

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

MINUTES

Meeting of
JUNE 2, 2004
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 10:07 A.M.
Adjourned: 10:40 A.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: September 15, 2004

ATTEST:

SECRETARY

CHAIRMAN

39✓

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, JUNE 2, 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. DISCUSSION AND POSSIBLE ACTION REGARDING DEDICATION OF REQUIRED RIGHTS OF WAY TO THE CITY OF LAS VEGAS ON LAND LOCATED AT THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND CLARK STREET, APN 139-34-310-061 - WARD 1 (MONCRIEF)
- 2. REPORT ON THE STATUS OF LAS VEGAS REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3, AND 5 (MONCRIEF, REESE, AND 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 **May, 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 **2nd day of June, 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

SIGNATURE

City Clerk

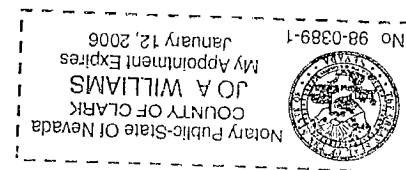
DEPARTMENT

Subscribed and sworn to before me this

27th day of MAY, 2004

[Signature]

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

Paula Clark

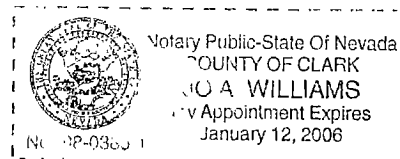
SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

27th day of MAY, 2004

NOTARY PUBLIC in and for said County and State



REDEVELOPMENT AGENCY AGENDA
MEETING OF: JUNE 2, 2004

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

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:07 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, and MONCRIEF and Ward 2 seat vacant

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

ANNOUNCEMENT MADE: Posted as follows:

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 S. Grand Central Pkwy.

Grant Sawyer Building, 555 E. Washington Avenue

(10:07)

1-2263

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JUNE 2, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING DEDICATION OF REQUIRED RIGHTS OF WAY TO THE CITY OF LAS VEGAS ON LAND LOCATED AT THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND CLARK STREET, APN 139-34-310-061 - WARD 1 (MONCRIEF)

Fiscal Impact

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

PURPOSE/BACKGROUND:

In consideration of \$1.00 and other valuable consideration, the Agency will grant, bargain, and convey to the City of Las Vegas, a municipal corporation of the State of Nevada and to its assigns forever, all right to, title in, and interest in the real property situated in the City of Las Vegas, bound and described as follows in Exhibit "A". The property being conveyed for rights of way encompasses 375 square feet (5 feet by 75 feet), more or less.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Site Map
2. Right of Way Map (ex 030514.doc)
3. Grant, Bargain and Sale Deed

MOTION:

MONCRIEF – APPROVED as recommended – UNANIMOUS with MACK not voting, GOODMAN abstaining because his son, ROSS, has interest in the subject property, and Ward 2 seat vacant

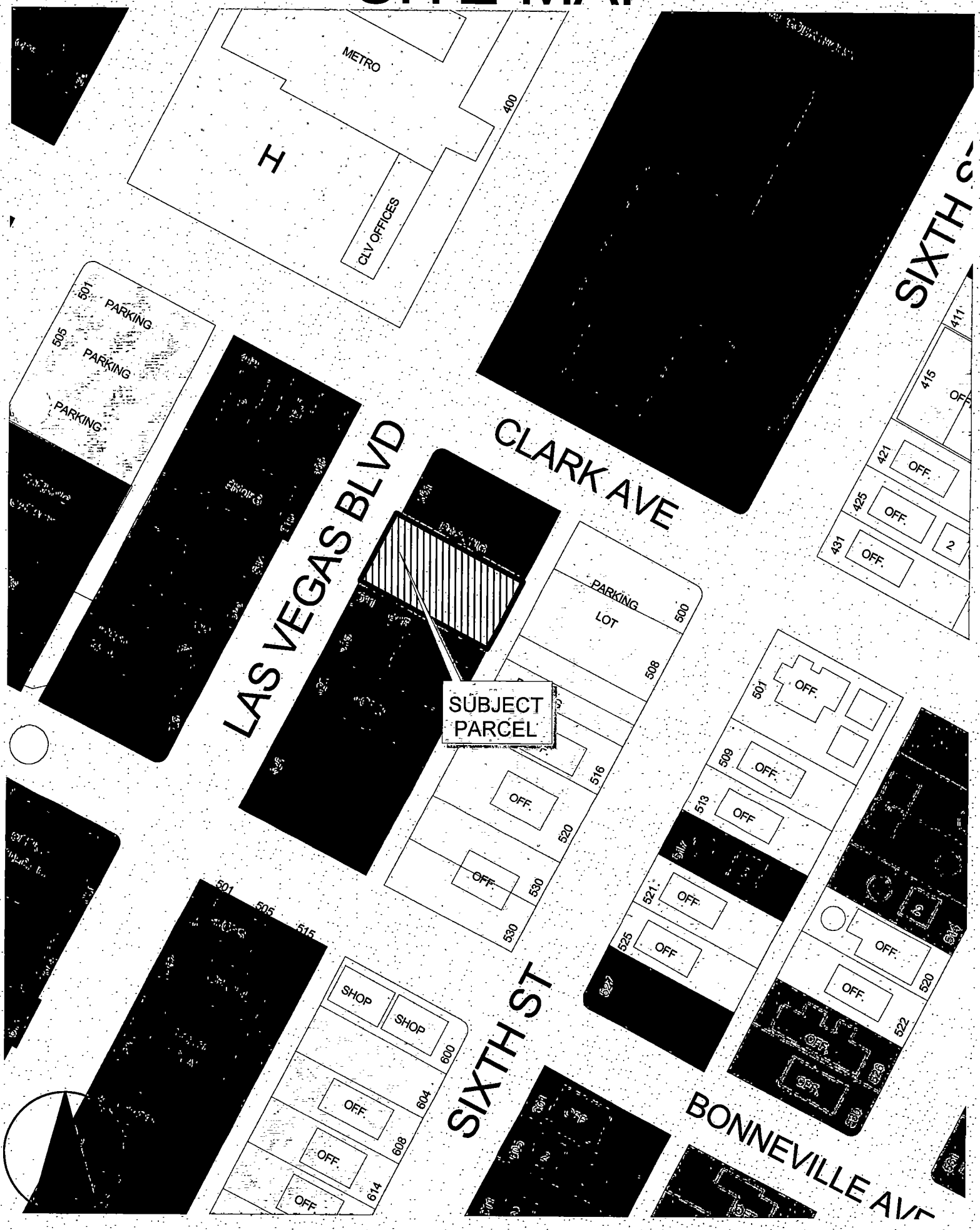
MINUTES:

CHRIS KNIGHT, Acting Director, Business Development Office, reported that staff intends to issue a Request for Proposal on this site, which is commonly known as the "Bulldog" site. The right-of-way for the two parcels on the southwest portion has not been fully dedicated. In an effort to try to bring the standard for Las Vegas Boulevard to 80 feet, staff was asked to dedicate the additional land before entering into any development agreement.

