

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

MINUTES

Meeting of
AUGUST 4, 2004
9:00 A.M.

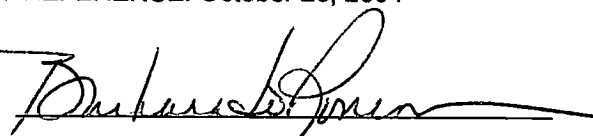
(Following the morning session of the City Council Meeting)

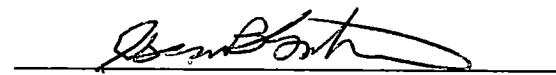
Called To Order: 11:27 A.M.
Adjourned: 12:13 P.M.

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	☒	☐	☐
MEMBER STEVE WOLFSON	☒	☐	☐
DOUG SELBY, EXECUTIVE DIRECTOR	☒	☐	☐
BRADFORD R. JERBIC, CITY ATTORNEY	☒	☐	☐
BARBARA JO RONEMUS, SECRETARY	☒	☐	☐

APPROVED BY REFERENCE: October 20, 2004

ATTEST:


SECRETARY


CHAIRMAN

170✓

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, AUGUST 4, 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. REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)
- 2. DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTANCE OF A TRANSFER OF TITLE BY QUITCLAIM DEED TO THE REDEVELOPMENT AGENCY FROM THE CITY OF LAS VEGAS FOR THE HISTORIC FIFTH STREET SCHOOL BUILDING AND SITE (APN 139-34-303-001) - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #46]
- 3. REPORT OF DECLARATIONS OF INTEREST IN PROPERTY LOCATED IN THE EXISTING REDEVELOPMENT AREAS
- 4. DISCUSSION AND POSSIBLE ACTION TO RATIFY THE EXECUTION OF THE FOURTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH EDMOND TOWN CENTER, LLC, FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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 Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
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 29th day of July, 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 4th day of August, 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

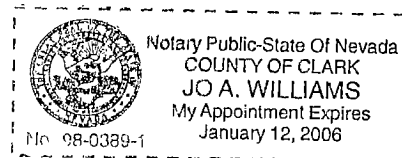
City Clerk

DEPARTMENT

Subscribed and sworn to before me this

30th day of July, 2004

[Signature]
NOTARY PUBLIC in and for said County and State



AFFIDAVIT OF POSTING
(Posting required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Paula Clark, an employees of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **29th** day of **July, 2004**, at the hour of **3:30 P.M.** there were posted copies of a NOTICE, the attached of which is a true and correct copy of a **Redevelopment Agency Meeting** to be held on the **4th day of August, 2004** at **9:00 A.M.**, Las Vegas, Nevada; to be posted on Public Bulletin Boards at the following locations:

1. City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge (in the walkway area next to the entrance of the Human Resources Department)
1. Court Clerk's Office Bulletin Board, City Hall Plaza, 400 Stewart Avenue (near the entrance to the Court Clerk's Office)
2. Las Vegas Library, 833 Las Vegas Blvd.
3. Clark County Government Center, 500 S. Grand Central Parkway
4. Grant Sawyer Building, 555 E. Washington Avenue

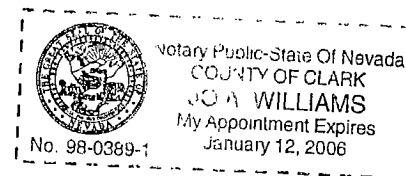
Paula Clark
SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

30th day of July, 2004

NOTARY PUBLIC in and for said County and State



City of Las Vegas

REDEVELOPMENT AGENCY AGENDA

MEETING OF: AUGUST 4, 2004

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

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:27 A.M.

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

EXCUSED: MEMBER BROWN

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

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
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

(11:27)

2-1829

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING 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 Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Report only; no action required

BACKUP DOCUMENTATION:

Submitted at meeting: hardcopy of scripted PowerPoint presentation

MOTION:

None required. A report was given.

MINUTES:

STEVEN VAN GORP, Office of Business Development, gave a detailed PowerPoint presentation, a copy of which is included in these minutes.

MEMBER REESE felt it is very important for staff to offer assistance to a chain grocery store to come into the downtown area because there is a huge need, especially with all the intended residential units in the downtown area. MR. VAN GORP indicated that staff is trying to attract a small urban market, such as Whole Foods, that might be comfortable coming into an urban environment. The Fifth Street School site is being considered as an appropriate site to offer. He assured MEMBER REESE that staff will continued to work on this.

MR. VAN GORP introduced RICH GUSTAFSON, President, and ALEX BEATON, Project Manager, of CityMark Development, LLC, who gave the CityMark project presentation under this matter because their plane was late and could not make it in time for Item 71 of the 8/4/2004 Council meeting.

REDEVELOPMENT AGENCY MEETING OF AUGUST 4, 2004

Business Development

Item 1 - REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

MINUTES – Continued:

MR. GUSTAFSON mentioned that CityMark was one of the pioneering companies in the redevelopment efforts of Downtown San Diego. When he saw the Request for Proposal (RFP) for the CityMark project, he knew it was right down the company's alley. The economic vitality and the enthusiasm of the Mayor and the Council in Downtown Las Vegas motivated him even more to do a project in Downtown Las Vegas. He pointed out that CityMark does not build high-rise projects. Their projects are closer to the street so that people on the street feel safer and bring energy to the shops, cafes, etc.

MR. GUSTAFSON continued and described the project. It consists of 319 units and about 14,000 square feet of retail space with shopkeeper units, which has been very successful in San Diego because it allows small business starters to reside above their businesses. He indicated that because of the soil condition on the site, parking would have to be provided at grade level and will be constructed in the center of the project surrounded by the residential units on all four sides and out of view from the public. He explained that the extension on the negotiating period was requested to allow time to redesign the project with the parking above ground. He showed a perspective of the project on the overhead.

CHAIR GOODMAN asked if the entire project would be built at the same time and when it would be completed. MR. GUSTAFSON replied that it would most likely go up at the same time. It should be erected in about nine months and fully completed within about 26 months.

MR. VAN GORP finished up his PowerPoint presentation.

CHAIR GOODMAN suggested staff contact SUMMER HOLLINGSWORTH with the Nevada Development Authority (NDA) regarding any serious interest in a call center. MR. VAN GORP indicated that staff has already made contact with NDA.

Regarding the site at 601 Fremont Street, MEMBER WEEKLY asked if the intent is to move away from a mixed-use project. MR. GORP answered that the potential developers have submitted mixed-use projects. Staff, in conjunction with the City Manager's Office, is gearing up to sort out the two proposals. They all include an entertainment component on the ground level, with mixed-uses on the upper floors. An informed recommendation will be forthcoming.

MEMBER MACK asked if the previous group of developers are interested in coming back with a different project. CITY MANAGER SELBY indicated that they offered a counter proposal, but it did not meet the commitment to the entertainment venues the City is seeking. MEMBER MACK stated that the type of entertainment venues the business owners along Fremont Street

REDEVELOPMENT AGENCY MEETING OF AUGUST 4, 2004

Business Development

Item 1 - REPORT AND POSSIBLE ACTION REGARDING REDVELOPMENT AGENCY
PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF,
REESE AND WEEKLY

MINUTES – Continued:

want are great; however, some times projects have to start small and work up. CHAIR
GOODMAN opined that had discussions continued with the previous developers 601 Fremont
would have ended up with a residential component. Perhaps this group will satisfy the desired
entertainment component.

NOTE: MEMBER WEEKLY directed that all the Agency members be fully briefed before any
presentation is made on a project for the site at 601 Fremont Street. CITY MANAGER SELBY
recommended presentations similar to those given by the previous developers.

(11:27 – 11:54)

2-1838

Las Vegas Redevelopment Agency
Office of Business Development

Monthly Update on Contract Projects

August 4, 2004

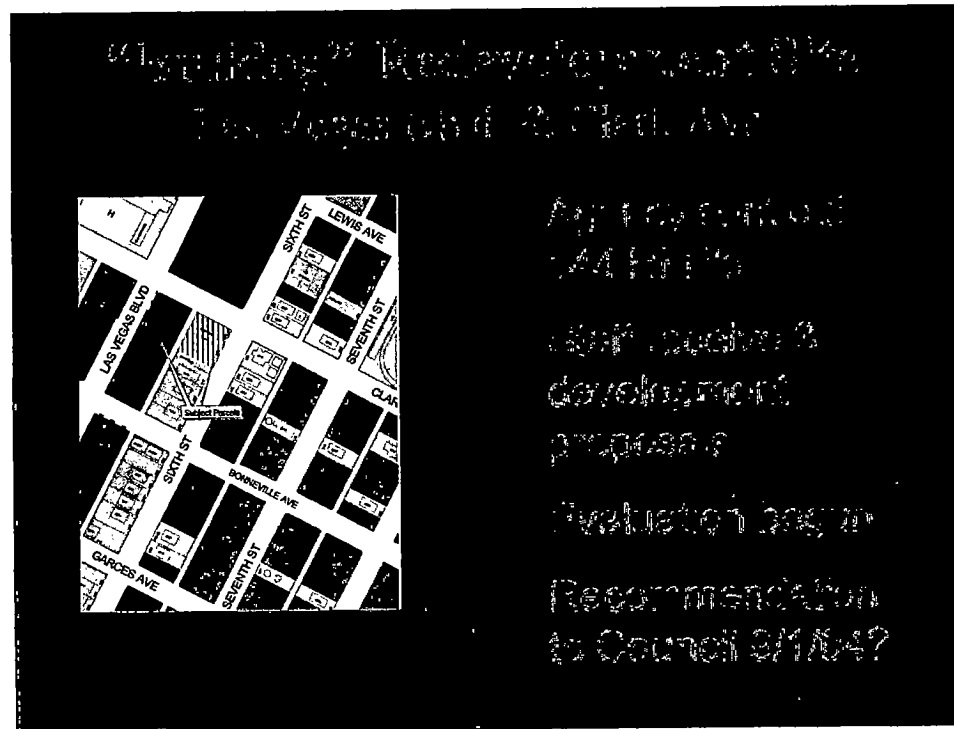
Good morning Mr. Mayor and Council. This will be our fourth month in a row to give you an update on the status of redevelopment projects under contract. We have made sure to include an update on the status of all the projects in Enterprise Park, and also to discuss long-range redevelopment programs with you such as:

- Expansion of the Redevelopment Plan Area
- The new VIP program, and
- All the new mixed-use residential projects

Commercial "VIP" Program Targeted Redevelopment Corridors

Visual Improvement Program (VIP)
recently introduced by RDA Board
Designed to assist small business
owners within Redevelopment Area
Matching grants for facade and site
work, landscape, signage and awnings
Call GBD at 229-6541

At your last Redevelopment Agency Board meeting, staff introduced and you approved a new Visual Improvement Program to assist small business owners. The program is geared to helping new and start-up businesses within the Redevelopment Area, especially along particular target corridors. The three initial target corridors are Martin Luther King Boulevard, Eastern Avenue, Main Street.



