

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

MINUTES

Meeting of
DECEMBER 1, 2004
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 12:36 P.M.
Adjourned: 12:54 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	☒	☐	☐
STEVE HOUCHENS, ACTING EXECUTIVE DIRECTOR	☒	☐	☐
BRADFORD R. JERBIC, CITY ATTORNEY	☒	☐	☐
BARBARA JO RONEMUS, SECRETARY	☒	☐	☐

APPROVED BY REFERENCE: February 16, 2005

ATTEST:

SECRETARY

CHAIRMAN

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, DECEMBER 1, 2004
9:00 A.M.

(Following Morning Session of the City Council Meeting)

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- 1. APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 15, 2004
- 2. REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - 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

(Mailing required under the provisions of NRS Chapter 241)

Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **23rd** day of **November, 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 **1st day of December, 2004**, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

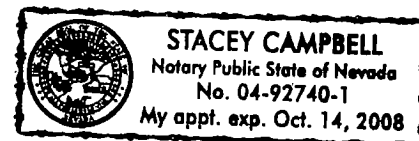
Paula Clark

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

24TH day of November, 2004

Stacey Campbell
NOTARY PUBLIC in and for said County and State



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Paula Clark and Sharisse Yarborough, employees of the City of Las Vegas, Nevada being first duly sworn, depose and say that on the **23rd day of November, 2004** at the hour of **4:00 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 **1st day of December, 2004**, at **9:00 A.M.**, Las Vegas, Nevada; to be posted on Public Bulletin Boards at the following locations:

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

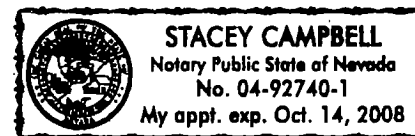
SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

24TH day of November, 2004

Stacey Campbell
NOTARY PUBLIC in and for said County and State



REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 1, 2004

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:36 P.M.

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

ALSO PRESENT: STEVE HOUCHENS, Acting Executive Director, BRADFORD JERBIC, 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

(12:36)

3-1090

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 1, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 15, 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.

(12:36)

3-1098

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 1, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ CONSENT ☒ DISCUSSION

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS
CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - 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, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

Submitted after meeting: hardcopy of scripted PowerPoint

MOTION:

REESE - ACCEPTED the report - UNANIMOUS with GOODMAN abstaining on the Bulldog site

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. He noted that there are a lot of projects proposed for downtown, but there seems to be a pattern emerging. There are approximately 1,500 units planned along the Las Vegas Boulevard and Fourth Street corridors. This clustering is very good, because it will create a neighborhood literally overnight.

MAYOR GOODMAN pointed out that LARRY HAUGSNESS, Director, Field Operations, informed him that the plans for the conversion of the historic Fifth Street School into a market place are moving along rapidly. MR. ADAMS added that staff followed up on some of the Mayor's suggested contacts, and staff is very optimistic that a small market will come to the location.

MAYOR GOODMAN asked if the idea of providing concierge service is unique to the City. MR. ADAMS replied that the project is unique to the City, and it will be a challenge to provide concierge services to the hundreds of businesses that will be moving in from other parts of the country. MAYOR GOODMAN said he hopes staff will provide the businesses with information about the types of residential that will be available in the downtown area and the 61 acres.

(12:36 - 12:48)