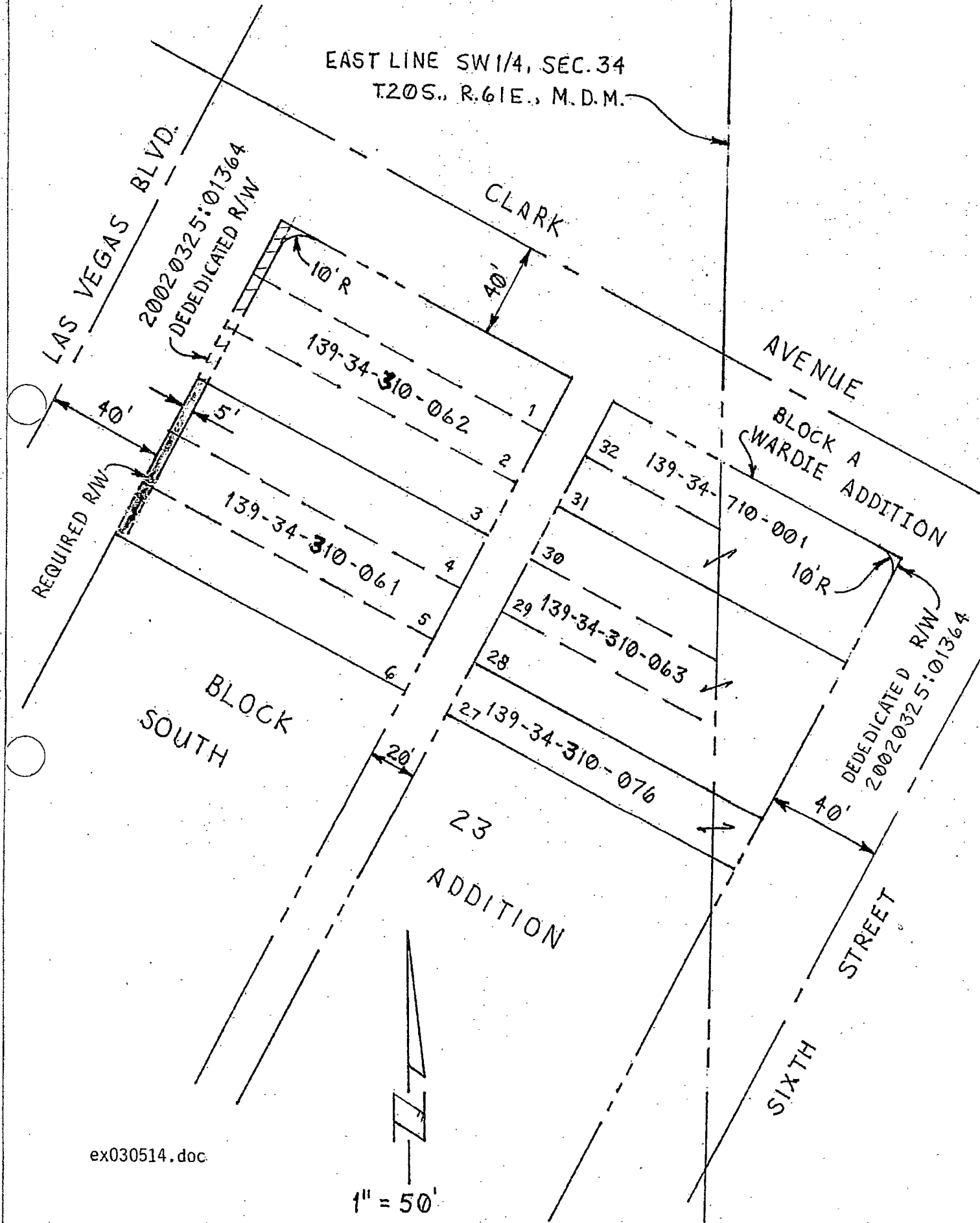
(10:07 - 10:09)

1-2273

SITE MAP



EAST LINE SW1/4, SEC. 34
T20S., R. 61E., M.D.M.



APN: 139-34-310-061

**WHEN RECORDED MAIL & SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101**

GRANT DEED

THIS INDENTURE WITNESSETH: That CITY OF LAS VEGAS
REDEVELOPMENT AGENCY, who acquired title as the CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY in consideration of \$1.00 and other
good and valuable considerations, the receipt of which is hereby acknowledged, do
hereby Grant, Bargain and Convey to the CITY OF LAS VEGAS, a Municipal
Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of
his/her/their right, title and interest in and to all that real property situate in the City of
Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

For complete legal description, see Exhibit "A" attached hereto
and by this reference made a part hereof

For: Dedication of 5' additional rights of way on Las Vegas Blvd for a total 45' half street

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

CONTINUED:
CLV 030514
CMC

OWNER: City of Las Vegas Redevelopment Agency
TYPE DOC: Grant Deed – Dedication of 5' additional right of way on Las Vegas
Blvd for a total 45' half street
LOCATION: Las Vegas Blvd, south of Clark Ave

Witness _____ hand _____ this _____ day of _____ 2004

**CITY OF LAS VEGAS REDEVELOPMENT AGENCY, who acquired title as the
CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY**

APPROVED AS TO FORM:
Thomas R. Green 5/17/04
 DEPUTY CITY ATTY *Gate*

On _____ before me the undersigned, a Notary Public, _____
(date) (person(s) appearing before notary)

NOTARY PUBLIC in and for said County and State

Continued
CLV 030514
(cmc)

EXHIBIT "A"
A.P.N. 139-34-310-061 (040-107-012)
PORTION OF BLOCK 23, SOUTH ADDITION
DEDICATION 5-FOOT LAS VEGAS BOULEVARD

That portion of the Southwest Quarter (SW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being portion of Block 23 of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as recorded August 13, 1926 and filed in Book 1 of Plats, Page 51 of Clark County, Nevada Records, described as:

The northwesterly 5.00 feet of Lots 4, 5 and 6 in Block 23 of said SOUTH ADDITION TO THE CITY OF LAS VEGAS.