The Redevelopment Agency, on May 26, 2004, issued a Request for Proposals for the RDA parcels commonly called the Bulldog site. The site is on Las Vegas Boulevard, just south of the Federal Courthouse. In response to developer requests from around the nation, we issued around 144 RFPs.

As of closing last week on July 26, 2004, OBD staff had received three development proposals for this site. The selection committee met on Friday of last week to receive the proposals to begin our review process. We will reconvene later in August to try to select a developer to recommend to you for further study, hopefully at your September 1 meeting.

Mixed-Use Residential Downtown Condos, Lofts, Apartments

1,800 recent
affordable units

2,400 units
approved or in
process for next
1-2 years

10-12,000 units in
pipeline now for
next 2-5 years

*Variety of lifestyle
products being
brought to market*

Loft-style condos

Live-Work units

Corp. condos

Family rentals

Over the last 3 or 4 years there has been about 1,800 units of rental apartments built downtown. Many of these have been affordable units and some have been senior housing.

The next big wave of loft and condominium development has begun downtown with projects like Soho Lofts. The Planning Department and OBD has tracked nearly 2,400 units already with site plan approvals or in process.

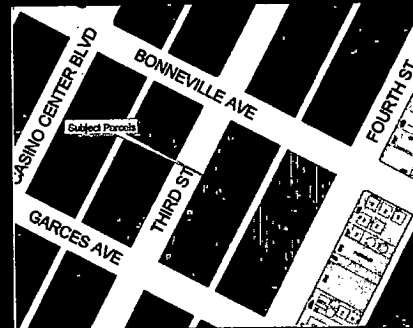
Once or twice a week now, a developer walks into OBD to ask for our help and advice for a new condo project. So, at this moment we count more than 11,000 units in the pipeline for downtown Las Vegas.

Housing consultants suggest that up to 28% of the local housing market will shift to high-rise, multi-family development, so we can expect 10-13,000 units per year to be built downtown, on the Strip, at other appropriate sites that can support tall buildings.

CityMark Mixed-Use Loft Condos 3rd St. & Bonnevill Ave.

Staff of CityMark
staff of CityMark
development

Proposed in design to
get authorization as
part of D.A. for
10/1/01 approval.



Staff propose 60 day D.A. extension

A few of us, including Councilwoman Moncrief, had the opportunity to tour CityMark's sale center and their DOMA Lofts project in downtown San Diego. I think that all of us were impressed with the vibrancy and vitality that CityMark's projects bring to their urban neighborhoods. We were even more impressed with the quality and character of the actual loft units that they build.

CityMark has taken the opportunity to customize their design for our Third and Bonnevill site. It appears that their first Las Vegas project will surpass their first four San Diego projects in complexity and quality of urban environment. As staff, we wanted to make sure that their project was buildable and would sell well, so we were glad to recommend a 60 day extension to allow them to complete their schematic designs for incorporation in a development agreement in a couple of months.

Michael J. Forman, Director / Planning & Development
 Office of the Mayor, City of Chicago



4th Amendment for
 total deposit
 \$150,000 non-refundable
 H.R. Comm. required,
 details requested
 Construction to
 commence by 10/15/04,
 complete by 7/1/05

At your last meeting, you instructed staff to grant the development team another extension to begin construction until early October, if they submitted another \$80,000 non-refundable deposit and supplied a letter of binding financial commitment by Friday, July 23, 2004.

This brings their total non-refundable deposits to \$150,000. They also supplied a letter of financial commitment, and staff have requested more detailed information.

At your direction, we have prepared a 4th amendment to the disposition and development agreement for your review and approval.

Enterprise Park Overview

Land acquired 01/95 for \$3,560,000

Infrastructure done 10/97 for \$2,929,441

Sold parcels totaling \$3,485,231

Donated parcels value = \$2,936,714

37.5 A committed / 23.0 A remain

840 cumulative jobs created

Enterprise Park was acquired from a private party in early 1995. It was then developed as a technology center to attract and retain jobs in the West Las Vegas community. Acquisition and development of infrastructure—road and sewers and utilities—has cost \$6,489,441. This was paid for out of our Enterprise Fund.

To date, we have sold development parcels to the Veterans Clinic, McDonalds, the Post Office, Unique Enterprises, and RLT Corporation. We have donated parcels to create the Business Incubator, Community Health Services, Bolden Area Sub-station and the FBI Building.

Cumulative job creation on site will total 840 jobs when the current projects open. This includes jobs in and jobs out due to the VA Clinic moving out.

We are still gathering payroll and taxes and other information for you to begin a comprehensive overview of how we should complete the buildout of Enterprise Park.

F.B.I.

Stella Lake Blvd. / Enterprise Park



- ✓Public Works Express plans check 7/21
- ✓Building & Safety Express plans check 8/4
- ✓Project scheduled for 9/04 ground breaking

A private developer will build a 3-story, 102,000 square foot regional headquarters for the F.B.I. in Enterprise Park. This is a rendering of that new building that you will recall recently approving the site plan for.

The Civils are currently in the approval process, and the project has gone to Express Plans Check today.

It is anticipated that the project will break ground in September of this year. It should be fully occupied by early 2006.

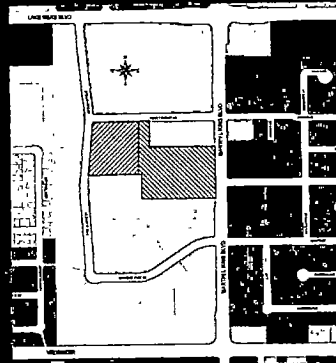
RLT Corp. Office/Training Center
Enterprise Park: MLK & Wheeler Peak Dr.



Construction Docs submitted 5/18/04
Civils in process - MLK widening issue
Construction start expected in 60 days

RLT Corporation will build a 14,000 SF corporate office and job training center in Enterprise Park. At the corner of Martin Luther King and Wheeler Peak Drive, the project is currently in Plans Review. We are awaiting resolution of certain issues such as coordination with the proposed widening of MLK. OBD staff anticipates that the project will begin construction this fall.

CenterStaging Las Vegas
Mt. Mariah Ave. & MLK Blvd.



170,000 SF TV /
music studio space

1 and Deal 9/03

Site Plan 11/03

NV tax incents 04/04

Developer not completed construction
drawings or arranged financing, in default, has
until 8/23/04 to cure default

The Center Staging Las Vegas project has currently fallen out of contract. The partnership formed for the project has not been able to structure financing acceptable to all members of the group. The Developer has therefore not completed construction drawings.

The city has placed the project into a notice of default, and the developer has until August 23 to propose a cure.

Enterprise Park Other Developments

1700 VEGAS DR.

Old VA Clinic
Trammel Crow
helping owner
with site options
Owner
considering lease
or sale
160K SF

URBAN CHAMBER

20K SF Multi-Use
Business Center
EDA Grant award
6/14
Site Plan on way
MLK & Mount
Mariah

Enterprise Park includes some other projects that we have not discussed in the past, so we wanted to update you on their progress too.

1700 Vegas Drive is the marketing of the old Veterans Clinic for redevelopment. The project has a new owner and is being managed by Trammel Crow. Possible reuse as biomedical or high-tech research labs are possible, but so are higher education or call center possibilities. The building could be leased up or sold to the right buyer.

The Urban Chamber proposes to build about 20,000 square feet to contain their offices, a job training center, and some other in-line retail. We are awaiting a final site plan to process through Planning and Building.

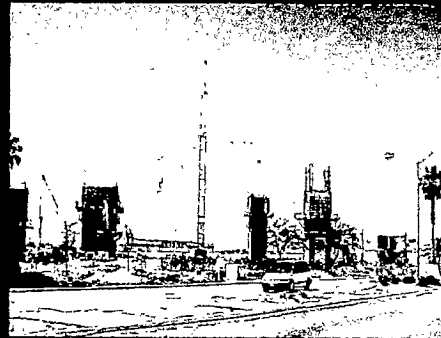


OBD Economic Development staff have been working with the Developer and the construction contractor to establish a Concierge Program. This new program will coordinate and fast track all 252 tenant build-outs for furniture showrooms immediate after the contractor has completed core and shell construction.

OBD is chairing an inter-governmental Fast Track Team and has assembled key staff from several departments with licensing and design approval authority. OBD is working with tenants to help them file state corporate documents, gain business licenses, and pull building permits.

This will help ensure that the entire project is ready to open to the public and to its first trade show on July 18, 2005.

World Market Center NWC Grand Central Parkway & Bonneville



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

Whiting-Turner has let more than 98 million dollars in contracts for this project as of late last month. Concrete has now reached the top or tenth story and steel is climbing to the same heights.

IRS Regional Headquarters F Street & Ogden Underpass



Interior plumbing, electrical, and mechanical
continuing on schedule
IRS move-in February 2005

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 understand that the Phase Two Tower and parking structure may accelerate and become a site plan application in the near future.

Las Vegas Arts District Current Redevelopment Agency Projects

NEWARK

AGREEMENT

Provides \$55K
toward \$100K+ total
contract

Creates community
development entity
to apply for New
Market Tax Credits

REDAVARTS

Provides \$30K Lead
money to entice
\$1.5M in donations
for public sculpture

To create public
sculpture park in
heart of arts district
with BLM funds

As you well know, 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.

We continue to work with the Arts District on their application for New Market Tax Credits. Staff is currently working with a request for the Mayor and staff to hold 4 of 7 seats on the Las Vegas Arts District Development Corporation, which will become the not-for-profit arm of the Community Development Entity that will apply for credits.

Mr. Agam is completing work on the maquette, or scale model, of the proposed sculpture park project. He should arrive here over the next month or so to personally present the concept. Staff are continuing to make preparations for the proposed future location of the sculpture in the Arts District.



Framing has reached the roof of LeOctaine. This four story building complex consists of three levels of courtyard apartments and townhouses over ground floor retail and structured parking.

Work should be complete by the Spring of 2005, and the "For Rent" sign should be going up this winter.

The project is designed by famed San Diego architect Rob Quigley.

601 East Fremont East Fremont Entertainment District



City acquired site to
jumpstart club space
inventory in district

3 story, 57,000 SF

Staff working with
possible developers /
operators to make
near-term sale
recommendation

After we fell out of contract with the initial development team, OBD staff re-initiated contact with several major players—both local and national figures—who had previously expressed interests in developing entertainment venues in 601 Fremont. We were especially interested in folks who could pull that off in the next 12-18 months before the Entertainment District Ordinance sunsets or has to be renewed (October 2, 2005).