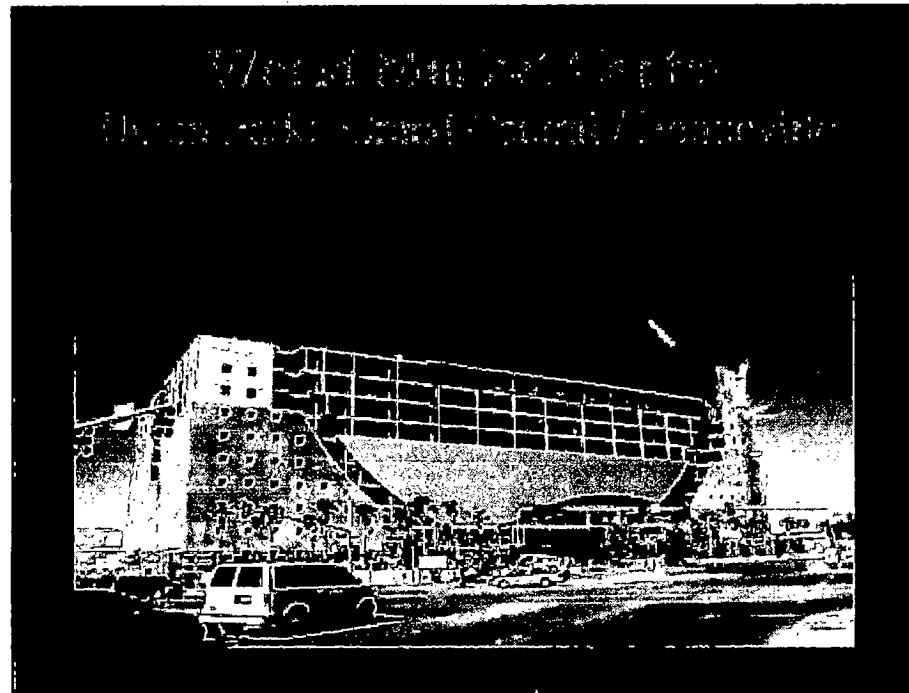
3-1104

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

December 1, 2004

**Good morning Redevelopment Board. This is our
continuing update on the status of redevelopment projects under
contract or in development with our Fast Track Team assistance.**

12/1/04 RA
mtg.
#2

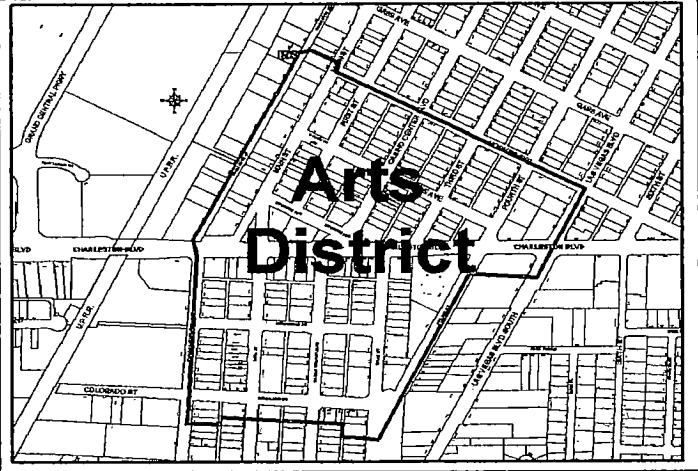


- Construction of World Market Center is ahead of schedule
- As Phase I comes to a completion Whiting turner is gearing up for Phase II
- Construction permits have been obtained for tenant improvements in individual showrooms on the first few floors; tenant work has already begun in these spaces
- WMC Concierge Program – OBD is developing a specialized program to assist World Market Center tenants in obtaining their necessary business licenses.
- Completion of the first building and tenant build-outs is expected by May 2005.
- 1.35 million sf building opening for July 25-29, 2005 convention
- WMC Phase II expansion 1.6 million sq. ft. now 85% pre-leased and to begin construction before July 2005



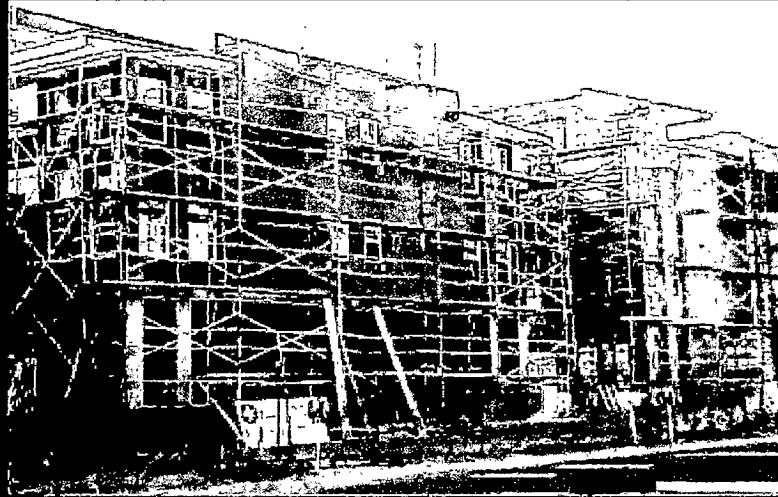
- (Nothing new to announce per Scott Carter until 12/15)
- Construction proceeding rapidly on the IRS project
- Interior partition framing is underway
- All utility rough-ins are completed
- Developer indicates building substantially complete by year-end
- IRS to move in in January and open to the public by late February 2005
- 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