The above-described parcel of land contains an area of 375 square feet or 0.009 acres, more or less.

CHAIRMAN'S INITIALS _____

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM THIS ORIGINAL.

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E

125	124	123
138	139	140
163	162	161

Scale: 1"=200'

MAP LEGEND

- PARCEL BOUNDARY
- - - SUBD BOUNDARY
- - - ROAD EASEMENT
- - - PM/LD BOUNDARY
- - - NON-PARCEL LOT LINE
- - - MATCH LINE / LEADER LINE
- - - ROAD ID NUMBER

AVERAGE DA VALUE
35

PARCEL NUMBER
001

ACREAGE
1.00

PARCEL SUB/SEQ NUMBER
202

PLAT RECORDING NUMBER
PB 23-45

BLOCK NUMBER
5

LOT NUMBER
5

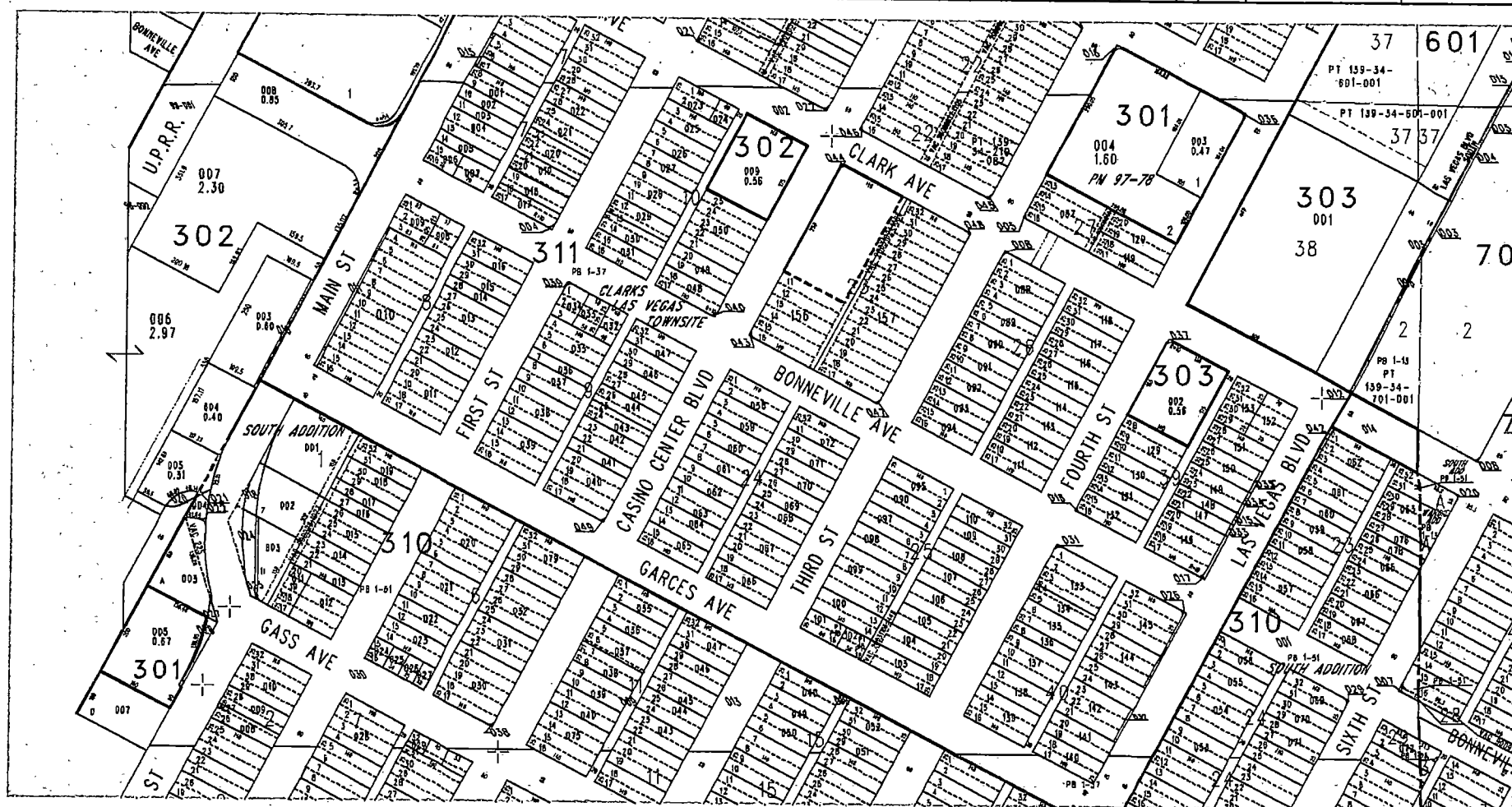
GOV. LOT NUMBER
CL5

N 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Rev: 12/19/03

139-34-3



TAX DIST 203

EAST LINE SW 1/4, SEC. 34
T.20S., R.61E., M.D.M.

LAS VEGAS BLVD.

CLARK AVENUE

20020325:01364
DEDICATED R/W

10' R

40'

139-34-310-062

1

2

3

4

5

6

139-34-310-061

32

31

30

29

28

139-34-310-063

139-34-310-076

27

23 ADDITION

BLOCK SOUTH

10' R

710-001

20020325:01364
DEDICATED R/W

40'

SIXTH STREET

1" = 50'

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JUNE 2, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

REPORT ON THE STATUS OF LAS VEGAS REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3, AND 5 (MONCRIEF, REESE, AND WEEKLY)

Fiscal Impact

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

PURPOSE/BACKGROUND:

To update the Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, and to receive input from the Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Report only; no action required

BACKUP DOCUMENTATION:

Submitted after the meeting: hard copy of scripted PowerPoint

MOTION:

None required. A report was given.

MINUTES:

CHRIS KNIGHT, Acting Director, Business Development Office, deferred to STEVEN VAN GORP of Business Development to give a report. MR. VAN GORP gave a detailed PowerPoint presentation, using a scripted PowerPoint document, a copy of which is made a part of these minutes.

Regarding the 14 million visitors to the Premium Outlets, COUNCILMAN BROWN asked if that figure includes shoppers or locals. MR. VAN GORP answered that there is no distinction and includes both categories.