We are currently in serious discussions with two development teams, and hope to bring one of them forward to you with our resounding endorsement in the the very near future.

Las Vegas Redevelopment Plan **Updated, Expanded, and Restated Plan**

Community meetings have begun

- Bender & Assoc. hired to help with Plan

Updates: Adjust policy to new markets

Expansion: Old industrial and other areas to
transition to new, higher density land uses

Entire 1986 Plan will be restated in new user-
friendly format

New Plan will be posted live on internet

At your last meeting you approved the Areas for Evaluation for possible expansion of the Redevelopment Plan Area. At their August 12 meeting, the Planning Commission will be asked to approve those same areas for study and to review the initial draft redevelopment plan.

We have begun to conduct community meetings. The first was held in West Las Vegas last evening to review the 2 proposed redevelopment expansion areas in Ward Five, and to try to coordinate the redevelopment plan with the input that the community has already given on the final draft West Las Vegas Community Plan.

We have had a lot of interest from developers regarding the proposed expansion areas, because that are interested in building urban, mixed-use projects.

Las Vegas Redevelopment Agency
Office of Business Development

Monthly Update on
Contract Projects

August 4, 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.

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTANCE OF A TRANSFER OF TITLE BY QUITCLAIM DEED TO THE REDEVELOPMENT AGENCY FROM THE CITY OF LAS VEGAS FOR THE HISTORIC FIFTH STREET SCHOOL BUILDING AND SITE (APN 139-34-303-001) - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #46]

Fiscal Impact

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

PURPOSE/BACKGROUND:

The Redevelopment Agency Board has allocated up to \$1,000,000 in Redevelopment Special Project Funds during FY 2005 toward the renovation and reuse of the historic Fifth Street School building and site as a commercial retail and academic campus in the heart of the Office District. Given that the Redevelopment Agency will manage the property and future investments in it, staff feels that it is appropriate to accept title to the real property and manage it as a redevelopment asset for the community.

RECOMMENDATION:

Authorize the Redevelopment Agency to accept Quitclaim Deed.

BACKUP DOCUMENTATION:

Quitclaim Deed

MOTION:

MONCRIEF – APPROVED as recommended – UNANIMOUS with BROWN excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, explained approval of this matter allows the use of the allocated funds towards the revitalization and redevelopment of the school. It requires the approval of both the Redevelopment Agency and Council members.

Under Item 2 of the 8/4/2004 Council meeting, MAYOR GOODMAN mentioned that Item 46 would be trailed and heard with related Item 2 on the Redevelopment Agency agenda.

NOTE: Item 46 of the 8/4/2004 City Council meeting contains duplicate minutes.

(11:54 – 11:55)

2-3033

A.P.N. 139-34-303-001

QUITCLAIM DEED

By this instrument dated _____ day of _____, 2004, for a valuable consideration, the City of Las Vegas, a municipal corporation of the State of Nevada, does hereby REMISE, RELEASE and FOREVER QUITCLAIM to the City of Las Vegas Redevelopment Agency, any and all interest in the following described real property in the State of Nevada, County of Clark:

See attached Exhibit "A" for complete legal description to be made a part hereof by reference herein.

MORE COMMONLY KNOWN AS:

00 S. Las Vegas Boulevard
Las Vegas, NV 89101

The purpose of this Quitclaim deed is to transfer title of land from the name of the City of Las Vegas to reflect title in the name of the City of Las Vegas Redevelopment Agency. Recording shall be paid by the City of Las Vegas Redevelopment Agency.

By: _____
CITY OF LAS VEGAS
OSCAR B. GOODMAN, MAYOR

Witness my hand this _____ day of _____, 2004

STATE OF NEVADA)
COUNTY OF CLARK)s.s.

ATTEST:

By: _____
BARBARA JO RONEMUS, CITY CLERK

On _____, 2004
Before me, a Notary Public personally appeared _____, personally known to me
(or proved to me on the basis of satisfactory evidence)
to be the person whose name is subscribed to this
instrument, and acknowledged that he executed it.

APPROVED AS TO FORM:
By: Thomas R. Green 7/15/04
DEPUTY CITY ATTORNEY DATE

Signature _____
(Notary Public)

(Notarial Seal)

RECORDING REQUESTED BY:

Steven Van Gorp, Redevelopment Officer
City of Las Vegas Redevelopment Agency
400 Stewart Avenue, 2nd Floor
Las Vegas, NV 89101

AFTER RECORDING MAIL TO:

Redevelopment Office of
City of Las Vegas Redevelopment Agency
400 Stewart Avenue, 2nd Floor
Las Vegas, NV 89101

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATE IN THE LAS VEGAS VALLEY WATER DISTRICT, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA AND BOUNDED AND DESCRIBED AS FOLLOWS:

THE PORTION OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED ON THE NORTHEAST BY THE SOUTHEASTERLY PROLONGATION OF THE CENTER LINE OF LEWIS STREET; BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF FOURTH STREET; BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERLY LINE OF CLARK STREET AND BOUNDED ON THE SOUTHEAST BY THE SOUTHWESTERLY AND NORTHEASTERLY PROLONGATIONS OF THE NORTHWESTERLY LINE OF FIFTH STREET (NOW LAS VEGAS BOULEVARD, SOUTH), AS SAID STREETS ABOVE NAMED ARE SHOWN ON PLAT OF CLARK'S LAS VEGAS TOWNSITE, ON FILE AND OF RECORD IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND IN BOOK "A" OF PLATS, PAGE 5, LINCOLN COUNTY, NEVADA, RECORDS.

SAID LAND IS ALSO DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, TO WIT:

THAT CERTAIN TRACT OR PARCEL OF LAND LYING WITHIN THE CITY OF LAS VEGAS COUNTY OF CLARK, STATE OF NEVADA AND BEING A PORTION OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39 OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA; THENCE NORTH 27°45'00" EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH FOURTH STREET (30.00 FEET IN WIDTH) A DISTANCE OF 80.00 FEET TO THE NORTHEASTERLY CORNER OF THE INTERSECTION OF SOUTH FOURTH STREET AND CLARK STREET AS SHOWN BY SAID PLAT, THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 27°15'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SOUTH FOURTH STREET A DISTANCE OF 440.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE CENTER LINE OF LEWIS STREET (80.00 FEET IN WIDTH); THENCE SOUTH 62°15'00" EAST ALONG THE PROLONGATION OF THE AFOREMENTIONED CENTER LINE OF LEWIS STREET, A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF LAS VEGAS BOULEVARD SOUTH (80.00 FEET IN WIDTH) FORMERLY KNOWN AS FIFTH STREET; THENCE SOUTH 27°45'00" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF LAS VEGAS BOULEVARD SOUTH, A DISTANCE OF 440.00 FEET TO THE NORTHWEST CORNER OF THE INTERSECTION OF LAS VEGAS BOULEVARD SOUTH AND CLARK STREET. (EACH 80.00 FEET IN WIDTH); THENCE NORTH 62°15'00" WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF CLARK STREET (80.00 FEET IN WIDTH) A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS, SECRETARY TO THE AGENCY

SUBJECT:

REPORT OF DECLARATIONS OF INTEREST IN PROPERTY LOCATED IN THE
EXISTING REDEVELOPMENT AREAS

Fiscal Impact

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

PURPOSE/BACKGROUND:

The Nevada Community Redevelopment Law (NRS 279.454) requires any officer or employee of the City who participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he/she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest on the minutes of both the City Council and the Redevelopment Agency.

RECOMMENDATION:

Report only. By receiving this report, the Agency acknowledges the names of those persons filing a Disclosure of Interest as indicated in Attachment C and that Attachment C is made part of the minutes of today's Redevelopment Agency Meeting.

BACKUP DOCUMENTATION:

1. Agenda Memo containing procedure used by Secretary to the Agency for appropriate filings
2. Distribution List (Attachment A)
3. Name and title of City employees submitting Disclosure of Interest forms (Attachment B)
4. Completed filings for those persons with an interest to declare (Attachment C)

MOTION:

None required. A report was given.

MINUTES:

CITY CLERK RONEMUS gave an overview of the information contained under the Purpose/Background section. This item, along with 8/4/2004 City Council Item No. 2 satisfies this requirement.

NOTE: Subsequent to this meeting, COUNCILWOMAN MONCRIEF submitted an updated Declaration of Interest that is listed under 8/4/2004 Council Item 2 and under this item.

(11:55 – 11:56)

2-3152

AGENDA MEMO

REDEVELOPMENT AGENCY MEETING DATE: AUGUST 4, 2004

DEPARTMENT: City Clerk/Agency Secretary

ITEM DESCRIPTION: Report on Declarations of Interest in Redevelopment Areas

As noted on the Agenda Summary Page, the Nevada Community Redevelopment Law contains a provision (NRS 279.454) which requires any officer or employee of the City who in the course of their duties participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he or she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest.

This law further requires that said interest be disclosed to both the Redevelopment Agency and City Council and that this be entered upon the Minutes of both bodies.

Notification for disclosure was distributed to those City employees on the attached list with a disclosure form to be returned to the City Clerk if appropriate (Attachment A). It was the responsibility of the Department Directors to determine if their department fell under the jurisdiction of this section of NRS and if so, to have appropriate staff members also submit the disclosure form. Attachment B indicates the name and title of those who submitted the form; however, declaration forms are attached (Attachment C) only for those persons who had an interest to declare.

This is a duplicate item on both the City Council and Redevelopment Agency agendas.