- It was noted that this was the 1st Anniversary of the Arts District Task Force set-up at the request of Mayor Goodman.
- Jack Solomon on behalf of the Arts District Neighborhood Association Board thanked the city and city staff for their work on this task force and extended his personal appreciation.
- 11/24 – 2nd Letter sent to Mr. Solomon regarding site & sizing issues for AGAM sculpture.
- Coordinating Agam site issues with Public Works and Las Vegas Arts District Association
- Getting sculpture dimensions to coordinate with Right-of-Way, Nevada Power franchise agreement (setback from power lines)
- RDA Civic Visions contract paid
- Civic Visions has not submitted the application yet. The earliest a property owner could apply for the tax credit would be sometime after May, 2005.

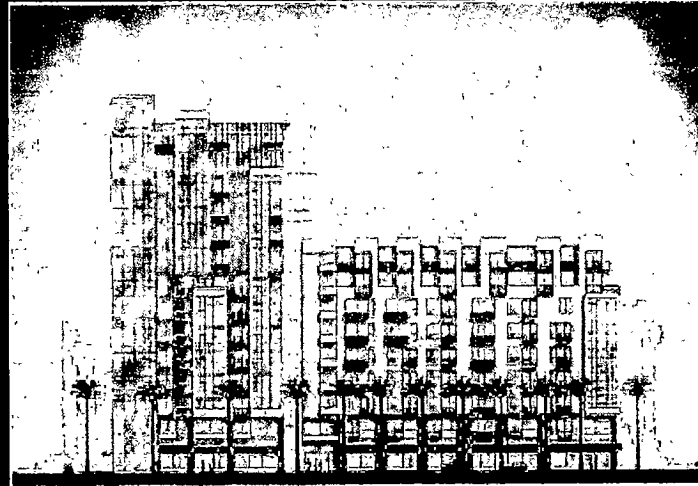
L'Octaine Apartments
Arts District: Las Vegas Blvd. / Gass



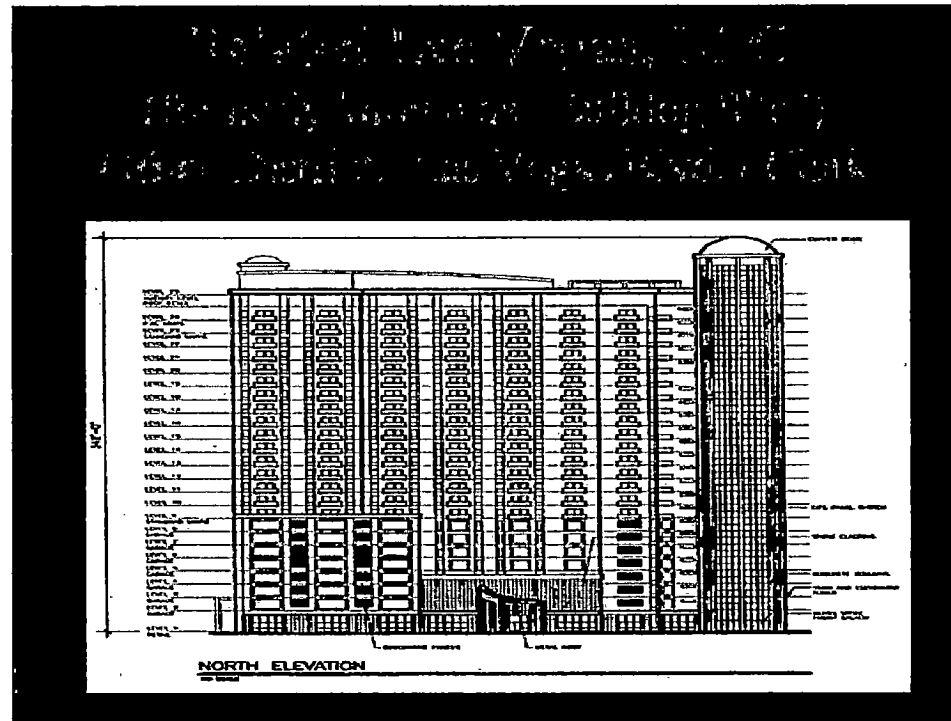
- 11/23 – Interior work progressing; stucco applied on Gass Facade
- Stucco is being applied to the Las Vegas Blvd. Façade
- 4-story residential building complex
- Project appears to be on schedule and should be completed by Spring of 2005
- 51-unit; multi-family