AL GALLEGGO, citizen of Las Vegas, stated that the name of a portion of "F" Street has been changed, but the area needs serious cleanup before the World Market Center opens.

BEATRICE TURNER, West Las Vegas resident, asked if all the space in the Edmond Town Center has to be leased before construction can commence. MR. VAN GORP indicated that 60 percent of the space must be leased in order to obtain financing to commence construction.

(10:09 - 10:26)

1-2334

Las Vegas Redevelopment Agency
Office of Business Development
City of Las Vegas

Monthly Update on
Contract Projects

June 2, 2004

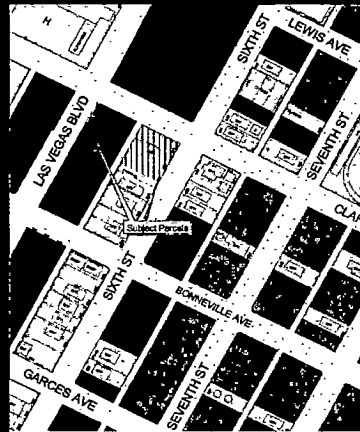
Good morning Mr. Mayor and Council. Last month, at your request, staff introduced monthly reporting on projects under contract by the Redevelopment Agency. All told, the Office of Business Development has 32 current projects under some form of binding contract. This includes new long-term downtown redevelopment projects, short-term land deals-- buying and selling property, real estate transactions in the technology parks that we are developing, and a couple of consultant contracts. Today, we will focus on current redevelopment contracts, and give you an update on the status of those projects.

Submitted at Redevelopment Agency

Date *6/2/04* Item *#2*

"Bulldog Site" RFP

Las Vegas Blvd. and Clark Ave.



- ✓ Staff issue RFP to solicit dense, urban, mixed-use development
- ✓ Site next to Federal Courthouse and 5th Street School
- ✓ July 26 deadline

One the last empty development parcels owned by the Redevelopment Agency is now out on the streets for development. Through a Request for Proposals that you recently authorized us to issue, we are soliciting dense urban high-rise development. A new project on this site will complement the Federal Courthouse and our evolving plans for redeveloping the Fifth Street School Building as a retail and academic hub for downtown.

The Bull Dog site is big enough, and in a perfect location, to host a major office building, a condominium tower, or even an executive suites hotel for all the attorneys trying federal cases next door.

The RFP was issued on May 26 with a 60 day window—so submittals are due to us by July 26, 2004. We invite developers who may be watching to call Business Development at 229-6551 to request a copy of the RFP. We would be glad to send that out to you.

Las Vegas Premium Outlets SWC Grand Central Parkway and Bonneville



- ✓ RDA's 1st TIF Deal
- ✓ Opened 8/8/03
- ✓ Sales very strong
- ✓ 14M visitors / year
- ✓ 1 pad site in due diligence
- ✓ 1 pad site available

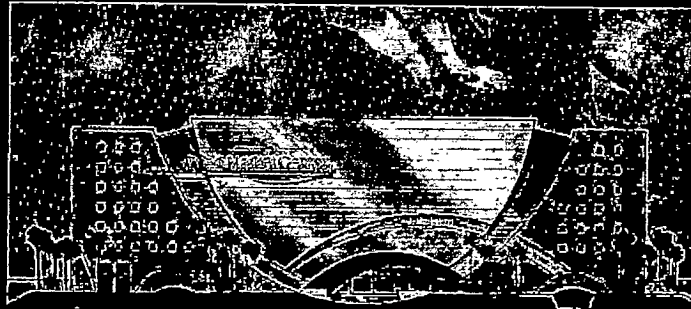
Las Vegas Premium Outlets was our first TIF deal, and has an Owner Participation Agreement in place for the next 12 years. It contains some 435,000 square feet of retail shopping, and is 100% occupied. It will host an estimated 14 million visitors during its first year.

Staff in the City Attorney's Office, the Department of Finance, and the Office of Business Development are currently working in concert to present documents for your approval on the June 16, 2004 meeting. You will be asked to confirm staff's findings that the developer:

- Has completed the development work that they had agreed to do
- That they spent the money for public improvements that they pledged
- And that they have begun to pay their property taxes.

This will make the property and the developer eligible to receive a promissory note to substantiate our Tax Incremental Financing Owner Participation Agreement. Then we can begin to make annual TIF payments back to them.

World Market Center NWC Grand Central Parkway & Bonneville



- ✓ RDA's 2nd TIF Agreement
- ✓ Future phases may grow in size

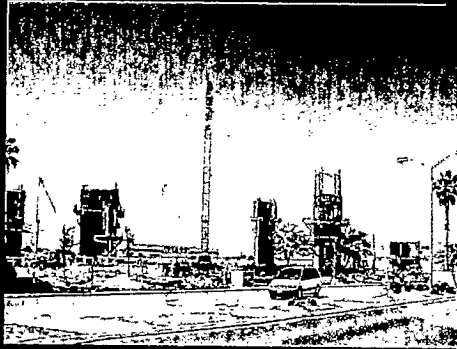
World Market Center will likely become the largest national and international wholesale furniture market in the world. It is the Agency's 2nd TIF deal, and has a long-term Owner Participation Agreement in place also.

The developer's pre-leasing activities have been so strong that we anticipate that WMC will request revisions to their approved site plan. This will greatly increase the height, bulk, and density of their project. They will be able to accommodate many more furniture vendors in Phases Two and Three than first proposed. The second and third towers will stretch from 10 to 16 stories we are told. Each tower will hold more than 2 million square feet of showrooms. They are proposing to accelerate their construction schedule also with Phase 2 starting before Phase 1 opens next July.

They will also request that you consider allowing them to have a temporary tent of nearly 400,000 square feet on site for the first trade shows and until towers two and three are complete. Then, the first trade show next July can host 1.7 million square feet of showrooms.

Related Companies, one of the largest developer in the nation, has partnered on the project as you know, and has provided to date 191 million dollars in equity for phase one alone.