Attachments A, B & C

**DISCLOSURE OF INTEREST
REDEVELOPMENT AREA**

Mayor Oscar B. Goodman
Councilman Gary Reese
Councilman Larry Brown
Councilman Lawrence Weekly
Councilman Michael Mack
Councilwoman Janet Moncrief
Councilman Steve Wolfson
Douglas Selby, City Manager
Steve Houchens, Deputy City Manager
Elizabeth Fretwell, Deputy City Manager
Brad Jerbic, City Attorney
Barbara Jo (Roni) Ronemus, City Clerk
Orlando Sanchez, Director, Neighborhood Svcs.
Richard Goecke, Director, Public Works
Mark Vincent, Director, Finance
David Washington, Fire Chief, Fire Services
Christopher Knight, Director, Administrative Services
David Riggleman, Director, Communications
F. Claudette Enus, Director, Human Resources
Robert Genzer, Director, Planning & Development
Margo Wheeler, Acting Director, Comm. Planning & Development
Paul Wilkins, Director, Building & Safety
Scott Adams, Director, Office of Business Development
Barbara Jackson, Director, Leisure Services
Mike Sheldon, Director, Detention & Enforcement
Joseph Marcella, Director, Information Tech.
Radford Snelding, City Auditor
James P. Carmany, Court Administrator, Municipal Court
Larry Haugsness, Director, Field Operations

Planning Commission Members:

Rick Truesdell
Leo Davenport
David Steinman
Laura McSwain
Byron A. Goynes
Todd Nigro
Steven Evans

ATTACHMENT B**CITY COUNCIL & REDEVELOPMENT AGENCY**
Meeting of August 4, 2004**DECLARATIONS OF INTEREST IN THE EXISTING REDEVELOPMENT AREAS**

NAME	TITLE	LOCATION (See Form for Interest Held)
Oscar B. Goodman	Mayor	SW Corner-Casino Center & Bonneville
Gary Reese	Councilman	2341 E. Bonanza Rd.
Larry Brown	Councilman	None
Lawrence Weekly	Councilman	None
Michael Mack	Councilman	None
Janet Moncrief	Councilwoman	None
Steve Wolfson	Councilman	601 S. 7 th St.
Douglas Selby	City Manager	None
Steve Houchens	Deputy City Manager	None
Elizabeth Fretwell	Deputy City Manager	None
Brad Jerbic	City Attorney	None
Barbara Jo Ronemus	City Clerk	None
Orlando Sanchez	Director, Neighborhood Services	None
Faye Johnson	Manager, Neighborhood Dev., N. Serv.	None
David Semenza	Division Manager, Neighborhood Serv.	None
Richard Goecke	Director, Public Works	None
Mark Vincent	Director, Finance	None
David Washington	Fire Chief, Fire Services	626 S. 9 th St.
Christopher Knight	Director, Administrative Services	None
David Riggelman	Director, Communications	None
F. Claudette Enus	Director, Human Resources	None
Robert Genzer	Director, Planning & Development	None
Margo Wheeler	Acting Director, Planning & Development	None
Paul Wilkins	Director, Building Safety	None
Scott Adams	Director, OBD	None

August 4, 2004
Disclosure of Interest-Redevelopment Area
Page Two

ATTACHMENT B

NAME	TITLE	LOCATION (See Form for Interest Held)
Barbara P. Jackson	Director, Leisure Services	None
Mike Sheldon	Director, Detention & Enforcement	None
Sharon Segerblom	Administrative Officer, Detention & Enf.	704 S. 9 th St.
Joseph Marcella	Director, Information Technology	None
Louis Carr, Jr.	Manager, Information Technology	1448 Hassell Ave.
Radford Snelding	City Auditor	None
James P. Carmany	Court Admin., Municipal Court	None
Larry Haugsness	Director, Field Operations	None
Rick Truesdell	Planning Commissioner	2200 Paradise Rd. 2233 L. V. Blvd. So. 201 L. V. Blvd. So., #150 NW Corner, 4 th & Colorado
Leo Davenport	Planning Commissioner	None
David Steinman	Planning Commissioner	None
Laura McSwain	Planning Commissioner	None
Byron Goynes	Planning Commissioner	None
Todd Nigro	Planning Commissioner	None
Steven Evans	Planning Commissioner	None

ATTACHMENT B

NAME	TITLE	LOCATION (See Form for Interest Held)
Stephanie Boixo	Chief of Staff, Mayor's Office	None
Elena M. Perez	Council Liaison, Mayor's Office	None
Cheryl Russo Campbell	Executive Assistant, Mayor's Office	None
Rachel Gritton	Special Assistant to the Mayor	None
Loretta Arrington	Senior Council Liaison	None
Susie Martinez	Council Liaison	None
Jennifer Ellis	Executive Assistant, Council	None
Laurie Kruse	Sr. Executive Asst., Council	None
Darcy Hayes	Council Liaison	None
Doug Rankin	Council Liaison	None
Karlette Adams	Sr. Executive Asst., Council	None
Ricki Barlow	Council Liaison	None
Kelly D. Benavidez	Council Liaison	None
Lynn Moss	Sr. Executive Asst., Council	None
Lisa Clearwater Campbell	Management Analyst, Council	None
Leni Skaar	Council Liaison	None
Cheryl Conklin	Sr. Executive Asst., Council	None
Tracey Tackley	Council Liaison	None
Lito Rayos	Council Liaison	None
Audrie Dodge	Sr. Executive Asst., Council	None
Larry Harala	Council Liaison	None
Rochelle Orona	City Administrative Secretary	None
Monique Perkins	City Administrative Receptionist	None



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

☐ GARY REESE
CITY COUNCIL PRO TEM

☐ GARY BROWN
CITY COUNCIL

☐ LAWRENCE WEEKLY
CITY COUNCIL

☐ MICHAEL MACK
CITY COUNCIL

☐ JANET MONCRIEF
CITY COUNCIL

DOUGLAS A. SELBY
CITY MANAGERRECEIVED
CITY CLERK

DATE: June 9, 2004 2004 JUN 11 P 3:48

TO: BARBARA JO (RONI) RONEUS
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY

RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name:

Mayor Oscar Goodman

Title:

Department:

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that *(please check)*I DOI DO NOT

hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

*If you do hold a financial interest, please specify below (attach additional sheets if needed):*Location of Property:SW CORNER CASINO CENTER + BONNEVILLEDescription of Interest:OWED \$24,000 ON SALE OF THE PROPERTY

Signature (Required)

(Date)

6/10/04CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

GARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

DATE: June 9, 2004
TO: BARBARA JO (RONI) RONEMUS
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY
RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name: GARY REESETitle: City Councilman

Department: _____

In accordance with the provisions of NRS 279.454, this is to advise the
Clerk that (*please check*)

I DOI DO NOT

hold a financial interest in any property located in the area identified as
the "Downtown Redevelopment Area".

RECEIVED
CITY CLERK
2004 JUN 10 P 4:47

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

2341 EAST BONANZA RD.

Description of Interest:

PARTNER IN PLAZA BARBER SHOP

Signature (Required)

(Date)

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMGARRY BROWN
RENCE WEEKLY
MICHAEL MACK
JANET MONCRIEFDOUGLAS A. SELBY
CITY MANAGERRECEIVED
CITY CLERK

DATE: April 27, 2004

TO: BARBARA JO (RONI) RONEMUS
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY

RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name: Steve Wolfson

Title: Councilman, Ward 2

Department: Las Vegas City Council

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that (*please check*)I DO☒I DO NOT☐

hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

*If you do hold a financial interest, please specify below (attach additional sheets if needed):*Location of Property:601 S. 7th StreetDescription of Interest:Sole owner (with spouse)CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Signature (Required)

(Date)



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

RECEIVED
CITY CLERK

DATE: June 9, 2004 2004 JUN 18 P 4:14
TO: BARBARA JO (RONI) RONEMUS
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY
RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name:

David L Washington

Title:

Fire Chief

Department:

FIRE & RESCUE

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that (*please check*)

I DO



I DO NOT



hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

626 South 9th Street

Description of Interest:

Chairman of the Board for
New Ventures Certified Development
Company

Signature (Required)

(Date)

common/forms/redevelopment area disclosure 2004 form



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM
GARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

RECEIVED
CITY CLERK

DATE: June 9, 2004

2004 JUN 29 A 10:25

TO: BARBARA JO (RONI) RONEMUS
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY

RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name: LOUIS CARR, JR.
Title: IT MANAGER
Department: INFORMATION TECHNOLOGIES

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that (*please check*)

I DO



I DO NOT



hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

1448 Hassell Ave. Las Vegas, NV 89106

Description of Interest:

I am on the deed of trust with my
mother, Julia Akison

Signature (Required)

(Date)

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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TDD 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEM

 RYRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
DOUGLAS A. SELBY
CITY MANAGERRECEIVED
CITY CLERK

DATE: June 9, 2004

2004 JUN 15 P 1:28

TO: BARBARA JO (RONI) RONEMUS
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY

RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name:

Richard W Truesdell

Title:

Chairman Planning Commission

Department:

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that (please check)

I DOI DO NOT

hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

① 2200 Paradise Rd. } Cheate Development / For City, Model
 ② 2233 Las Vegas Blvd } H.L.R.

③ 201 4th St. #150

④ Vacant Lot - NVC 4th & Colorado, 162-03-110-011

Description of Interest:

① Minority Partnership Interest through Cornerstone Company *

② Office Address Cornerstone Company *

③ Cornerstone G*man APN 162-03-110-011

Signature (Required)

Richard Truesdell

(Date)

6-15-04

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
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common/forms/redevelopment area disclosure 2004 form

* My wife and I own Cornerstone Company



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONGRIEF

DOUGLAS A. SELBY
CITY MANAGER

RECEIVED
CITY CLERK

DATE: June 9, 2004

2004 JUN 28 A 10:32

TO: BARBARA JO (RONI) RONEMUS
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY

RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name: Sharon Segerblom
Title: administrative Officer
Department: Detention & Enforcement

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that (please check)

I DO



I DO NOT



hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

Law Office

704 S. 9th

Las Vegas, NV 89101

Description of Interest:

50% owner & husband Richard

Sharon Segerblom
Signature (Required)

6/18/04
(Date)

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

DATE: June 9, 2004

TO: BARBARA JO (RONI) RONEMUS
CITY CLERK AND SECRETARY TO THE REDEVELOPMENT AGENCY

RE: DISCLOSURE OF INTEREST - REDEVELOPMENT AREA

Please complete the following information:

Name: Janet Moncrief
Title: Councilwoman
Department: City Council, Ward 1

In accordance with the provisions of NRS 279.454, this is to advise the Clerk that *(please check)*

I DO ☒

I DO NOT ☐

hold a financial interest in any property located in the area identified as the "Downtown Redevelopment Area".

If you do hold a financial interest, please specify below (attach additional sheets if needed):

Location of Property:

2354 E Bonanza Used in the mail
Trinidad Surgery Center (Don't own)

Description of Interest:

Janet Moncrief

Janet Moncrief
Signature (Required)

8/30/04
(Date)

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

common/forms/redevelopment area disclosure 2004 form

RECEIVED
CITY CLERK
2004 AUG 30 A 10:36

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO RATIFY THE EXECUTION OF THE FOURTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH EDMOND TOWN CENTER, LLC, FOR PROPERTY LOCATED ON 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:

On July 21, 2004, the Redevelopment Agency directed staff to extend the deadline to resume construction to October 5, 2004, in consideration of an additional earnest deposit of \$80,000 and a proof of financing commitment letter which have been provided by Edmond Town Center, LLC. The Executive Director has executed the Fourth Amendment. This action will ratify the Executive Director's execution of the Fourth Amendment by the Redevelopment Agency Board of Directors.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Site Map
2. Disclosure of Principals
3. Fourth Amendment to the Disposition and Development Agreement
4. Proof of financing commitment letter

MOTION:

GOODMAN – APPROVED as recommended – motion carried with WEEKLY and REESE voting NO and BROWN excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, gave an overview of the information contained under the Purpose/Background section. He recommended approval.

