

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

# MINUTES

Meeting of  
OCTOBER 6, 2004  
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 10:30 A.M.  
Adjourned: 10:58 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

☒ ☐ ☐

MEMBER STEVE WOLFSON

☒ ☐ ☐

DOUG SELBY, EXECUTIVE DIRECTOR

☒ ☐ ☐

VAL STEED, CHIEF DEPUTY CITY ATTORNEY

☒ ☐ ☐

BARBARA JO RONEMUS, SECRETARY

☒ ☐ ☐

APPROVED BY REFERENCE: January 5, 2005

ATTEST:

SECRETARY

CHAIRMAN

3/✓

# 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, OCTOBER 6, 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](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- 1. APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF JULY 7, 2004 AND JULY 21, 2004
- 2. REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND 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 S. 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 **30th** day of **September, 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 **6th day of October, 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**

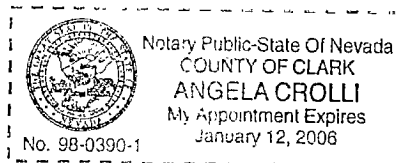
**DEPARTMENT**

Subscribed and sworn to before me this

1<sup>st</sup> day of October, 2004

*Angela Crolli*

NOTARY PUBLIC in and for said County and State





**REDEVELOPMENT AGENCY AGENDA**  
**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004**

**- CALL TO ORDER**

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:30 A.M.

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

ALSO PRESENT: DOUG SELBY, Executive Director, VAL STEED, Chief Deputy City Attorney, and BARBARA JO RONEMUS, Secretary

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

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

(10:30)

1-3301

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

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

**Fiscal Impact:**

☒ **No Impact**

**Amount:**

☐ **Budget Funds Available**

**Dept./Division:**

☐ **Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE - APPROVED by Reference - UNANIMOUS**

**MINUTES:**

There was no discussion.

(10:30)

1-3311

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004**

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

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

**Fiscal Impact:**

|                                                        |                        |
|--------------------------------------------------------|------------------------|
| <input checked="" type="checkbox"/> <b>No Impact</b>   | <b>Amount:</b>         |
| <input type="checkbox"/> <b>Budget Funds Available</b> | <b>Dept./Division:</b> |
| <input type="checkbox"/> <b>Augmentation Required</b>  | <b>Funding Source:</b> |

**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:**

Accept report.

**BACKUP DOCUMENTATION:**

1. Submitted after meeting: hardcopy of scripted PowerPoint
2. Submitted after meeting: copy of written comments of Tom McGowan

**MOTION:**

**REESE - ACCEPTED the Report - UNANIMOUS**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, used a scripted PowerPoint presentation, a copy of which is made a part of these minutes, to give the Agency members an update on the status of various projects throughout the redevelopment area.

Regarding the Edmond Town Center project, MR. ADAMS indicated that yesterday was the deadline for submittal of evidence of closure of construction financing. A staff member was sent to the site the previous day and early that morning to take photos of the progress on the site. If the extended deadlines are not met, the developer will be in default. MEMBER WEEKLY indicated that he visited the site the previous week and that morning and also took photos and the site looked the same. He opined that MR. ADAMS should have his hands wrapped around this matter. This developer has been very disrespectful and unfair to the surrounding community by not holding regular neighborhood meetings to keep the residents informed of the status of the project. He felt that nobody cares anyway because this involves a community that is not respected. He stressed that he has no problem with JOHN EDMOND, but, if the financing is in place, why is no progress being made?

Development on Site Parcel B was the vision of former Councilman Frank Hawkins, who was not able to bring it to fruition. The site has been part of redistricting several times and various Councilmembers have dealt with the vision of former Councilman Hawkins. A major supermarket will never be built on this site because the planned Wal-Mart in the area will destroy it. MR. ADAMS assured MEMBER WEEKLY that the evidence would be reviewed, and then a decision would be made accordingly. If the developer fails to comply with the conditions of the extension, they will be in default and the agreement

**REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004**

**MINUTES - Continued:**  
will be terminated.

ISAAC HENDERSON agreed with the comments of MEMBER WEEKLY about Parcel B. He supported closing escrow on the FBI building. He then indicated that the minimum wage should be increased for the laborers so that some of the projects could get done. He commended the Agency members on the fine job they are doing.

TOM McGOWAN, Las Vegas resident, asked how many of the residential units have been pre-leased, how many of the units have been designated for affordable housing, and how many of those residents would be walking throughout the downtown area. He then asked when the City intends to restore mass transit to the downtown residents.

○ DAN CONTRERAS, Bonanza Village resident, questioned the status of the studio project. CHAIRMAN GOODMAN indicated that it is no longer going forward.