World Market Center NWC Grand Central Parkway & Bonnevill



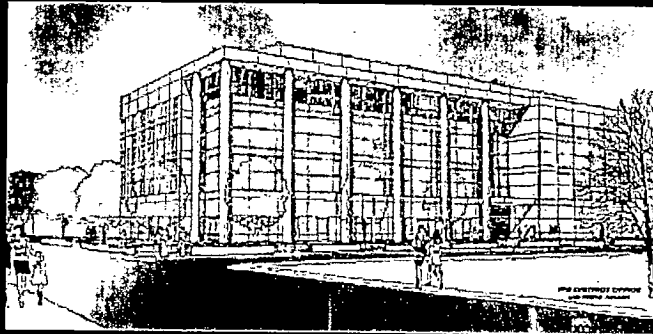
- ✓Phase I Tower, 1.3M SF, under construction
- ✓Opens July 2005 to first trade show

World Market Center's Phase One tower is in full construction. Concrete sheer walls and elevator shafts have reached the 9th floor on there way to 10. Steel is now being erected on site too. Major components are beginning to appear on site such as 15 of the 22 escalators for the building. Five cranes and 2 hoists were seen on site last Friday.

As of mid-May reporting from Whiting-Turner, some \$98,229,344 in contracts have been let to date. Of these, \$1,962,535 are MBE, WBE and DVBE contracts. (Over the last month, nearly \$50M in contracts have been let, and minority participation has fallen from 4% to 2%.)

Business Development staff are currently putting together a draft program to assist the tenant showrooms, the developer, and the construction manager to coordinate and fast track the 258 furniture showroom tenant improvements that will need to start this fall and winter. Each of these new showrooms will need to file for state corporate documents, building permits, business licenses and certificates of occupancy to be ready to open by July 2005.

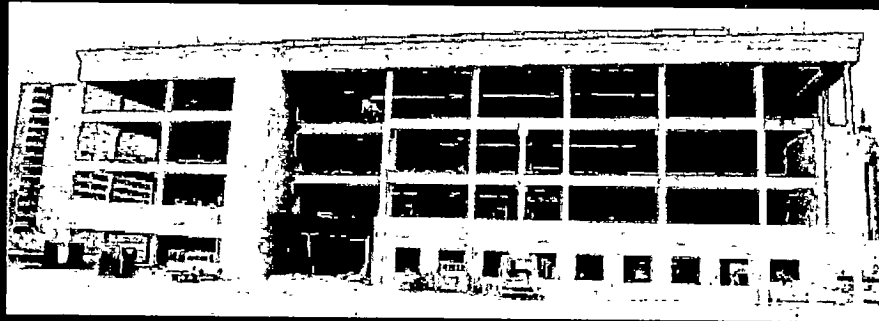
IRS Regional Headquarters F Street and Ogden Underpass



- ✓ RDA's 3rd TIF Project
- ✓ Phase I – now under construction
- ✓ Optional Phase II – 100,000+ SF

This is our third TIF project. It has a Disposition and Development Agreement with the Agency. The developer has begun to supply to us quarterly reports in fulfillment of their Employment Plan with the Agency. To date, the developer has let almost 8 million dollars in construction contracts, and has achieved about 4 percent minority and woman-owned business participation on site.

IRS Regional Headquarters F Street and Ogden Underpass



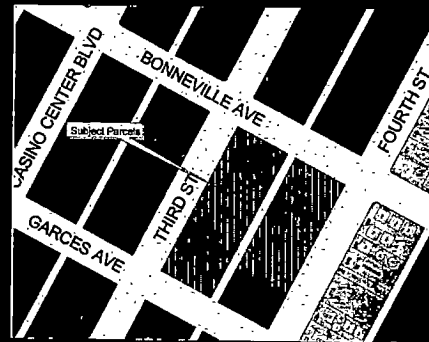
- ✓ Phase 1 / IRS in full construction
- ✓ Interior framing and rough-ins
- ✓ Substantial completion by December 2004

Construction is proceeding very rapidly on Phase One and in very orderly fashion on site. Interior partition framing has begun and all utility rough-ins are being completed. The developer indicates that the building will be substantially complete by the end of this year, and ready for the IRS to move in to early next year.

We have a multi-phase agreement in place with the developer, and we understand that they are in the pre-leasing phase for the second Class A office tower and structured parking to be erected on site next.

CityMark Mixed-Use Loft Ccondos 3rd St. and Bonneville Ave.

- ✓ RFP out - 185 developers
- ✓ 7 proposals in
- ✓ Staff review committee made recommendation to Council to select CityMark



The City, through its subsidiary Office District Parking 1, Inc., have assembled most of the block bound by Third Street, Bonneville Avenue, Fourth Street, and Garces Avenue. At Council direction, staff issued a Request for Proposals for dense, urban, mixed-use development for the balance of the block, and received 185 requests from developers. On submittal deadline, we received 7 development proposals.

Earlier today, the staff selection committee recommended CityMark to you as the potential developer for the site. They are proposing a dense, urban, mixed-use loft condominium project with more than 300 residential units. There will be ground floor retail, live-work shopkeeper units, and structured parking. CityMark is a residential loft developer based in San Diego, where they have helped the city rebuild their downtown. Today, they enter our new downtown housing market.

Las Vegas Arts District Current Redevelopment Agency Projects

FUNDING

AGREEMENT

- ✓ Provides \$55K toward \$100K+ total contract
- ✓ Creates community development entity to apply for New Market Tax Credits

PUBLIC ARTS

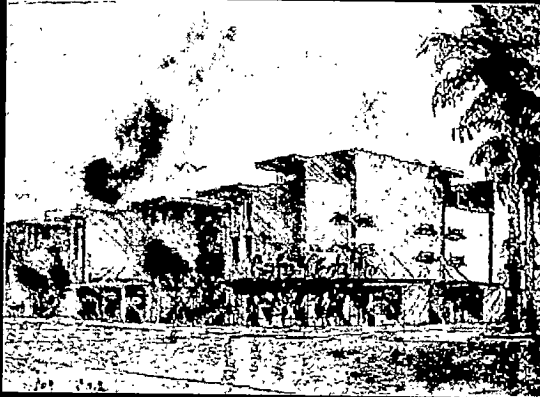
- ✓ Provides \$30K seed money to entice \$1.5M in donations for public sculpture
- ✓ To create public sculpture park in heart of arts district with BLM funds

The Las Vegas Redevelopment Agency currently has 2 contracts under way at the request of the leadership of the Las Vegas Arts District Neighborhood Association.

In January of this year, you authorized a funding agreement in the amount of 55 thousand dollars with the association. This contract will help them form a Community Development Entity by June 2004 pursuant to federal regulations and to apply for New Market Tax Credits by September 2004. Work is proceeding on this contract, but no payments have been requested to date.