COUNCILMAN WEEKLY indicated that he continues to oppose this project.

NOTE: Subsequent to the meeting a verbatim transcript was made a part of the final minutes.

(11:56 – 11:58)

2-3210

REDEVELOPMENT AGENCY MEETING OF
August 4, 2004

VERBATIM TRANSCRIPT — ITEM 4

1 Discussion and possible action to ratify the execution of the fourth amendment to the
2 Disposition and Development Agreement with Edmond Town Center, LLC, for property
3 located on the southwest corner of "H" Street and Owens Avenue, APN 139-28-503-024 –
4 Ward 5 (Weekly)

5

6 Appearance List:

7 OSCAR GOODMAN, Chair

8 SCOTT ADAMS, Director of Business Development, City of Las Vegas

9 LAWRENCE WEEKLY, Member

10 BARBARA JO RONEMUS, CITY CLERK, City of Las Vegas

11 MICHAEL MACK, Member

12 STEVE WOLFSON, Member

13 JANET MONCRIEF, Member

14 GARY REESE, Member

15

16 (11:56 – 11:58)

17 2-3210

18

19 2 minutes

20

21 Typed by: Stacey Cambell

22 Proofed by: Beverly K. Bridges

REDEVELOPMENT AGENCY MEETING OF
August 4, 2004

VERBATIM TRANSCRIPT — ITEM 4

23 **CHAIRMAN GOODMAN**

24 Item number four is discussion and possible action to ratify the execution of the fourth
25 amendment to the Disposition and Development Agreement with Edmond Town Center L.L.C.,
26 for property located on the southwest corner of "H" Street and Owens Avenue. Mr. Adams.

27

28 **SCOTT ADAMS**

29 Scott Adams, again, Director of Business Development. This brings back to you, for formal
30 approval, a package of items that you had previously approved at the previous meeting regarding
31 Edmond Town Center. It's a fourth amendment that incorporates a number of issues, extension
32 of the construction deadline to October 5th, the provision of an additional earnest money deposit
33 of eighty thousand dollars and a proof of financing commitment. The eighty thousand dollar
34 earnest money deposit has been received and we have received a financing commitment by the
35 required deadline. It was a very brief commitment so we did ask the developer for additional
36 clarification of that commitment, we've examined that clarification and we believe that it
37 satisfies the agreement and are recommending we go forward.

38

39 **CHAIRMAN GOODMAN**

40 All right, thank you. Any questions of Mr. Adams? All right, motion? Councilman?

41

42 **MEMBER WEEKLY**

43 Your Honor, at the last Council Meeting I did opt to not support this project and that still stands.

44

45 **CHAIRMAN GOODMAN**

46 I see.

47

48 **MEMBER WEEKLY**

49 Thank you.

50

51 **CHAIRMAN GOODMAN**

52 All right, with that understanding, I'll — **move for, to adopt the staff's recommendation.** Let's
53 vote please. Post. All right. All right. Then we'll take a voice vote?

REDEVELOPMENT AGENCY MEETING OF
August 4, 2004

VERBATIM TRANSCRIPT — ITEM 4

54 **BARBARA JO RONEMUS**

55 Yes

56

57 **CHAIRMAN GOODMAN**

58 All right, all those in favor say aye.

59

60 **MEMBER MACK**

61 Aye.

62

63 **MEMBER WOLFSON**

64 Aye.

65

66 **MEMBER MONCRIEF**

67 Aye.

68

69 **CHAIRMAN GOODMAN**

70 Opposed?

71

72 **MEMBER REESE**

73 No.

74

75 **MEMBER WEEKLY**

76 No.

77

78 **CHAIRMAN GOODMAN**

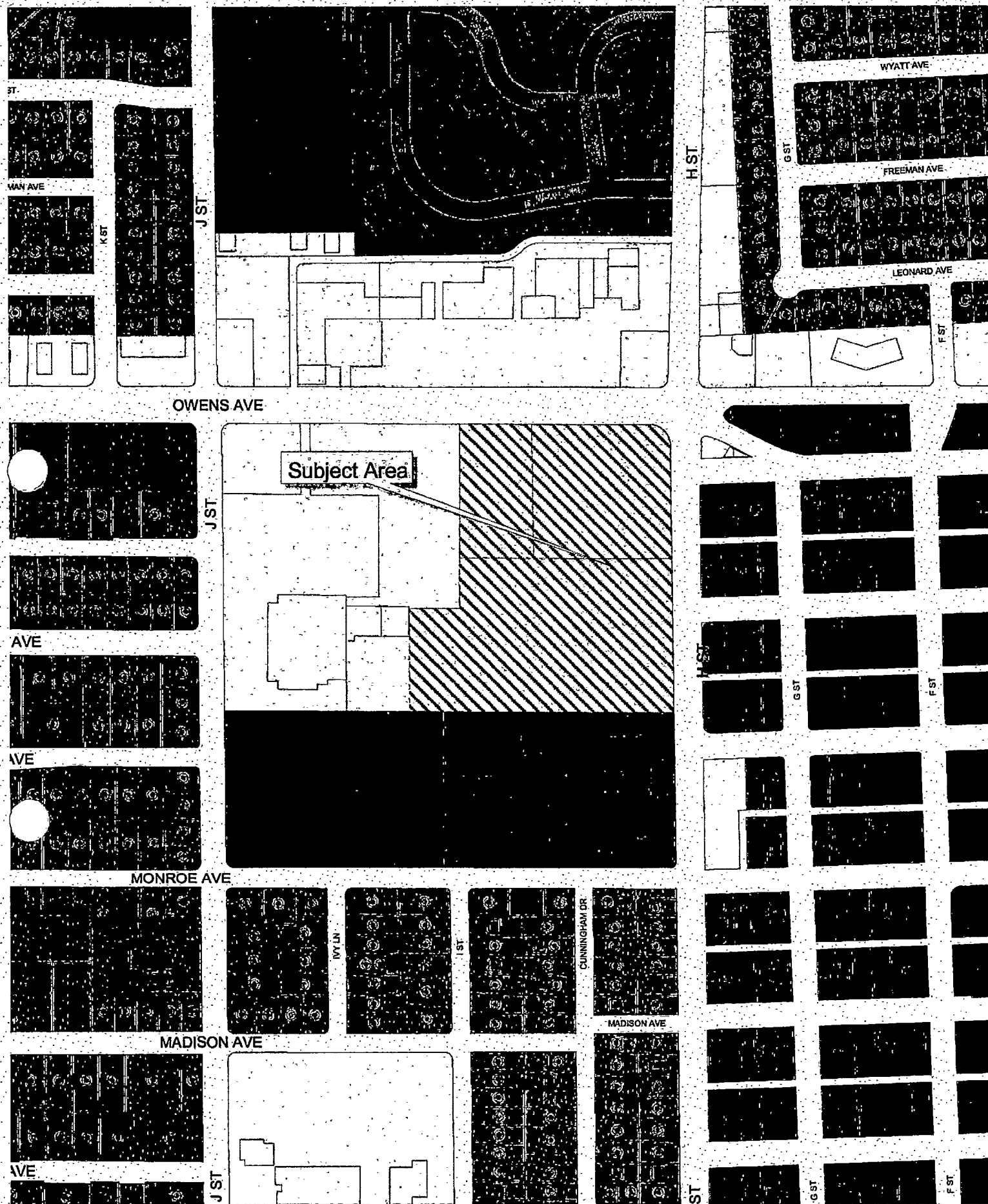
79 All right, motion carries. (Motion carried with WEEKLY and REESE voting NO and

80 **BROWN excused)**

81

(END OF DISCUSSION)

82 /sc;bkb



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 11th
day of

August ~~2001~~ 2003

Marsha D. Stallsworth
Notary Public



MARSHA D. STALLSWORTH
Notary Public - Nevada
No. 00-65524-1
My appt. exp. Oct. 4, 2004

**FOURTH AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT
BETWEEN CITY OF LAS VEGAS REDEVELOPMENT AGENCY
AND EDMOND TOWN CENTER, LLC**

THIS FOURTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT ("Fourth Amendment") is made and entered into this 24th day of August, 2004 by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public agency corporate and politic in the State of Nevada ("Agency") and Edmond Town Center, LLC, a Delaware limited liability company ("New Developer").

RECITALS:

A. WHEREAS, the Agency and WLVD, LLC ("Original Developer"), entered into the Disposition and Development Agreement ("Agreement") dated April 18, 2001, for the development of a 75,000 square foot retail shopping center (the "Project"), to be located in the Redevelopment Area of downtown Las Vegas at the Southwest corner of "H" Street and Owens Avenue, (the "Site"); and

B. WHEREAS, the Original Developer assigned all rights, title, and interest in the Agreement to Nucleus Plaza, Inc. through an Agreement to Assign dated July 30, 2001, and whereby such Agreement to Assign was approved by the Agency on November 7, 2001; and

C. WHEREAS, Nucleus Plaza, Inc. formally amended its corporate name to Nucleus Investments, Inc., ("Prior Developer") per a Certificate of Amendment filed with the Nevada Secretary of State Office on October 8, 2001; and

D. WHEREAS, the Current Developer received title to the Site by way of the Grant, Bargain and Sale Deed recorded in the Official Records of the Office of the Recorder, County of Clark, on November 13, 2001, as Instrument No. 00719, Book No. 20011113, (the "Grant, Bargain, and Sale Deed") which contains a reversionary clause allowing the Agency the right to reenter and repossess the site subject to any mortgage, deed of trust, or security instrument permitted by the Agreement; and

E. WHEREAS, the Agency and the Prior Developer entered into the First Amendment to Disposition and Development Agreement (the "First Amendment") on May 1, 2002, in order to extend the performance deadlines contained in the Agreement; and

F. WHEREAS, the Prior Developer and Edmond Town Center, LLC, a Delaware Limited Liability Company and assignee to the Agreement and Site ("New Developer", and/or the "Developer"), and the Agency entered into the Second Amendment to the Disposition and Development Agreement ("Second Amendment") on September 3, 2003, in order to specify new equity partners and define such partners' contributions and interests in the Project;

G. WHEREAS, the New Developer represented at the time of executing the Second Amendment that it had the financial capacity to complete the Project, and own the Project for five years following the completion of construction ("Permanent Holding Period"), as further defined in the Second Amendment; and

H. WHEREAS, the New Developer has closed on the purchase of property adjacent to the Site, commonly known as Westland Plaza (Assessor's Parcel Nos. 139-28-503-014, 139-28-503-015, and 139-28-503-016) ("Westland Plaza") through its own equity with financing provided by an affiliate of WSA (the "Affiliate Lender") as described more particularly in the Second Amendment; and