MEMBER MACK commended the City Clerk on the new e-Agenda and said he is quite proud of it.  
(10:30 - 10:51)  
1-3327

○

Las Vegas Redevelopment Agency  
Office of Business Development  
Monthly Update on  
Contract Projects

October 6, 2004

Good morning City Council. This is our continuing update on the status of redevelopment projects under contract. Today, we will also discuss some private mixed-use residential development projects now in the pipeline for Downtown Las Vegas. As of this week, we count about 8,500 dwelling units that have already been approved by Planning Commission and City Council or that are currently pending review over the next several weeks. Beyond these projects, we count another 10,000 projects currently in the pipeline for the next 3-5 years within the downtown core districts.

RA Mtg.  
10/6/04 #2

## Commercial "VIP" Program Targeted Redevelopment Corridors

ORBD Presenting revised plan on October 20  
RDA meeting

Budget allocation of \$1 million

Interest in the program has been strong

Award grant capped at \$50,000 per project

Requiring 1:1 private match in target areas

Requiring 2:1 match in remainder of RDA  
Plan Area

**At a recent Redevelopment Agency Board meeting 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. Every week we are getting a few calls about this exciting new program, and will likely have several applications for your consideration in the next couple of months.**



We issued a Request for Proposals in May with a submittal deadline of July. Staff received three development proposals for this site. The selection committee met August 19 to present evaluations and select a developer. The committee selected one development team for further discussions, and have asked the team to formalize their partnership agreement and corporate structure. We are currently working out the possible terms of an exclusive negotiating agreement with the developer, and hope to have a recommendation of developer for your ratification and an ENA for approval in the near future.



**ADD NEW CONSTRUCTION PHOTO OF MAT  
FOUNDATION**

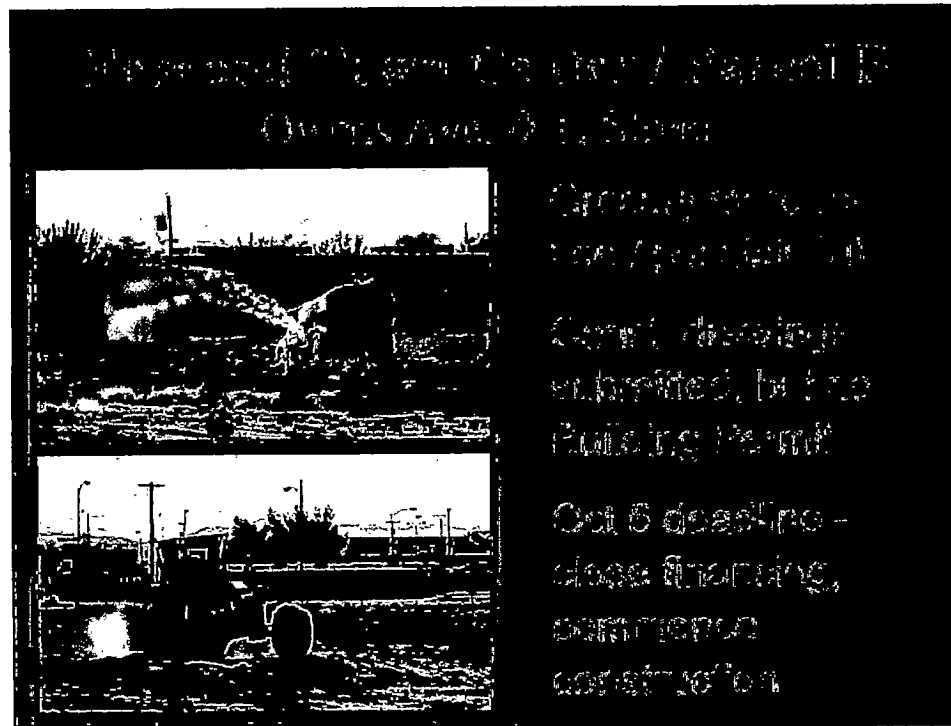
**Foundations are currently be readied for concrete later this  
week.**



#### **ADD RENDERING OF PROJECT FROM MARK HOUSE**

At CityMark's request an extension to the ENA was granted to permit them sufficient time to refine their design for their proposed mixed-use loft/condominium development. CityMark has taken the opportunity to customize their design for our Third and Bonneville site. It appears that their first Las Vegas project will surpass their first four San Diego projects in complexity and quality of urban environment.

Staff has been working diligently with CityMark and their attorneys, and we look forward to bringing the final DDA to you for approval at your next meeting.