Last fall, you authorized us to execute an agreement, at the request of the association leadership, with international kinetic artist Yaacov Agam. Mssr. Agam will execute a maquette--an architectural scale model--of the proposed public sculpture. The design--consisting of some 45, 16 feet tall stainless steel columns painted in bright, geometric patterns--could be executed and installed in the vacated right-of-way of Coolidge Street. The model will be used to raise the approximate 1.5 million dollars that it will take to produce, ship and install the sculpture. Planning staff and the CMO have worked to secure 1.4 million dollars in BLM park funds that could be used to convert the street segment into a public park ready to receive the sculpture.

L'Octaine
Las Vegas Blvd. and Gass Ave.



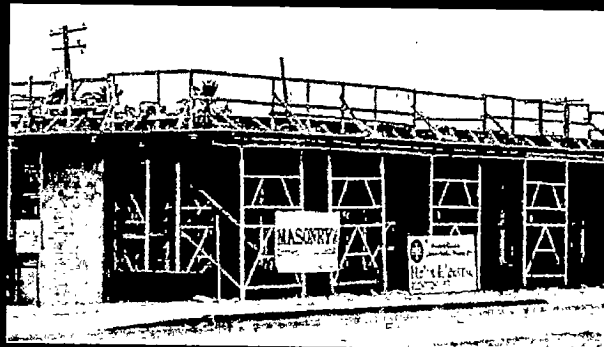
- ✓ Mixed Use - Retail & Mixed-Income Rental Housing
- ✓ 51-units - Studios to Townhouses

Le Octaine will include 51 courtyard apartments and a 4,000 SF retail shop on the corner at the ground floor. Parking is tucked under and behind the building off the existing alley. We have seen that development plans are underway for Callister & Reynolds to build a new 3 story law office next door to replace their old 1 story building.

This is Tom Hom Development Company's second major housing development in downtown Las Vegas. The San Diego housing developer previously built Campaigne Place which provides all-inclusive studio apartments for seniors and entry level workers.

The Agency provided the development parcel for this project in a deal that was negotiated almost 5 years ago.

L'Octaine
Las Vegas Blvd. and Gass Ave.



- ✓Mixed Use - Retail & Mixed-Income Rental Housing
- ✓51-units - Studios to Townhouses

Ground floor masonry is now complete. Work is beginning to build the courtyard deck above the ground floor. Lightweight framing will rise above the deck for three levels of courtyard housing.

Work should be complete by the Spring of 2005.

The project will have a mix of rental studios, one bedrooms, and two bedroom townhouses. Forty percent of the units in this tax credit project will be market rate rentals. Sixty percent of the project will be income restricted for low-to-moderate income working families.

601 East Fremont East Fremont Entertainment District



✓Heart of Downtown
Entertainment
Overlay District

✓City acquired site to
jumpstart club space
inventory in district

✓3 story, 57,000 SF

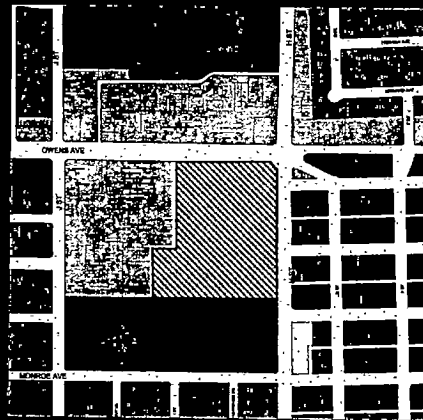
✓Could host 3-4
clubs

We had entered into a 60 day exclusive negotiating agreement with a previous development team, but did not during that time reach an agreement for an acceptable redevelopment scenario. That ENA expired on May 17, 2004.

Staff propose to continue to market the building for sale for club space. On the ground floor, 3-4 clubs could be fit—2 facing Fremont, 1 facing 6th Street, and 1 entering off the back pedestrian alleyway. The upper floors could be converted for more clubs, flex / convention space which is needed by the hotel properties, and/or some combination of flex / loft space.

A pedestrian alley could be created behind the building to allow access to the elevator core and back entrances. We have already had offers from developers to build dense, mixed-use, loft housing and ground floor retail entertainment venues on the 6th Street parking lot, so a joint venture development for parking, retail and housing might be possible too.

Edmond Town Center / Parcel B Owens Ave. and H Street



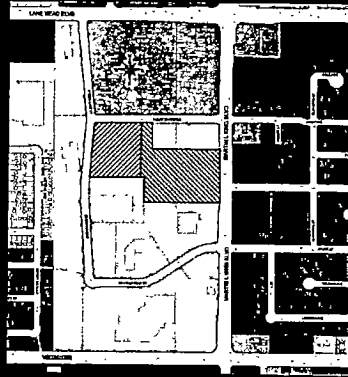
- ✓ 73,750 sq. ft retail
- ✓ Construction required to resume by July 7, 2004
- ✓ Construction required to be completed by July 7, 2005

The development team has been securing leases for new shops to come into this proposed plaza with the goal of reaching a sufficient number of secured leases to finalize loan commitments to build the project.

The project proposes to build some 73,750 SF of new retail in the heart of West Las Vegas. Council has challenged the developer to meet a final deadline of July 7, 2004 to begin construction on site, and then to complete the job within one year. The developer has \$70,000 in non-refundable deposits on the table.

As of May 17 reporting, the development team has 33,350 square feet of leases executed, and 40,000 square feet of leases under negotiation or with letters of interest. Conventionally, construction financing would require at least 60% pre-leases executed, or some 44,250 square feet under contract. The project to date has reached only 45% pre-lease commitments.

CenterStaging Mt. Mariah Ave. and MLK Blvd.



✓ 170,000 sq ft of
studio space in 2
phases

✓ Music and television
production support
company

✓ State tax incentives approval on 4/14

✓ Contract changes - new financing for project

Center Staging proposes to build 170,000 square feet of studio space in 2 phases in Enterprise Park in West Las Vegas. They are a music and television production support company, headquartered in Burbank. Center Staging has received approval of State of Nevada tax incentives on April 14, 2004.

City staff and the business owners are now discussing contract changes to allow new financing for project. Staff remains confident that once financial commitments are firmed up amongst the partnership that we can bring revised contracts before for approval over the next 60-90 days.