CityMark Mixed-Use Loft Condos

Office District: 4th / Bonneville



- Developer in 90-day due diligence period with projected escrow to close in July '05 (new)
- 460,000 SF total gross floor area
- Built in 2 Phases over 4 years
- DDA approved at last meeting and executed
- Escrow opened with Lawyers Title of Nevada.
- CityMark has already had a pre-application meeting with Planning & Development
- Escrow will close no later then July 2005
- Demolition and preparation for construction will be completed – July 2006
- 330 Residential units (220 units in Phase I, 110 units in Phase II)
- 13 Live/work (shopkeeper) units for sale at market rate
- 9,800 SF of Retail space at street level for lease
- 530 Parking spaces in structured parking



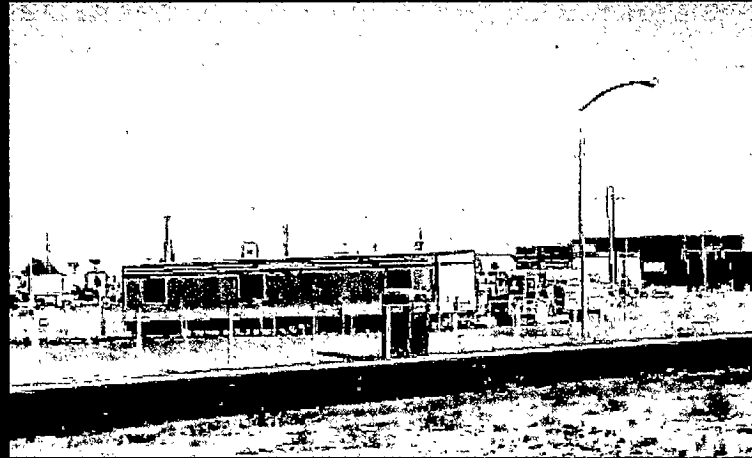
- Staff currently reviewing ENA
- ENA to be brought forward for RDA Board approval in the near future
- ENA will lead to a Disposition and Development Agreement in the weeks following completion of due diligence by both parties
- Cherry Development and the Related Group of Florida, selected by City Staff Selection Committee
- Team came to their partnership agreement and corporate structure
- Related to hold a 90% interest, and Cherry a 10% interest
- oPhysical Impact
- oOne 25-story tower designed for mixed use
- oRetail - 17,766 SF
- oResidential - 646,209 SF w/ common area
- Condo units - 248
- Parking stalls - 308



- Deadline to submit proposals was yesterday.
- Vegas Acquisition, Seven and Danny Little, Todd Marshall to submit proposals. Ambling not likely.
- OBD staff will evaluate proposals and initiate D&B's and background checks.
- Ordered new survey and reverse parcel map from Carter Burgess splitting parcel into 2 pieces.
- Project to focus on rehab. Of Parcel A, the old building for entertainment uses. After successfully opening multiple clubs in 601, the developer could take down the back parcel for dense urban mixed use development with lofts over club and retail space.
- Four potential groups could construct their project in the next 12-18 months before the Entertainment District Ordinance sunsets or has to be renewed on October 2, 2005.

Federal Bureau of Investigation

Enterprise Park: Stelia Lake/Lake Mead



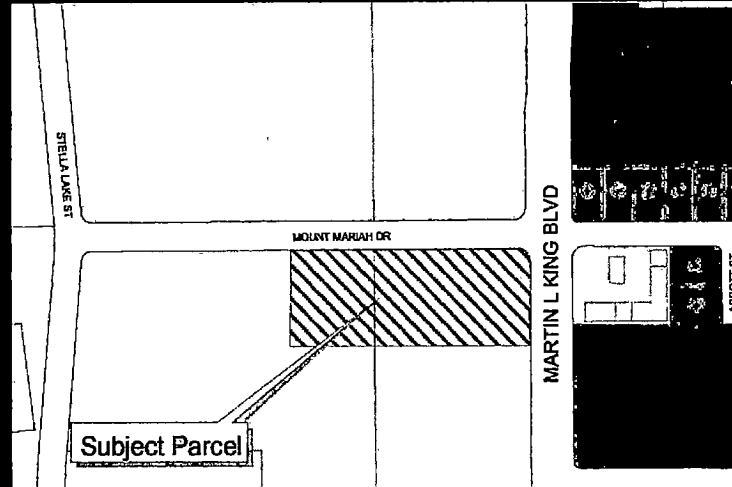
- As of 11/23, construction trailers on site and fence up
- FBI ordered space re-allocation due to security issues with the visitor entrance
- As a result, building permit to take another 30-45 days.
- However, FBI would like to obtain grading permit in the interim
- 12/2 will be the first construction meeting
- FBI Federal Regional Headquarters
- 3-stories, 102,000 Sq. Ft.
- Civil plans approved by Land Development
- Electrical plans approved on 8/4
- Architectural plans approved 10/20
- Structural plans and plumbing plans in design review – some issues - Developer working on Structural Inspection Agreement for project and working with Harwood Associates to resolve