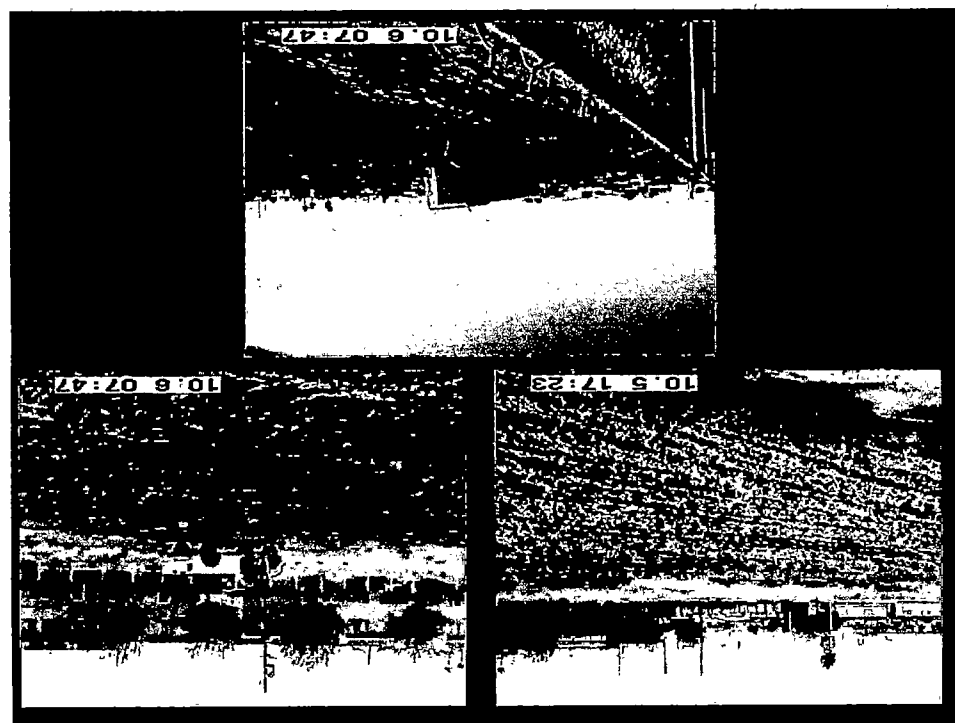


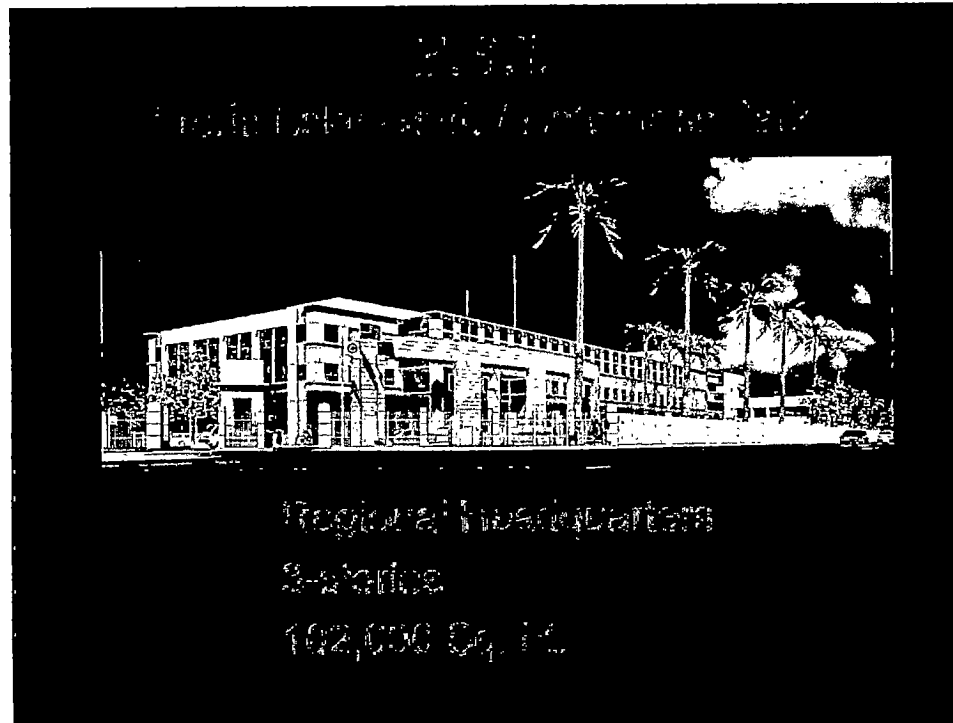
•These photos were taken last Monday and Tuesday.

•Developer's contractor pulled a City grading permit and renewed its Clark County dust permit. A water truck was preparing soil for grading on 10/4, and grading for site preparation resumed on 10/5.