Pepe's Tacos 2490 Fremont Street



- ✓ Re-use of vacant building in RDA Area
- ✓ Agency contributed \$21,000 to site work
- ✓ Owner acquired with private financing
- ✓ Major interior redo

Pepe's Tacos is re-using an existing vacant building in the Redevelopment Area at Five Points. This is Pepe's second location, the first being next door to our Vegas and Decatur redevelopment parcel. We are beginning to see other new retail being proposed for the Five Points area that will help transition this area to a neighborhood and community shopping center. OBD is also hearing discussions of new infill housing along East Fremont Street that should help anchor this area.

The Agency contributed less than \$21,000 for site enhancements to visually improve the site--less than 3 percent of total project costs. Finance has already issued a check out of 2004 Agency funds to the sub-contractor for work completed on-site.

Work to install kitchen equipment will be done soon, and we can anticipate that Pepe's will be open within the next 2-4 weeks.

Las Vegas Redevelopment Plan

Updated, Expanded, and Restated Plan

- ✓ Bender & Associates hired to help with Plan
- ✓ Updates will adjust policy to new markets
- ✓ Expansions will be proposed into old industrial and blighted areas that could begin to transition to new land uses
- ✓ Entire 1986 Plan will be restated in new user-friendly format
- ✓ New Plan will be posted live on-line

At the last RDA meeting, you approved a consultant contract to engage Bender and Associates to help us update, expand, and restate our old 1986 Redevelopment Plan. Mr. Bender has just written the new Clark County plan and assisted North Las Vegas and Ely with their plans.

Our Plan has been amended in 1989, '92, and '96, and the redevelopment area has grown each time. Last year, the Planning Department helped us replace our '92 land use plan with a new GIS mixed-use map that allows and encourages dense, mixed-use development throughout the urban core.

Staff have proposed to you to expand the Redevelopment Area into the heart of West Las Vegas, the Martin Luther King Corridor, and the West Bonanza Corridor, so that we can focus our attention on rebuilding these older neighborhoods to support our major downtown projects. Market opportunities also suggest to us that our old commercial manufacturing corridor along the train tracks is about to transition into a major metropolitan area with high-rise condominiums overlooking the Strip. The East Sahara corridor around the first downtown monorail station is also a key location for new dense urban housing.

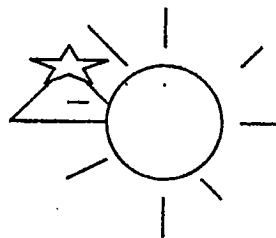
Las Vegas Redevelopment Agency
Office of Business Development
City of Las Vegas

**Monthly Update on
Contract Projects**

June 2, 2004

I would be glad to answer any questions that you may have, and also to receive your comments and requests for particular information that you would like to receive next month.

Thank you very much.



To: Board of Commissioners Of The Housing Authority
Of The City Of Las Vegas, Nevada.
In The Commission Chambers
At 340 N. 11th Street, Las Vegas, Nevada

From: Jerry M. Neal Resident Activist of Marble Manor & Marble
Manor Annex Housing, Sherman Gardens Resident Council
Petitioners.
814 M Street
Las Vegas, NV 89106

Subject: Promise made by Mr. Robert "Bobby G" Gronauer during the
Commissioners meeting January 9, 2004.

January 9, 2004 during the Board Of Commissioners Meeting; in the
name of The Housing Authority Of The City Of Las Vegas, Nevada.
In The Commission Chambers; Chairperson Robert Gronauer did
say, and advised those in attendance that "if the utility cost goes up;
he {himself} would request another consultant to conduct a review of
our Public Housing Utility Allowances". It has been five months and
the Utility cost has risen and No action had been announced by Mr.
Robert Gronauer; even as of May 30, 2004- 12:27 P. M.

Reminding Chairperson Robert Gronauer at the concern and request
from Commissioners Fanny Forsman, Commissioner Beatrice Turner,
and the Residents that the allowances should not have been
approved at the January 9, 2004 Board meeting. Mr. Robert
Gronauer made a promise to have the item put back on the agenda,
and return for action; another review of "Utility Allowances for Public
Housing Program", and that he would protect the residents of public
housing interest in these times of economy hardships by his action/s.

Submitted at Redevelopment Agency

Date 6/2/04 Item Citizens Participation

The Public Housing Residents, Petitioners and others expect Mr. Robert Gronauer to be a man of his word.

While those that have been hurt; by his previous approval of "2003 Utility allowances for Public Housing Program," are still hurting, and waiting to see if Mr. Gronauer is the man true to his words.... as he said he is.

The Public Housing Residents, Petitioners, and others request that the Board review and responds to this matter. By agreeing on recommendation/s of placing the matter back on the Pre-Board and Board meeting's agenda/s. This recommendation/s is in according to Mr. Robert Gronauer statement and coinciding with the testimony of record/s made for future review and action. Furthermore, we request that Staff do the same; since they recommended that the allowances be approved as submitted.

As concern citizens, Petitioners and residents of those effected by the Commissioners three votes of five; that approved the "2003 utility allowances' for Public Housing Program". We, the above seek that the Utility in-question be placed back on the future agenda/s.

If you have any question/s you may call Mr. Jerry M. Neal at 702.636.1722.

/jmn

cc. Theodore Parker, III / Legal Counsel
Parviz Ghadiri / Supportive Service Manager
Zelda Ellis / Acting Operational Manager
Lawrence Weekly / Councilman
Mayor Oscar Goodman
Resident Council of Marble Manor & Marble Manor Annex
Housing Residents.
Resident Council of Sherman Guarden
Sheila Davis / RAB Board
HA Board Members *

PRE-BOARD MEETING AGENDA
HOWARD CANNON CENTER
340 N. 11th STREET
LAS VEGAS, NV 89101

To: Jo Nell Whitlow Fax: 922-7050

From: Mr. Jerry Neal Date: 05-30-04

Re: Agenda Items Pages: 4

AGENDA

1. "Public Housing Proposed Utility
Allowances": Approved January
9, 2004, indicated study proven
wrong": Speakers: Jerry Neal,
Sheila Davis.

DEADLINE FOR AGENDA ITEMS IS MONDAY, ^{June} ~~NOVEMBER~~ 10, 2003.
PLEASE FAX YOUR LIST TO 922-7050, ATTENTION JO NELL WHITLOW OR
CALL 922-7029.