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



- Civil engineer working on obtaining encroachment agreement to obtain offsite permits
- Building permit could be issued in 2-3 weeks
- Land Development, Plumbing, and Fire need sign-off
- Civils still need land development approval.
- Met with Fire, Westar and Integrity on 11/1 re: sprinklers
- Integrity submitted revised civils and encroachment agreement to Land Development.
- Site Plan approved, land conveyed
- All construction drawings approved by Building Dept.
- Fire Services needs to review civil plans once approved by
Land Development
- Drainage study approved
- Architectural plans approved

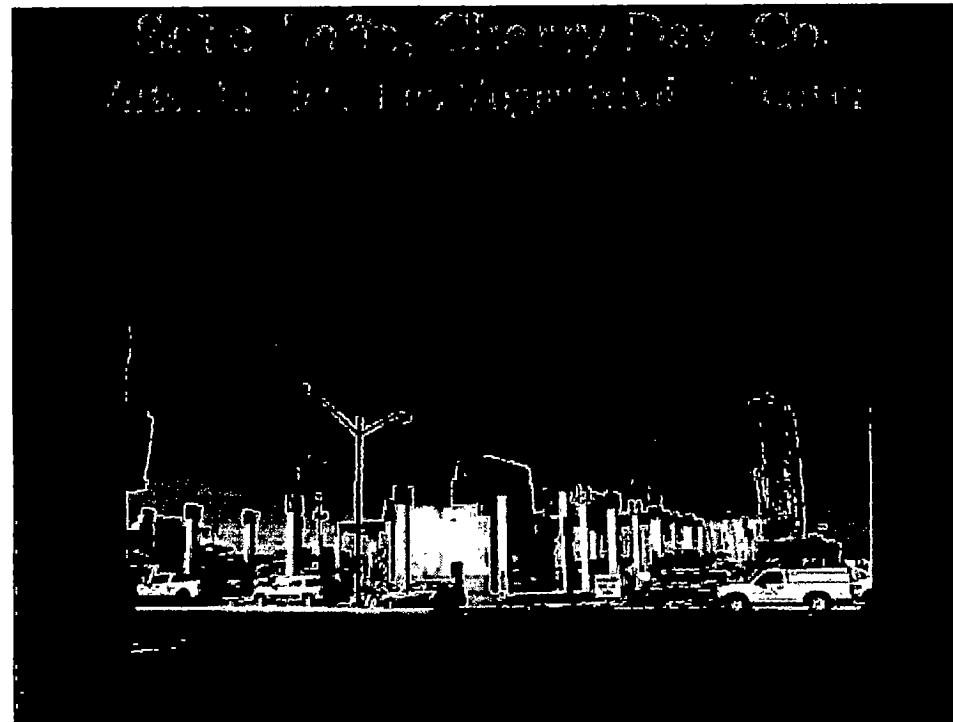
Urban Chamber of Commerce Enterprise Park: MLK / Mount Mariah