The Developer's lender, CK Hudson, funded the construction loan as evidenced by a deed of trust recorded against the site. The deadline to resume construction, as evidenced by "initial pouring of slab (foundation) on grade" is 10/5/04.

•We understand that the architect submitted revised plans on Monday, but that issuance of a Building Permit is not imminent. Therefore, no construction





- Escrow has been closed on the new FBI Regional Headquarters.
- Site Plans have been approved
- Drainage study has been completed and approved.
- Project will break ground this fall.
- Fully occupied by early 2006.

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



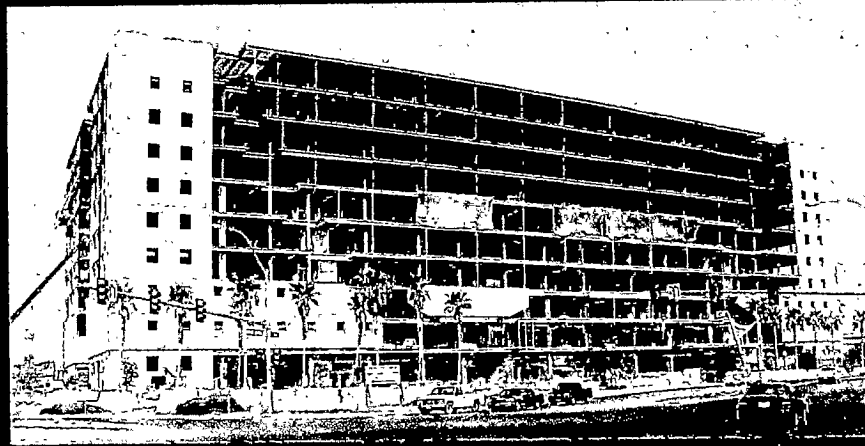
**Drainage study approved**

**Architectural plans Approved**

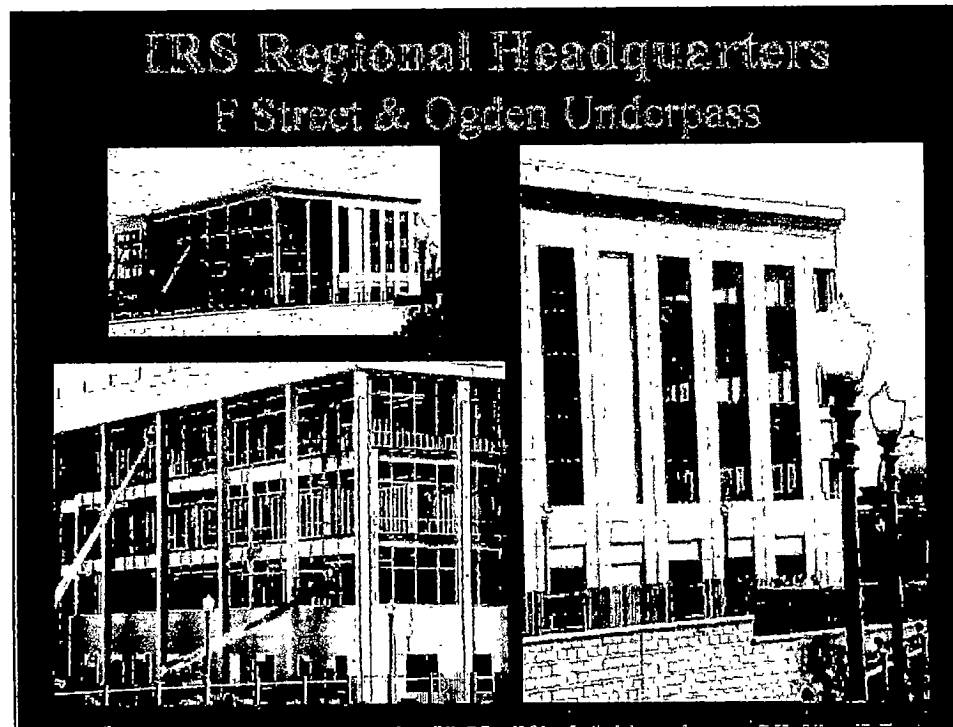
**Civil Plans submitted to Land Development**

**Another project making progress towards construction is RLT Corporation's 14,000 SF corporate office and job training center in Enterprise Park. The Drainage study is approved, architectural plans have been approved and civil plans were submitted to Land Development on August 25. We are awaiting resolution of certain issues such as coordination with the proposed widening of MLK. Staff anticipates that the project will begin construction this fall.**