I. WHEREAS, the Agency desires to maintain its right to reentry and repossession of the Site, as stated in the Agreement, until the Developer reasonably demonstrates that it has the financing in place to construct the Project; and

J. WHEREAS, the Developer had requested in writing per its letter to the Agency dated March 2, 2004, an additional sixty (60) calendar days to achieve additional leases necessary to close on a Development Loan from its Lender; and

K. WHEREAS, the Developer and Agency, in consideration of an extension fee and as described more fully in the Third Amendment to the Disposition and Development Agreement ("Third Amendment") approved on March 17, 2004, extended the deadline to close on the Commitment, the deadline to resume construction activity of the Project, and the deadline to complete construction of the Project, as more particularly described therein; and

L. WHEREAS, the Developer and Agency, in consideration of the leasing progress achieved between March 17, 2004 and July 7, 2004 as presented at the Agency public hearing on July 21, 2004, and in consideration of an additional earnest deposit ("Fourth Amendment Good Faith Deposit") and consideration of proof of updated financing commitment to be submitted to the Agency as specified herein, mutually do desire to extend the deadline to close on the Commitment, the deadline to resume construction activity, and the deadline to complete construction, as more particularly described hereinafter;

NOW, THEREFORE, for and in consideration of the mutual agreement contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Agency and New Developer agree that the Agreement, First Amendment, Second Amendment and Third Amendment shall be amended as follows:

1. Additional Good Faith Deposit of \$80,000

The Agency and the Developer acknowledge that the Developer has tendered, or will tender prior to July 23, 2004 5:00 P.M. PDT, an additional good faith deposit ("Fourth Amendment Good Faith Deposit") in the amount of eighty thousand and zero hundredths dollars (\$80,000), in consideration extending performance deadlines as more particularly described hereinafter. The Agency shall return the principal of the Fourth Amendment Good Faith Deposit (\$80,000) to the Developer within ten (10) business days subsequent to the resumption of

construction, as further defined hereinafter. Any interest accrued from the Fourth Amendment Good Faith Deposit, if any, shall be fully payable to and retained by the Agency.

The Fourth Amendment Good Faith Deposit shall be deemed a separate deposit, and for the purposes of its account, shall not be deemed part of the Total Good Faith Deposit as defined in the Agreement.

2. **Attachment "B" – Schedule of Performance**

Attachment "B-3", as described in the Third Amendment and entitled "Third Amended Schedule of Performance" shall be deleted and replaced with the attached Attachment "B-4" entitled "Fourth Amended Schedule of Performance." Developer acknowledges and warrants that this Fourth Amended Schedule of Performance has been reviewed by the Developer and represents a feasible development schedule which can be accomplished by the Developer.

3. **Provision of Proof of Updated Financing Commitment**

Agency acknowledges that the Developer has provided, or will provide prior to July 23, 2004, 5:00 P.M. PDT, the Agency with an executed letter or preliminary term sheet ("Proof of Updated Financing Commitment"), from Credit Lyonnais or the Affiliate Lender (or an affiliate thereof) or an institutional lender, which states that such lender is prepared to make a construction loan in an amount sufficient to complete the Development (as set forth in the Agreement). Such Proof of Updated Financing Commitment will be substantially equivalent with respect to its principal terms and conditions to those contained in the term sheet dated October 1, 2003 that was submitted by Credit Lyonnais New York Branch (the "Term Sheet") or on commercially reasonable and customary terms for financings of this nature. Any deviation in the foregoing terms must be approved in writing by the Agency, whereby such approval from the Agency will not be unreasonably withheld.

4. **Counterparts**

This Agreement may be signed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same Agreement.

5. **No Other Amendments**

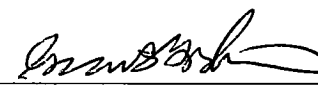
Except as expressly set forth in this Fourth Amendment, all provisions of the DDA, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment, inclusive, shall remain in full force and effect.

IN WITNESS WHEREOF, the Agency and Developer have caused this Fourth Amendment to be executed by their respective representatives thereunto duly authorized as of the date first written above.

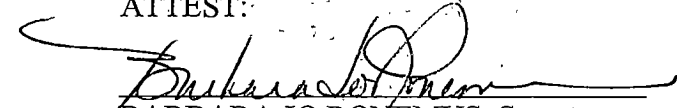
CITY OF LAS VEGAS REDEVELOPMENT
AGENCY

By: 
DOUGLAS A. SELBY, Executive Director
"Agency"

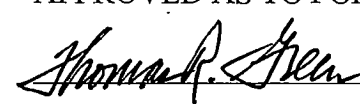
RATIFIED BY:
GOVERNING BOARD OF CITY OF LAS
VEGAS REDEVELOPMENT AGENCY

By: 
OSCAR B. GOODMAN, CHAIRPERSON

ATTEST:


BARBARA JO RONEMUS, Secretary

APPROVED AS TO FORM:

 7/23/04
Date

EDMOND TOWN CENTER, LLC
A Delaware Limited Liability Company

By: _____

Manager/Managing Member

"Developer"

IN WITNESS WHEREOF, the Agency and Developer have caused this Fourth Amendment to be executed by their respective representatives thereunto duly authorized as of the date first written above.

CITY OF LAS VEGAS REDEVELOPMENT
AGENCY

By: _____
DOUGLAS A. SELBY, Executive Director
"Agency"

RATIFIED BY:
GOVERNING BOARD OF CITY OF LAS
VEGAS REDEVELOPMENT AGENCY

By: _____
OSCAR B. GOODMAN, CHAIRPERSON

ATTEST:

BARBARA JO RONEMUS, Secretary

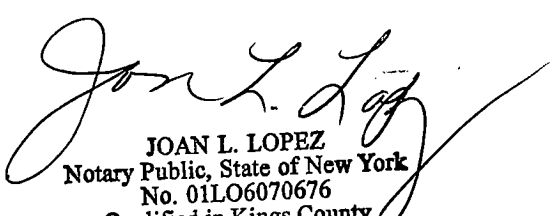
APPROVED AS TO FORM:

Date

EDMOND TOWN CENTER, LLC
A Delaware Limited Liability Company

By: _____
ARIK KISLIN
Manager/Managing Member

"Developer"


JOAN L. LOPEZ
Notary Public, State of New York
No. 01LO6070676
Qualified in Kings County
Commission Expires March 4, 2006

ACKNOWLEDGMENTS

STATE OF NEVADA)

) ss:

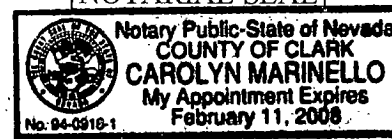
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 23rd day of July, 2004,
by Douglas A. Selby, as Executive Director of the City of Las Vegas Redevelopment Agency.

Sign Name: Carolyn Marinello
Notary Public

Print Name: CAROLYN MARINELLO

[NOTARIAL SEAL]



STATE OF NEVADA)

) ss:

COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this ____ day of _____, 2004,
by Oscar B. Goodman, as Chairperson of the City of Las Vegas Redevelopment Agency.

Sign Name: _____
Notary Public

Print Name: _____

[NOTARIAL SEAL]

My Commission Expires: _____

STATE OF NEVADA)

) ss:

COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this ____ day of _____,
2004, by _____, as Manager/Managing Member of Edmond Town Center, LLC,
a Delaware Limited Liability Company.

Sign Name: _____
Notary Public

Print Name: _____

[NOTARIAL SEAL]

My Commission Expires: _____

ATTACHMENT B-4
FOURTH AMENDED SCHEDULE OF PERFORMANCE

<u>Action</u>	<u>Date</u>
1. <u>Execution and Delivery of Agreement.</u> Developer shall execute and deliver this Agreement to the Agency.	Completed
2. <u>Submission – Developer's Good Faith Deposit.</u> The Developer shall deliver to the Agency a Good Faith Deposit of \$50,000.	Completed
3. <u>Execution of Agreement by Agency.</u> The Agency shall hold a public hearing to authorize execution of this Agreement and, if so authorized, shall execute and deliver this Agreement to the Developer.	Completed
4. <u>Execution and Delivery of Escrow Instructions.</u> The Agency and Developer shall execute and deliver Escrow Instructions to Escrow Agency.	Completed
5. <u>Delivery of the Reports.</u> Agency shall deliver the Reports as defined in Section 126 to the Developer.	Completed
6. <u>Delivery of the Title Report.</u> Escrow Agent shall deliver the Title Report.	Completed
7. <u>Approval of Title Report.</u> Developer shall approve the Title Report.	Completed
8. <u>Environmental Contingency.</u> Agency shall conduct Environmental Phase I study and proceed to place the Site in compliance with Section 119.	Completed
9. <u>Commencement of Relocation of Existing Tenants on Site.</u>	Completed
10. <u>Commencement of Demolition, Abatement and Excavation by Agency.</u> The Agency shall commence work in accordance with Sections 116 and 119.	Completed
11. <u>Completion of Demolition, Abatement and Excavation by Agency.</u>	Completed

<u>Action</u>	<u>Date</u>
12. <u>Submission of Developer's Firm Evidence of Financing (the "Commitment")</u> . The Developer shall submit to the Agency for review and approval Firm and Binding Evidence for the Site from a lending institution of its choice pursuant to Section 111.	Completed
13. <u>Approval of Commitment</u> . The Agency shall approve or disapprove the Commitment for the Site.	Completed
14. <u>Site Closing</u> .	Completed
15. <u>City and Other Governmental Permits</u> . The Agency shall assist the Developer in obtaining all necessary permits and in meeting all regulatory requirements associated with development of the Site.	Completed
16. <u>Submission – Certificates of Insurance</u> . The Developer shall furnish to the Agency duplicate originals or appropriate certificates of bodily injury and property damage insurance and such other insurance as required in Section 208 herein for the Development.	Completed
17. <u>Submission of Evidence of Firm Bids or Actual Construction Contracts for Construction of the Site</u> . The Developer shall submit evidence of firm bids or actual construction contracts for the construction of the Site Development.	Completed
18. <u>Commencement of Construction</u> . The Developer shall begin construction of the Site Development.	Completed.
19. <u>Submission of Term Sheet for Substitute Commitment</u> . In consideration of the Agency's allowance and acceptance of a construction lender other than Whiting-Turner Contracting Company, the Developer agrees to submit a term sheet for a substitute construction commitment letter for the Development Loan ("Substitute Commitment"), containing all items required of the Commitment as identified in Section §111, items "a" through "f" inclusive, executed by the proposed Lender of the Development Loan.	Completed.
20. <u>Agency Approval of Substitute Commitment</u> . The Agency shall have ten (10) days following submission of the executed term sheet for the Substitute Commitment, to approve or disapprove the Substitute Commitment for the Site. Failure of the Agency to respond in writing within ten (10) days shall constitute approval of the Substitute Commitment.	Completed.