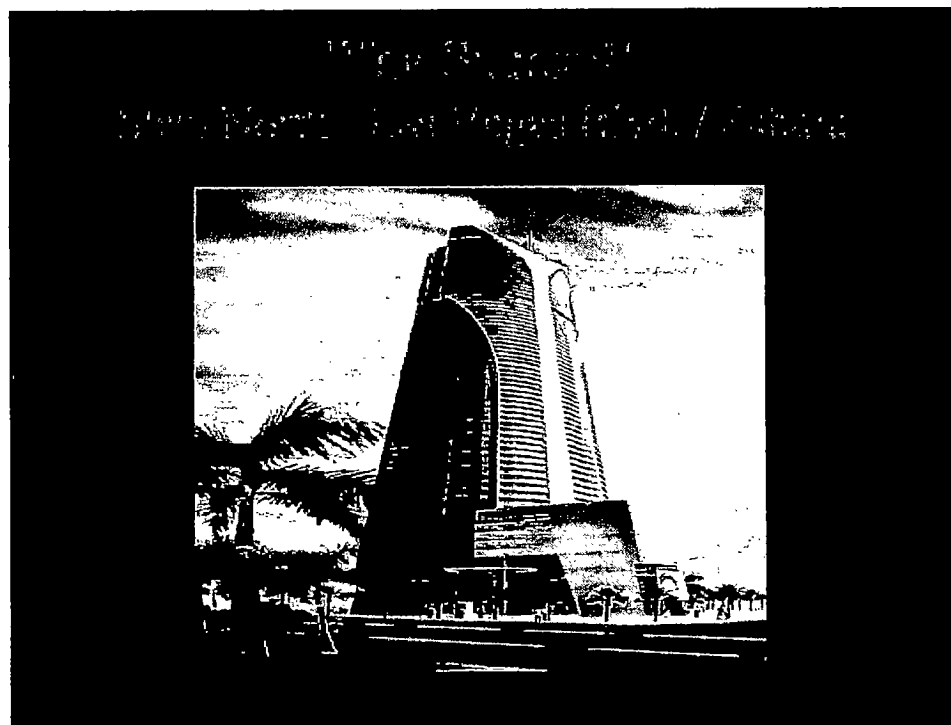
- Bank West signed letter of intent.
- Chamber working on new legal description
- Working on changes to existing contract
- Multi-Use Business Center, 16,000 square feet
- DDA approved on 3/17; EDA Grant Award approved 7/22
- EDA notified City on October 8 that City disposition terms needed changes
- Grant award is in place for construction of Business Center
- Received E-mail from EDA on 10/8 requesting land conveyance with reversionary interest
- Working on resolution with EDA and Urban Chamber
- EDA wants to place mortgage on only a portion of site currently under contract
- Working with Urban Chamber and EDA to resolve title, conveyance issues



- District Court Judge gave developer until 11/22 to pour footings
- .. and Until 12/28 to pour slab on grade
- 300 linear feet of footings were poured beginning on 11/19
- Tracking compliance



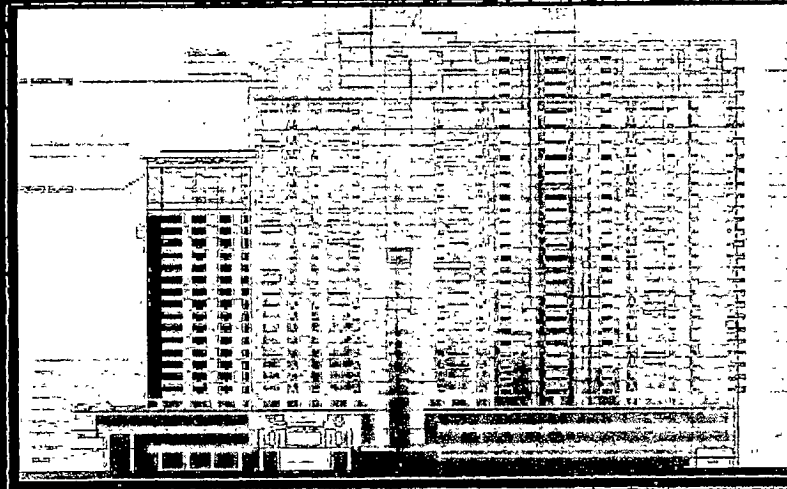
- Developer has contracts on most of 120 units from \$379K to \$2M+
- Soho Lofts is the first of many projects proposed in the Downtown Core Districts
- Sam Cherry is our first pioneer high-rise condo developer
- Construction has reached the second floor already
- Soho is the first to be proposed and the first of many to rise up in concrete and steel
- Soho Lofts should deliver their first units before the end of 2005



- 11/17/04 Site plan approved
- If achieved, this will be the tallest residential building west of the Mississippi River, and will rival the Hancock Tower in Chicago and Trump Tower in New York City for height and quality.
- This will become a national icon for the City of Las Vegas.
- We have worked with the principals on this project and the Liberty Towers development for more than a year now, helping them with due diligence, to understand your intentions and desires for tall urban living in our downtown, etc.
- Rinkai America, Inc.
- 73-Stories
- 923-Feet in Height
- 960 Residential Units with Commercial Space