## World Market Center NWC Grand Central Parkway & Bonneville



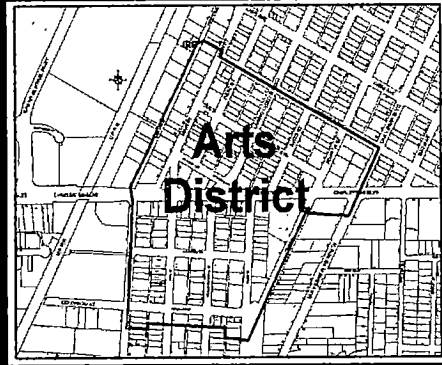
- Picture speaks for itself
- Construction on schedule
- 1.3 million sf building opening for July 18, 2005 convention
- Permits submitted for 400K sf tent



Construction is proceeding very rapidly on the IRS project. Interior partition framing is underway 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.



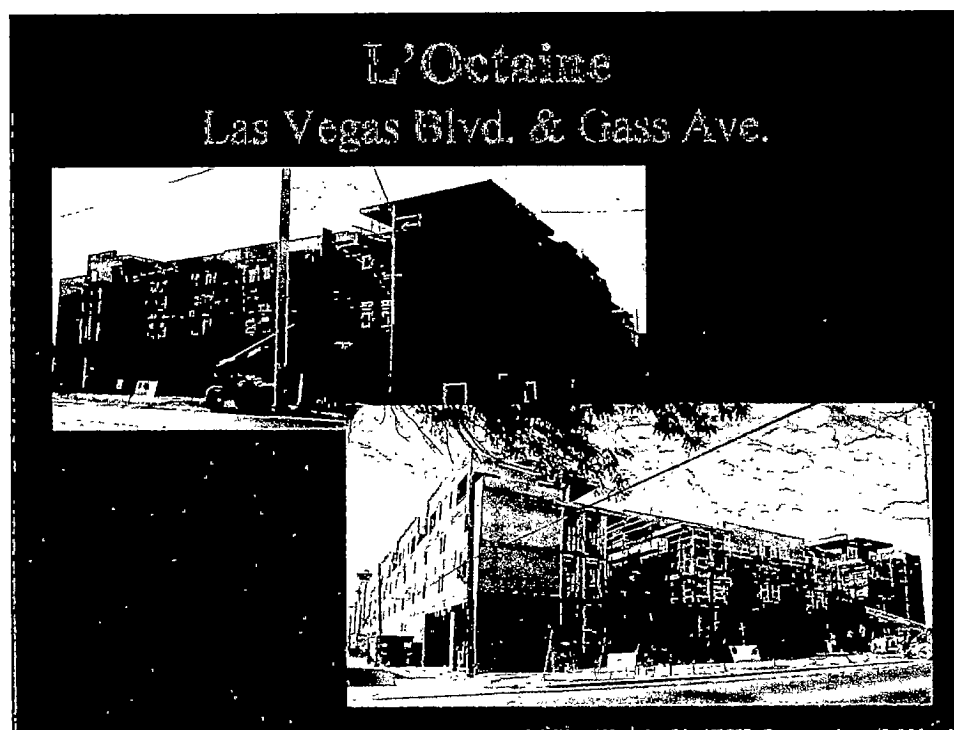
Board set up for  
NMTC application

City has seats on  
new board

Details of art  
project being  
worked out

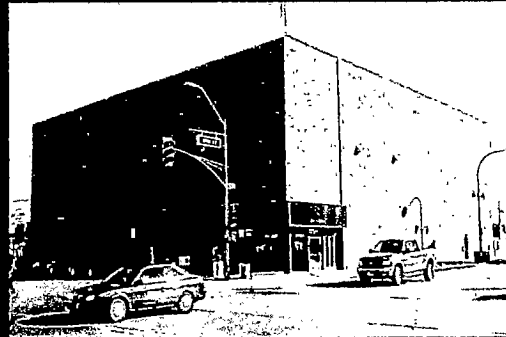
Agam to present  
maquette soon

The City and Arts District are exploring partnerships with potential banking partners to further the success of the district. The City offered 3 officials to serve on the board of the Arts District Development Corporation, which will become the not-for-profit arm of the Community Development Entity that will apply for new markets tax credits.