Action

Date

21. Submission of revised construction schedule from Whiting-Turner Contracting Company. The Developer shall submit a revised construction schedule from Whiting-Turner Contracting Company showing, at a minimum, the following construction milestones: the placement (underground) of utilities in building footprint; pouring of slab on grade; framing of walls and roof; EIFS; installation of site utilities and building connections; electrical installation; paving of parking lot; and irrigation and landscaping installation. No later than October 5, 2004.
22. Verbal Update to Agency Board to demonstrate progress on the Site Development. The Developer, or a representative of the Developer, shall present a written and verbal report on the construction of the Development. This shall be for sharing information only, and no specific action of the Agency or Developer shall be required at such meetings. November 19, 2003, and every month thereafter on the Agency's second monthly board meeting (Third Wednesday of each calendar month), until completion of the Site Development.
23. Developer's submission of nonrefundable extension fee to the Agency. The Developer shall submit an to the Agency \$20,000 cash or cash equivalent, which shall be nonrefundable and be deemed an extension fee. Completed.
24. Developer's provision of Fourth Amendment Good Faith Deposit to Agency. The Developer shall submit to the Agency an additional good faith deposit of \$80,000, as specified in the Fourth Amendment. On or before July 23, 2004, 5:00 P.M. PDT
25. Developer's submission of Updated Commitment. Developer will submit Proof of Updated Financing Commitment to the Agency. On or before July 23, 2004, 5:00 P.M. PDT
26. Submission of Revised Construction Drawings (architectural, mechanical, electrical, plumbing, structural, and landscaping) and other plans required for issuance of building permits to the City of Las Vegas. Not later than August 23, 2004.
27. Return of comments on Revised Construction Drawings by City of Las Vegas Plans Check. Not later than September 7, 2004, or within 10 business days after submission, whichever is sooner.

<u>Action</u>	<u>Date</u>
28. <u>Closing of the Development Loan.</u> The Developer will close escrow for the Development Loan, as evidenced by the recordation of a promissory note and any related security instrument documents thereto.	No later than October 5, 2004.
29. <u>Resuming of Construction Activity on Site.</u> The Developer shall resume construction of the Site Development, as evidenced by the initial pouring of slab (foundation) on grade for the Site Development.	No later than October 5, 2004.
30. <u>Return of Agency's Quitclaim Deed and accompanying Escrow Instructions to the Developer.</u> The Agency shall release its right to re-enter and recapture the Site from the Developer and instruct the title company to return the Quitclaim Deed and accompanying Escrow Instructions, to the Developer in order to allow the Developer to close on the Development Loan.	Concurrent with both (1) the Developer's Closing of the Development Loan and (2) the Developer's Resuming of Construction Activity on the Site.
31. <u>Completion of Construction.</u> The Developer shall complete construction of the Site Development, as evidenced by the Agency's delivery of the Certificate of Completion to the Developer upon achieving a certificate of occupancy for the Site Development, or upon completing reasonable completion of the core and shell (without future tenant improvements at expense of tenant) for the Site Development, whichever occurs first.	No later than July 7, 2005.
32. <u>Return of Fourth Amendment Good Faith Deposit</u>	Within ten (10) business days after resuming of construction activity on Site.
33. <u>Return of One Half of Developer's Total Good Faith Deposit.</u> The Agency shall return one half of the Total Good Faith Deposit to the Developer upon the completion of construction as documented by the Agency's executed Certificate of Completion.	Within thirty (30) calendar days after the recordation of the Certificate of Completion for the Site.

Action

34. Return of Remainder of Developer's Total Good Faith Deposit.
The Agency shall return the remaining balance of the
Developer's Total Good Faith Deposit

Date

Within thirty (30) calendar days of the earlier of: (i) the expiration of the Permanent Holding Period (five years following recordation of the Certificate of Completion for the Site), or (ii) transfer of the Site in a conveyance approved by the Agency as provided in Section 215.

July 23, 2004

City of Las Vegas Redevelopment Agency
400 Las Vegas Boulevard South
Las Vegas, NV 89101
Attn: Douglas A. Selby, Executive Director

Dear Sir:

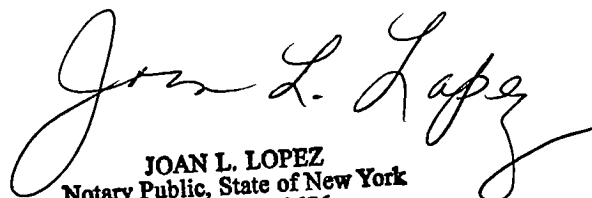
Reference is made to that certain Fourth Amendment to Disposition and Development Agreement Between City of Las Vegas Redevelopment Agency and Edmond Town Center, LLC, dated the date hereof (the "Fourth Amendment"). Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the Fourth Amendment.

Based on the pre-leasing activity with respect to the expansion of the Project, the undersigned, an affiliate of the Affiliate Lender (managed by the same person as the manager of the Affiliate Lender), is prepared to make a construction loan in an amount sufficient to complete the Development (as set forth in the Agreement), subject to commercially reasonable and customary terms for financings of this nature, as described in paragraph 3 of the Fourth Amendment.

Please accept this letter as the Proof of Updated Financing Commitment under paragraph 3 of the Fourth Amendment.

CK HUDSON INVESTMENTS, LLC
SERIES 4

By: Ela Kislin
Ela Kislin, Manager


JOAN L. LOPEZ
Notary Public, State of New York
No. 01LO6070676
Qualified in Kings County
Commission Expires March 4, 2006

TM / LAS CNCL. MTS. [91] WED. 4 AUG. '04 (CNCL. CHUR.) (CH: MM016)

CRDA:
CITIZ. PARTIC.

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

TOM MCGOWAN. LAS VEGAS RESIDENT

I HEREBY SUBMIT MY LETTER (DATED MON. 2 AUGUST, 2004) TO THE OFFICE OF THE CITY CLERK, AND REQUEST ITS INCLUSION IN THE MINUTES OF TODAY'S MEETING IN ACCORDANCE WITH NRS 241, THE NEVADA OPEN MEETING LAW.

ALSO, I WISH TO COMMENT AND THANK CITY CLERK DIRECTOR RONNIE RONEWICKS, ALL STAFF PERSONS IN THE OFFICE OF THE CITY CLERK, AND CITY ATTORNEY BRADFORD JERBIC, FOR THEIR HERETO PERTINENT EFFORTS IN SERVICE TO THE VALID AND EQUITABLE INTEREST OF THE UNDERSIGNED MEMBER OF THE PUBLIC, AND IN THE GENUINE BEST PUBLIC INTEREST OF ALL RESIDENTS OF THE CITY OF LAS VEGAS, RESPECTIVELY AND INCLUSIVELY.

TIMELY AND RESPONSIBLE OFFICIAL SERVICE TO THE PUBLIC INTEREST, AS WELL AS ADHERANCE TO AN OFFICIAL PUBLIC POLICY OF FULL AND OPEN DISCLOSURE OF ALL PUBLIC-PERTINENT INFORMATION IS PREREQUISITE, ESSENTIAL AND CATEGORICALLY IMPERATIVE TO PRESERVATION OF THE INTEGRITY OF GOVERNMENT AT ALL JURISDICTIONAL LEVELS, AS WELL AS TO THE ENSURED SUCCESSFUL REDEVELOPMENT AND REVITALIZATION OF THE DOWNTOWN CITY OF LAS VEGAS, NEVADA, AND (NOT INCIDENTALLY), TO THE POSITIVE POTENTIAL AND ENDURING SUCCESS OF THE LAS VEGAS CENTENNIAL CELEBRATION (2005), ~ AND (SOLELY THEREAS) PROPERLY EARNS THE RESPECT, ADMIRATION AND SINCERE APPRECIATION OF ALL MEMBERS OF THE PUBLIC.

A DETAILED SUPPLEMENT TO MY LETTER DATED 2 AUG. WILL BE SUBMITTED TO THE OFFICE OF THE CITY CLERK WITHIN THE NEXT FEW DAYS.

THE VERBATIM TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MINUTES OF TODAY'S MEETING IN COMPLIANCE WITH NRS 241, THE NEVADA OPEN MEETING LAW. ~ (SUBMITTED) ~ ... AND NOW, IF YOU'LL PLEASE SING: "HAPPY BIRTHDAY" !! TO ME, AT YOUR SOLE DISCRETION, I'LL LEAVE QUIETLY AND ABSENT MYSELF FOR THE REMAINDER OF TODAY'S MEETING.

THANK YOU.

Submitted at Redevelopment Agency

Date

8/4/04

Item

Citizen
Participation

TOM MCGOWAN
720 So. CASINO CENTER BLDG., #5
LAS VEGAS, NEVADA 89101
(702) 382-2422

JO WILLIAMS, RECORDS DIV.
OFFICE OF THE CITY CLERK
CITY HALL, MAIN FLOOR
400 STEWART AVE.
LAS VEGAS, NEVADA 89101-2986
(702) 229-6083

IN RE: LETTER OF RESPONSE (dtd. 21 JULY, 2005), BY CENT. EXEC. DIR. STACY ALLSBROOK,
TO MY LETTER OF WITHDRAWAL AND REQUEST (dtd. 9 JULY, 2004) SUBMITTED TO YOUR
ATTENTION IN THE OFFICE OF THE CITY CLERK, MS. RONNIE ROEMER, DIR.

MONDAY 2 AUGUST, 2004

Submitted at Redevelopment Agency

Date 8/4/04 item Citizen Indignation

DEAR MS. WILLIAMS:

I AM IN RECEIPT OF (AND I THANK YOU FOR) YOUR MEMORANDUM (dtd. 30 JULY, 2004) AND
YOUR ENCLOSED LETTER OF RESPONSE (dtd. 21 JULY, 2005) TO YOUR OFFICE FROM
CENTENNIAL EXECUTIVE DIRECTOR STACY ALLSBROOK, AND THEREAS, I DULY NOTE: ~

1. MS. ALLSBROOK'S LETTER WAS NOT DELIVERED BY CERTIFIED MAIL; AND: ~
 - (A) WAS NOT ENCLOSED IN AN OFFICIAL CENTENNIAL OFFICE ENVELOPE ADDRESSED TO
EITHER YOUR OFFICE AND/OR TO ME;
 - (B) WAS NOT TYPED ON OFFICIAL CENTENNIAL OFFICE STATIONERY;
 - (C) DID NOT CONSIST OF OR INCLUDE AN OFFICIAL COVER LETTER OF TRANSMITTAL TO EITHER
YOUR OFFICE AND/OR TO ME;
 - (D) DID NOT INCLUDE A PROFESSIONAL OR OFFICIAL BUSINESS-LIKE SALUTATION RESPECTIVE
OF EITHER YOU, YOUR OFFICE AND/OR ME;
 - (E) DID NOT INCLUDE THE RETURN OF THE ENTIRETY OF MY PRIVATE PROPERTY AND ALL
CENTENNIAL OFFICE, ET AL, COPIES THEREOF; BUT INSTEAD REFLECTED NO
INTENTION TO HONOR MY REQUEST AS SPECIFIED IN MY LETTER DATED 9 JULY, 2004;
 - AND: (F) DID NOT INCLUDE THE OFFICIAL SIGNATURE(S) OF EITHER CENT. EXEC. DIR. ALLSBROOK,
OR ANY OTHER AUTHORIZED SIGNATORIES ASSIGNED TO THE OFFICE OF THE
CENTENNIAL EXECUTIVE DIRECTOR.