Renaissance Towers

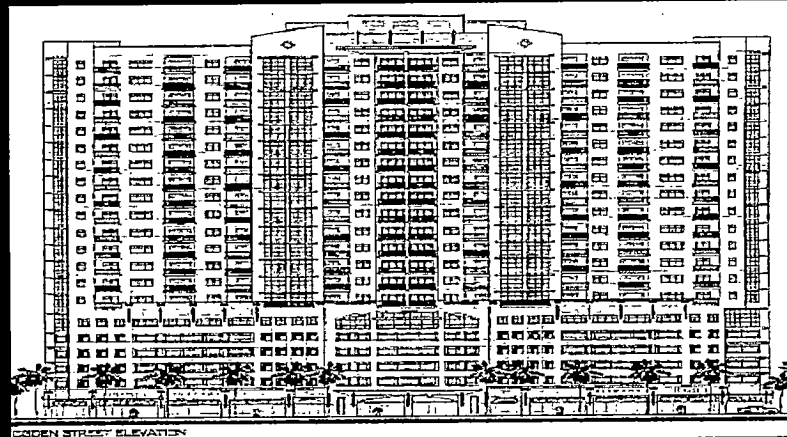
Union Park: Grand Central / Iron Horse



- **Approved at Planning Commission last month**
- **Sandhurst Dev., NYC**
- **31 Stories, 367 Feet**
- **409 Condos**
- **29,810 SF Retail Service**
- **City Council on November 17th.**
- **Sandhurst Las Vegas, Tower One plans to break ground in March 2005**
- **Presales to launch on December 8, 2004 and currently taking unit reservations.**

Streamline Tower

Entertainment District: LVB / Ogden



- Approved at City Council on November 17th
- Demolition Party with the Mayor and CM Weekly on 11/29
- Buyer Opening with Mayor and CM Weekly on 12/3
- Streamline Tower, LLC
- 22 Stories
- 251 Residential Units
- Ground-Floor Retail and Club Space

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

December 1, 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: DECEMBER 1, 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:

JERRY MONTGOMERY NEAL, Secretary for the Marble Manor Resident Council, showed pictures of a unit in Marble Manor where a woman with four children lives. The unit ceiling is in desperate need of repairs because there are nails protruding, which are causing leaks. He has brought this issue to the Housing Authority, but it has not been addressed. But there is no reason for the leaks, because all the roofs were replaced two years ago.

Regarding the Bureau of Land Management, he stated that residents of West Las Vegas are aware that a take over of property in West Las Vegas is in the works. If the projects are taken, the residents are going to have to be relocated. If Marble Manor is not maintained, the City will condemn the property.

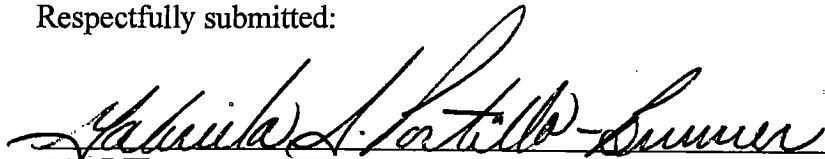
BEATRICE TURNER, West Las Vegas resident, countered the remarks of MR. NEAL, stating that the roofs at Marble Manor were replaced about three years ago, not two years ago. She then showed pictures, copies of which were not submitted, of the roofing materials the Housing Authority is storing improperly. Her godfather informed her that the materials should stand upright and not be laid flat, because it will get ruined. This is a waste of taxpayer dollars. She also showed pictures of the Vera Johnson property, located near Cashman Field, depicting the rundown fences on those homes. She urged the residents to call Code Enforcement, but no one has called, and the fences have been in a rundown state for about six months.

(12:48 - 12:54)

3-1520

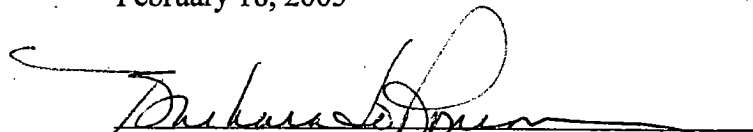
THE MEETING ADJOURNED AT 12:54 P.M.

Respectfully submitted:



GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

February 18, 2005


Barbara Jo Ronemus, Secretary