**Stucco is being applied to the Las Vegas Blvd. facade. This four story residential building complex has really taken shape over the past few months. The project is on schedule to be complete by the Spring of 2005.**

**601 East Fremont  
East Fremont Entertainment District**



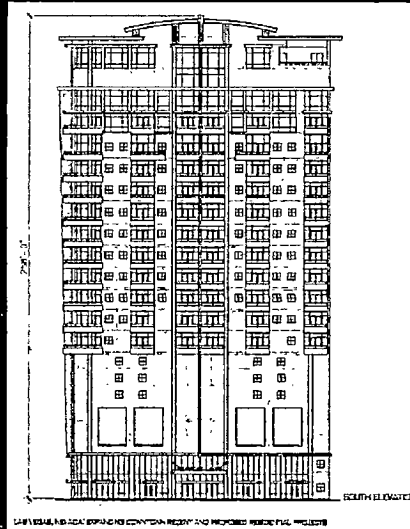
**2-3 perspective developer / buyers for site**

**Developers encouraged to construct  
residential on surface lot as phase two**

**Staff continues to attract new players to this project, especially groups who could construct their project in the next 12-18 months before the Entertainment District Ordinance sunsets or has to be renewed (October 2, 2005).**

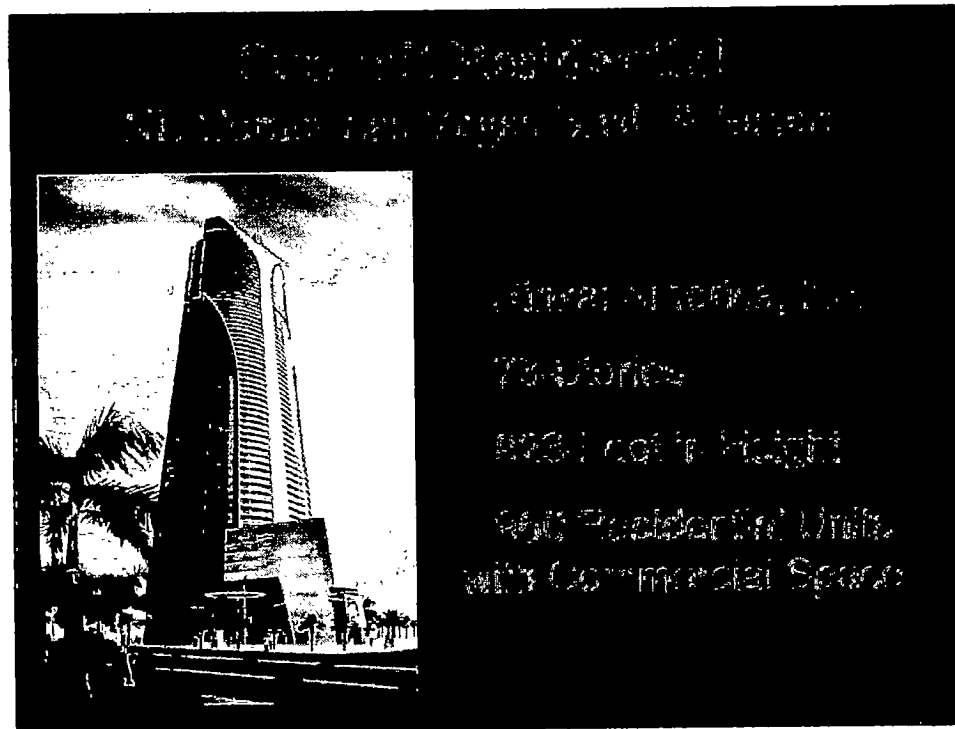
**We are currently in serious discussions with a couple development teams, and hope to bring one of them forward to you in the the very near future.**

Newport Lofts  
821 S. Casino Ctr. Blvd.



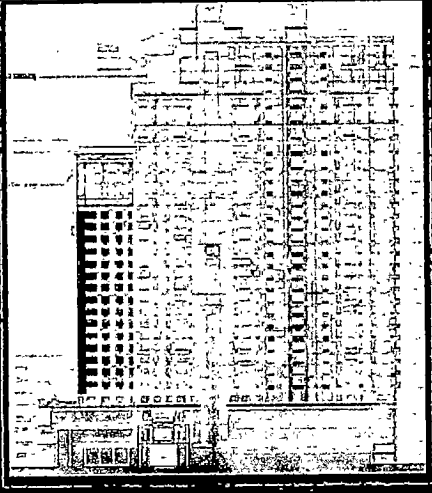
Cherry Development  
22-Stories  
258-Feet in Height  
137 Residential Units  
10,500 SF  
Commercial Space

**Building Status** – Proposed. Approved by Planning Commission  
Sept 9 and going to City Council later this afternoon.



**Building Status** – Proposed. Is going to Planning Commission on October 7<sup>th</sup>. Going before City Council on November 3<sup>rd</sup>.