(TM, CONT'D)

NEVERTHELESS, THE CITY CLERK, MS. RONNIE RONEMUS, DIR., YOURSELF AND ALL STAFFERS AND IN THE OFFICE OF THE CITY CLERK, DISCHARGED YOUR OFFICIAL DUTIES AND RESPONSIBILITIES IN A TIMELY, RESPONSIBLE, PROFESSIONAL, AND EFFICIENT AND EFFECTIVE MANNER, AND I SINCERELY THANK YOU FOR YOUR SUPERLATIVE AND EXEMPLARY EFFORTS IN SERVICE TO THE PUBLIC INTEREST AND AS RESPONSIVE TO MY HEREN SUBJECT REQUEST, ~ ALTHOUGH YOUR EFFORTS WERE IMPEDED BY THE INTENTIONAL LACK OF COOPERATION, ON THE PART OF CENTENNIAL EXECUTIVE DIRECTOR ALLSBROOK, WITH MY LETTER OF REQUEST.

ORDINARILY, I WHOLEHEARTEDLY CONCUR WITH LAWFULLY ESTABLISHED OFFICIAL POLICIES AND PROCEDURES WHEREBY PUBLIC PERTINENT RECORDS MANDATORILY MUST AND PROPERLY SHOULD BE SECURELY MAINTAINED WITHIN THE OFFICIAL FILES; HOWEVER, AND AS I INITIALLY EXPLAINED TO YOUR OFFICE, ~ MY LETTER OF WITHDRAWAL AND REQUEST FOR THE RETURN OF MY PROPOSAL'S PROPERTY AND ALL COPIES THEREOF WAS AND REMAINS BASED ON THE DOCUMENTARIAL FACT THEY WERE MIS-HANDLED AND WERE NOT UTILIZED PURSUANT TO AND CONSISTENT WITH THE THEREIN SPECIFIED AS SOLELY AND EXPRESSLY INTENDED PURPOSE.

I FURTHER NOTE THAT, ~ CONSISTENT WITH YOUR REFERENCE TO THE FACT THAT CITY CLERK, DIR. RONNIE RONEMUS PROPERLY SUBMITTED QUERIES TO AND SOLICITED ASSISTIVE LEGAL COUNSEL FROM CITY ATTORNEY BRADFORD JERBIC, ~ CITY ATTORNEY JERBIC RESPONDED TO CITY CLERK RONEMUS BY STATING (IN CONTEXT): ~ "OKAY, GO AHEAD.", AND AUTHORIZED THE OFFICE OF THE CITY CLERK TO HONOR AND PROCESS MY LETTER OF REQUEST DATED 9 JULY, 2004.

HOWEVER (AND NOT SURPRISINGLY), CENT. EX. DIR. ALLSBROOK APPARENTLY CHOOSES TO REMAIN DEFIANT OF BOTH THE LEGAL ADVISORY OPINION OF CITY ATTORNEY JERBIC AND THE COMMENSURATE POWER AND AUTHORITY OF THE OFFICE OF THE CITY CLERK TO DISCHARGE ITS DUTIES AND RESPONSIBILITIES RESPECTIVE OF MY LETTER OF REQUEST.

AGAIN, THANKS FOR YOUR COMMENDABLE EFFORTS AND, IN PARTICULAR, FOR YOUR MEMORANDUM AND ENCLOSURE OF THE LETTER OF RESPONSE TO YOUR OFFICE (DATED 21 JULY, 2005) FROM CENT. EXEC. DIR.

STACEY ALLSBROOK, (PERHAPS CHARACTERISTICALLY) EXHIBITIVE OF THE EXTRAORDINARY RANGE AND CAPACITY OF CENT. EX. DIR. ALLSBROOK FOR DISINGENUOUS MIS-STATEMENTS, ARBITRARY PRESUMPTIONS, UNPROFESSIONAL ERRATA, AND QUESTIONABLE OFFICIAL ACTS AND OMISSIONS, INCLUDING NON-DISCLOSURE OF PUBLIC PERTINENT CENTENNIAL INFORMATION, WHICH, IN SUCH AND SUCH (AND PERHAPS IRONICALLY) COULD NOT HAVE EITHER VOLUNTARILY OR AS READILY

(TM, cont'd)

ACCORDINGLY (AND UNDERSTANDABLY), ~ ABOUT TIMELY, VOLUNTARY AND UNEQUIVOCAL COMPLIANCE BY CANT. EXEC DIR. ALLSROOK AND HER IMMEDIATE SUPERIOR, CANTWIN VICE-PRESIDENT AND DEPUTY CITY MANAGER ELIZABETH N. ("BETSY") FRETWELL, WITH THE LETTER, SPIRIT, PURPOSE AND INTENT OF (AND UNAMBIGUOUSLY SPECIFIED AND DELINEATED IN) MY LETTER OF WITHDRAWAL AND REQUEST FOR THE RETURN OF THE ENTIRETY OF MY PROPOSALS PROPERLY AND ALL COPIES THEREOF, SUBMITTED TO YOUR OFFICE AND DATED 9 JULY, 2004, ~ THE HEREIN SUBJECT MATTER, IN THE FORM OF A COMPLAINT OF MULTIPLE VIOLATIONS OF BOTH CONSTITUTIONAL AND STATUTORY LAW, WILL BE FILED WITH THE OFFICE OF THE ATTORNEY GENERAL OF THE STATE OF NEVADA, PURSUANT TO A FULL INVESTIGATION AND, AS APPROPRIATE, PROSECUTION AND LAWFUL ADJUDICATION IN ACCORDANCE WITH DUE PROCESS, AND IN THE GENUINE BEST INTEREST OF ALL RESIDENTS AND PUBLIC EMPLOYEES OF THE CITY OF LAS VEGAS AND THE STATE OF NEVADA, INCLUSIVELY.

SINCERELY,

TOM MCGOWAN

P.S.: ~ A MORE PERTINENT COMPREHENSIVE AND INCISIVE SUPPLEMENT WILL BE SUBMITTED TO YOUR OFFICE WITHIN A FEW DAYS, ASSISTIVE TO A CLOSER UNDERSTANDING, BY YOUR OFFICE AND THE OFFICE OF CITY ATTORNEY JERDIC, OF THE FACTUAL, LEGAL AND REASONING BASIS FOR MY LETTER OF WITHDRAWAL AND REQUEST DATED 9 JULY, 2004;

AND: ~ THE ISSUE OF THE DISPOSITION OF THE (NOT 'ONE' (1), BUT) TWO (2) CENTENNIAL PROPOSALS AND GRANT APPLICATIONS I SUBMITTED FOR AND IN COLLABORATION WITH (NOT 'ONE' (1), BUT) TWO (2), AND POTENTIALLY MORE 501(C)(3) ORGANIZATIONS CAN AND MAY BE DISCUSSED WITH DEP. CITY MANAGER AND CANTWIN VICE-PRESIDENT ELIZABETH N. ("BETSY") FRETWELL, AT HER SOLE DISCRETION AND EARLIEST CONVENIENCE, IN THE BEST INTEREST OF ALL THEREIN PERTINENT PERSONS AND ENTITIES, RESPECTIVELY AND INCLUSIVELY.

TM

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 4 2004

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

MINUTES:

TOM McGOWAN, Las Vegas resident, submitted his written comments regarding a three-page letter he submitted. Copies of both documents are made a part of these minutes.

The manager of the JT Mini Market appeared with his wife and complained about the lack of cooperation he has received from COUNCILMAN WEEKLY'S office regarding his petition to be able to sell beer and wine. He has had no problems with the Las Vegas Metropolitan Police Department and has a good relationship with the community, yet he is being denied the ability to sell beer and wine, which is greatly hindering his business.

RITA BANKHEAD appeared in support of JT Mini Market, stating that they are very good business owners and run their store like a family store. The manager is very accommodating to the surrounding residents. She would really like his business to succeed.

Before bringing up his issue with Marble Manor, JERRY NEAL, Marble Manor resident, expressed his support of JT Mini Market, stating that the store is good for the neighborhood. The manager runs a clean business and has a good attitude toward the community. MR. NEAL then complained about the Housing Authority trying to destroy Marble Manor. He believes that the Resident Council of Marble Manor is stealing money. He urged the Council's assistance in getting the Resident Council back on track.

BEATRICE TURNER, West Las Vegas resident, expressed her support for the sale of beer and wine at JT Mini Market, stating that the manager runs a clean operation. If a person does good business with the community, he/she should receive the support, respect, and assistance of the Council, especially when there are so many other businesses within the West Las Vegas community that have no respect for the customers.

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF AUGUST 4, 2004
Citizens Participation

MINUTES – Continued:

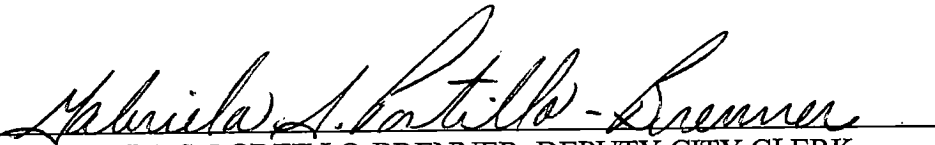
DOROTHY BARNES said that the Las Vegas community needs spiritual healing. She indicated that she would be marching in a demonstration at Nellis Air Force.

(11:58 – 12:13)

2-3323/2-1

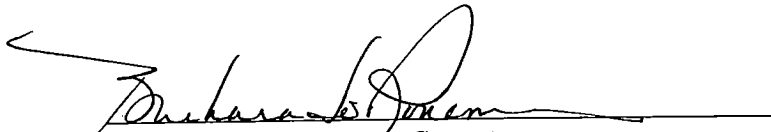
THE MEETING ADJOURNED AT 12:13 P.M.

Respectfully submitted:



GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

October 18, 2004


Barbara Jo Ronemus, Secretary