPA & Tax Prep.		1,200	1,200	LOI Exec./Lease under Neg.
Non-bank Financial Svc.		3,000	3,000	LOI Exec./Lease under Neg.
Restaurant		5,000	5,000	LOI Exec./Lease under Neg.
Dry Cleaners	1,200		1,200	LOI Exec./Lease under Neg.
Apparel		8,000	8,000	LOI Exec./Lease under Neg.
LOI Exec./ Lease Under Negotiation	1,200	17,200	18,400	
Discount Furniture		8,000	8,000	LOI under Negotiation
Medical Center I		3,000	3,000	LOI under Negotiation
Individual Tax Prep		1,200	1,200	LOI under Negotiation
Medical (back up)		5,000	5,000	LOI under Negotiation
Women's Apparel		7,000	7,000	LOI under Negotiation
Florist		650	650	LOI under Negotiation
Dry Goods (back up)		10,000	10,000	LOI under Negotiation
Menswear		8,000	8,000	LOI under Negotiation
County Government		3,500	3,500	LOI under Negotiation
Home Care & Hospital Equipment		2,000	2,000	LOI under Negotiation
LOIs Under Neg. (net)		33,350	33,350	
NET EXCL. PADS	3,012	73,900	76,912	
Bank			3,500	LOI Exec./Lease under Neg.
Pad LOIs Signed			5,000	
Game Rentals/Sales			1,500	LOI Under Negotiation
Sandwich Shop			1,400	Pad LOI Under Neg.
PAD LOIs Under Neg.			2,900	
NET INC. PADS	3,012	73,900	84,812	

Target tenants/Pipeline:

Laundry 3,000
 Games II 1,500
 Video 6,000
 Electronics 2,600
 Wireless Phone 1,200
 Credit Union 1,500
 Take-out restaurants 4,000
Total 18,300

Pursuing three Laundry tenants*Back-up for Games I above*

Talks to resume when Dry Goods & Apparel LOIs are signed

Talks to resume when Dry Goods & Apparel LOIs are signed

Doing sales analysis

Current lease expires 5/30. Evaluating relocation to ETC.

One soul food and one Chinese

Submitted at Redevelopment Agency

Date 4/21/04 Item #2

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 21, 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, pointed out that no one will invest good money in the Edmond Town Center project with the existence of the housing project at the corner of Owens and Monroe. Madison Terrace needs to go, because it is infested with rats. Lastly, she asked the Mayor to step down from the Council to save the City embarrassment.

(12:37 – 12:39)

3-860

JERRY NEAL, Secretary Marble Manor Resident Council, indicated that he previously invited the Agency members to visit Marble Manor to see how bad the water pressure problem is at the complex and the entire surrounding area.

(12:39 – 12:42)

3-943

TODD FARLOW, 240 N. 19th Street, showed pictures of a housing project that was done in the Netherlands that uses solar energy. This is a project the United States should look into and make it affordable for the masses.

(12:42 – 12:44)

3-1055

ALMA RAMIREZ admonished the citizens that politicians and governmental agencies make a lot of promises they do not keep. The people she has seen in action have no ethics.

(12:44 – 12:46)

3-1121

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF APRIL 21, 2004 Citizen Participation

MINUTES – Continued:

DOROTHY BARNES, Las Vegas resident, said that as a homeless person she has been mistreated and given the runaround. She would like to see the City create an emergency housing program for people with disabilities or small children so that they do not have to wait on the list to get assistance. She is tired of being sent from pillar to post. She wants a place to call her home no matter how small.

(12:46 – 12:50)

3-1208

THE MEETING ADJOURNED AT 12:50 P.M.

Respectfully submitted:



GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

June 9, 2004



Barbara Jo Ronemus, Secretary