**Renaissance Towers**  
**Iron Horse & Grand Central Parkway**



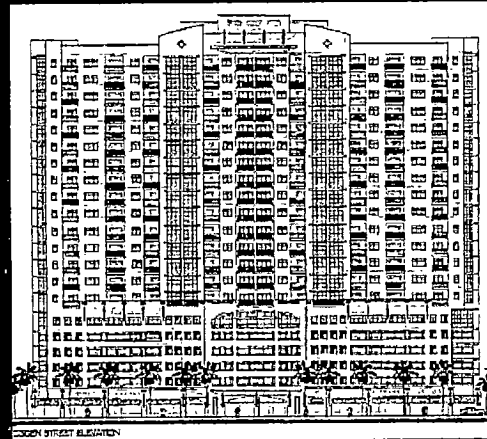
**Sandhurst  
Development**

- 31-Stories**
- 367-Fest in Height**
- 409 Residential  
Units**
- 29,810 SF  
Commercial Space**

**Building Status** – Going to Planning Commission on October 21<sup>st</sup>  
and City Council on November 17th.

# Streamline Condos

SE Corner Ogden & Las Vegas Blvd.



Streamline Tower,  
LLC

22-Stories

251 Residential  
Units

Ground-Floor  
Retail and Club  
Space

**Building Status** – Proposed. Going to Planning Commission on  
October 21<sup>st</sup>, and City Council on November 17th

Las Vegas Redevelopment Agency  
Office of Business Development

Monthly Update on  
Contract Projects

October 6, 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

(TMM/LAS CIVIL INTG 9A) WED. 6 OCT, '04 (CNCL. CHAIR) (CH: MARY C/CA)

CASINO REDEV. AREA

PUBLIC COMMENT

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

Item 2. TOM MCGOWAN. LAS VEGAS RESIDENT OF WARD 1, WITHIN THE REDEVELOPMENT AREA.

1. OF THE 8500 NEW RESIDENTIAL UNITS REFERENCED IN THE REPORT SUBMITTED BY THE DIRECTOR OF THE OFFICE OF BUSINESS DEVELOPMENT: -

(A) HOW MANY ARE CURRENTLY PRE-LEASED? WHAT'S THE SQUARE FOOTAGE AND RENT, PER UNIT?

(B) HOW MANY ARE DESIGNATED AS: 'AFFORDABLE HOUSING' FOR PERSONS ON LIMITED INCOMES?

AND: WHAT'S THE SQUARE FOOTAGE AND RENT, PER THOSE UNITS?

(C) HOW MANY OF THE NEW RESIDENTS WILL PATRONIZE THE BUSINESSES SITED IN THE DOWNTOWN CENTRAL BUSINESS DISTRICT? HOW IS THAT 'GUARANTEED', AND BY WHOM?

(D) HOW MANY OF THOSE NEW RESIDENTS WILL BE WALKING THROUGHOUT THE DOWNTOWN AREA?

(E) HOW WILL THAT INCREASED POPULATION DENSITY IMPACT THE NEED FOR INCREASED LAW ENFORCEMENT SERVICES PURSUANT TO THE PREVENTION, MITIGATION AND REMEDIATION OF VICE, CRIME, DRUG TRAFFICKING AND JAYWALKING, AS WELL AS INCREASED TRAFFIC CONGESTION THROUGHOUT THE CENTRAL DOWNTOWN AREA? AND: WHO WILL PAY FOR THE COST OF THOSE INCREASED LAW ENFORCEMENT SERVICES?

(F) WHEN DO YOU INTEND TO RESTORE PUBLIC MASS TRANSIT SERVICES TO S. CASINO CENTER BLVD. AND S. MAIN STREET, FROM CHARLESTON BLVD. TO STEWART AVE. AND THE DTC?, AND: WHY DID YOU TERMINATE THOSE PUBLIC-NECESSARY MASS TRANSIT SERVICES IN THE FIRST PLACE?

2. LET THE RECORD REFLECT: THE DIRECTOR OF THE OBD, THE MAYOR, AND THE MEMBERS OF THE CITY COUNCIL, INCLUDING THE TWO COUNCILMEN SEATED ON THE RTC, DID NOT RESPOND TO THE PUBLIC QUERY AND REQUEST FOR PUBLIC PERTINENT INFORMATION, AND: THE DIR. OF THE OBD DID NOT MAKE ANY COPIES OF THE REPORT AVAILABLE TO THE MEETING-ATTENDING PUBLIC PRIOR TO COUNCIL ACTION ON THE REPORT ITEM.

3. I REQUEST A COPY OF THE OBD DIRECTOR'S RDA REPORT BY TIMELY MAIL.

4. THE WRITTEN 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.

(TM/CROA)

Citizen's Participation:-

.. <(1 min)>..

• Tom McGowan. LAS VEGAS RESIDENT.