PRE-BOARD MEETING AGENDA
HOWARD CANNON CENTER
340 N. 11TH STREET
LAS VEGAS, NV 89101

To: Jo Nell Whitlow Fax: 922-7050

From: Sharon Ricks/ Marble Manor & Sheila Davis/ Sherman Annex,
/ SG,VC,

Resident Council Presidents

Re: Items on agenda Date: 01-05-04
Residents Petition/ Resident Council Presidents will speak on
Agenda items below.

AGENDA

1. Public Housing Proposed Utility Allowances
2. Applications Status of job placements / Putting screens on Robert Gordon and other Public Housing Complex.

DEADLINE FOR AGENDA ITEMS IS MONDAY, JANUARY 5TH, 2004.
PLEASE FAX YOUR TO 922-7050, ATTENTION JO NELL WHITLOW OR
CALL 922-7029.

Thank you,
Resident Councils
Jerry Neal, Secretary, Marble Manor
Lisa Peoples, Secretary, Sherman Annex, Villa Capri, Sherman
Gardens

Housing Authority of the
City of Las Vegas
Marble Manor & Marble
Manor Annex Housing
Resident Council
Members:

President:
Ms. Sharon Ricks
1st Vice President:
Ms. Timica Teague
2nd Vice President:
Ms. Patrice Thompson
Secretary:
Mr. Jerry M. Neal
Treasurer:
Ms. Martha Hernandez

HELP US HELP YOU BUILD BETTER COMMUNITIES

Marble Manor & Marble Manor Annex Housing
Resident Council
912 Gerson Ave.
(702) 646-5708 or 636-1722
Las Vegas, NV 89106

Acting Deputy Executive Director
Laura McGee

Housing Authority of the
City of Las Vegas
Board Members:

Legal Counsel:
Mr. Theodore Parker III
Commissioner:
Mr. Don Davidson
Vice Person:
Ms. Beatrice Turner
Commissioner:
Ms. Franny Forsman
Chairperson:
Mr. Robert "Bobby G"
Gronauer
Commissioner:
Mr. Bill Gonzales
Executive Director:
Mr. Parviz Ghaddiri

Date: December 04, 2003

To: Board Members
LVHA Property Managers
Resident Council Presidents
Resident Advisory Board

Subject: PUBLIC HOUSING PROPOSED UTILITY ALLOWANCES

We, the Marble Manor & Marble Manor Annex Housing Resident Council Members have read and understand the fore said document and do not concur with its finding. Nor do we agree with it's proposal; that higher monthly rent and lower utilities allowances are in order, nor should they be pass by the Board. The Resident Council request that the Board vote not to pass this proposal.

We, the Marble Manor & Marble Manor Annex Housing Resident Council Members find that the "hired consultant" did not concern those poor resident members reasons for having decreased cost of utilities was do to the fact/s that many could not afford to pay high utilities cost, because they did not have the monies.

And due to that fact those residents went without proper cooling and heating in their units day after day in the heat of summer. Many of us had to dress according to the heat and cold; it was either do without cooling and heat to keep our apartments, or suffer The Nevada Power Company's high charges and lose the housing.

The utility checks were helpful in what they were created do, but still they were not enough to keep our power on; under NP's high charges, and many other unforeseen conditions, due to the economy and many other problems in our country.

We, the Marble Manor & Marble Manor Annex Housing Resident Council find that it is appalling and vindictive to deprive residents of the utility allowances because the residents could not afford to pay high utility cooling and heating in their apartments or housing. We believe that to pass such a proposal to be an act of malicious, and an extreme move to deprive a poor people young and old; that are already exhausting all their assistance to comply with the occupancy to live and keep living in Public Housing, to pass this proposal would be an act to continue condemning public housing residents.

We, The Marble Manor & Marble Manor Annex Housing Resident Council therefore request and entreat you (the Board Members) to do the best you can to vote against "PUBLIC HOUSING PROPOSED UTILITY ALLOWANCES."

/jmn

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 2, 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:

MATTIE SNOWDEN WORMWOOD, 2725 Revere, stated that she appeared before the Agency members in November about property at 412 West Jefferson. She initiated eviction of this property because of the illegal activity that was taking place there. But, without her knowledge, a notice of abatement was filed on the property, and she feels that someone is trying to underhandedly take the property away from her. She is tired of attending meetings where people are told that things in West Las Vegas are going to change, but the same things are going on. CHAIR GOODMAN directed DEPUTY CITY MANAGER FRETWELL to ensure that DAVE SEMENZA, Manager, Neighborhood Response, meets with MS. WORMWOOD.

JERRY NEAL, Resident Activist of Marble Manor, submitted a letter, which is made a part of the final minutes, regarding the promise made by Mr. Robert "Bobby G" Gronauer during the Commissioners meeting of January 9, 2004, to the residents that a second study would be done if the cost of utilities went up. Also, the members of the Resident Council have not been able to put matters on the agenda. He urged the Agency members to become involved.

DAN CONTRERAS, Acting President, Bonanza Village Neighborhood Association, requested a written legal opinion from the City Attorney's office regarding the indemnity agreement for the maintenance of the wall. He then showed a picture of the old VA building, which he recently heard was sold to American National Insurance Company. He asked that the Office of Business Development get involved to find out what the building is intended for. CHAIR GOODMAN said that he too would like to find out. Lastly, MR. CONTRERAS asked that the City do something about a gentleman that is going around the Bonanza Village neighborhood tapping on car windows until he receives money. CHAIR GOODMAN advised MR. CONTRERAS to call his office to find out the date of the meeting that has been set up with the Las Vegas Metropolitan Police Department.

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF JUNE 2, 2004
Citizen Participation

MINUTES – Continued:

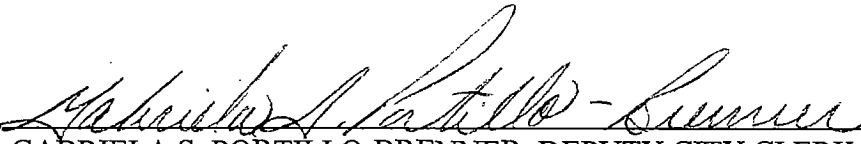
BEATRICE TURNER, West Las Vegas resident, concurred with MR. CONTRERAS that something has to be done about the gentleman tapping on people's windows. She then noted that people were upset at her about not attending the Ethics Commission meeting. She admonished that people would rather deal with lions than with her when it comes to the Housing Authority.

(10:26 – 10:40)

1-3193

THE MEETING ADJOURNED AT 10:40 A.M.

Respectfully submitted:


GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

July 16, 2004


Barbara Jo Ronemus, Secretary