COMMUNITY REDEVELOPMENT IS ALWAYS A COMMENDABLE INITIATIVE. HOWEVER, - IT'S NOT A 'HOBBY', NOR AN EXERCISE IN ARBITRARY EXPERIMENTATION, AND IT SHOULD NOT BE SUBJECTED TO POLITICAL EXPEDIENCY, OPPORTUNISTIC EXPLOITATION OR PERSONAL SELF-AGGRANDISEMENT.

IT'S A PROFOUND CIVIC AND SOCIO-ECONOMIC RESPONSIBILITY THAT REQUIRES SUPERIOR QUALITY VISION, COHERENT MASTER PLANNING AND COMPREHENSIVE INTEGRALIZATION, IN ORDER TO OBTAIN AS AN ENSURED EFFECTIVE 'HOLISTIC' PROCESS DYNAMICALLY EVOLVING OVER THE NEAR, INTERMEDIATE AND FAR TERM CONTINUUM, AND THENCE OF BENEFIT TO ALL LOCAL RESIDENTS CITY-WIDE, INCLUSIVELY.

IN CONTRAST, YOUR CURRENT REDEVELOPMENT EFFORTS ARE A FLAWED, DEFICIENT AND DEFECTIVE 'PATCH-WORK' QUILT OF RESPECTIVELY 'LIMITED INCREMENTAL PROJECTS' OVER A LIMITED FINITE TERM, WHICH CAUSES SOCIO-ECONOMIC DISRUPTION, RE-LOCATION AND LOSS-INCLUSION OVER THE 3 TO 5 YEARS TERM OF TRANSITION, EXTENDING FROM INCEPTION THROUGH COMPLETION, AND PHASALLY WELL-BEYOND.

THE OFFICIAL 'YOU', INCLUSIVELY, ARE RESPONSIBLE FOR THOSE IMPACTIVE CONSEQUENCES AFFECTING THE LOCAL PUBLIC AND PRIVATE SECTORS ALIKE. AND YOU WILL BE MADE TO STAND ACCOUNTABLE, RESPONSIBLE AND LIABLE FOR YOUR OFFICIAL ACTS AND OMISSIONS THAT ADVERSELY IMPACT ALL LOCAL RESIDENTS OF THE CITY OF LAS VEGAS, NEVADA.

THE WRITTEN 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.

(30)  
10,

THANK YOU.

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 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, said that redevelopment is always commendable, but requires a comprehensive master plan. He asked who will patronize the planned downtown businesses during the three- to five-year period the "high-rise city" is being constructed. How will the City explain any losses to the downtown business owners and operators? He noted that overseeing the City is not a hobby and the entire Agency members are responsible for its success. (Note: Mr. McGowan submitted his written comments subsequent to the meeting.)

DAN CONTRERAS, Bonanza Village resident, asked where the non-refundable money from the Edmond Town Center project would go now that the project is dead. The City is working on developing residential units in the downtown area, but what about West Las Vegas? He indicated that he is tired of all the boarded up buildings in West Las Vegas. Research on the ordinance that will handle all these problems has to stop. Code enforcers were sent to California to review their ordinances regarding abandoned buildings and the City still cannot put any teeth into its ordinance. The City of Las Vegas needs to level the playing field for development in West Las Vegas. The perception of West Las Vegas is terrible and that is why developers do not want to spend a dime there. He opined that the preachers in West Las Vegas are racist and do not practice what they preach. The quality of life in West Las Vegas is not going to change until the City does something about it. CHAIRMAN GOODMAN agreed with the comments of MR. CONTRERAS regarding the boarded up buildings and said that he would like to tear them all down.

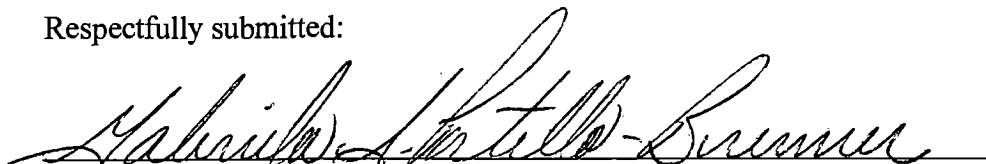
COUNCILMAN WEEKLY expressed his condolences to the family of PASTOR J. L. HORN, who recently passed away.

(10:51 - 10:58)

2-487

THE MEETING ADJOURNED AT 10:58 A.M.

Respectfully submitted:



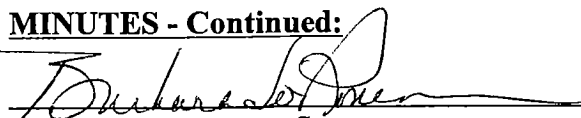
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

October 13, 2004

# City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004

MINUTES - Continued:

  
Barbara Jo Ronemus, Secretary