

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

MINUTES

Meeting of
MARCH 2, 2005
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 12:00 P.M.
Recessed 12:24 P.M.; Reconvened 1:42 P.M.; Adjourned: 1:49 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 STEVE WOLFSON	☒	☐	☐
MEMBER LOIS TARKANIAN	☒	☐	☐
DOUG SELBY, EXECUTIVE DIRECTOR	☒	☐	☐
BRADFORD JERBIC, CITY ATTORNEY	☒	☐	☐
BARBARA JO RONEMUS, SECRETARY	☒	☐	☐

APPROVED BY REFERENCE MAY 18, 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, MARCH 2, 2005

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 SPECIAL JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING OF APRIL 20, 2004 (BUDGET WORKSHOP)
- 2 REPORT AND POSSIBLE ACTION ON COMMENCING AN ENTERTAINMENT DISTRICT VISUAL IMPROVEMENT PROGRAM TO FUND BUILDING FACADE, ON-SITE PARKING, LANDSCAPING, AND RELATED IMPROVEMENTS FOR TAVERN-LIMITED BUSINESSES LOCATING WITHIN THE DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT (\$500,000 - RDA SPECIAL REVENUE FUND) - WARD 5 (WEEKLY)
- 3 REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (TARKANIAN, 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

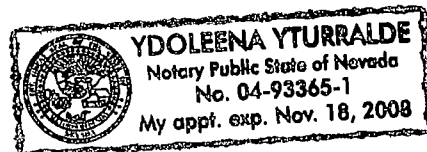
City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S Grand Central Parkway
Grant Sawyer Building, 555 E Washington Avenue

(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 **24th** day of **February, 2005**, a copy of NOTICE, the attached of which is a true and correct copy of the Notice – re: **Redevelopment Agency Meeting** to be held on the **2nd day of March, 2005**, 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.

City Clerk
DEPARTMENT

Notary Public in and for said County and State



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Paula Clark and Jo Ann Williams, employees of the City of Las Vegas, Nevada being first duly sworn, depose and say that on the **24th** day of **February, 2005** 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 **2nd day of March, 2005**, 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)
2. Court Clerk's Office Bulletin Board, City Hall Plaza, 400 Stewart Avenue (near the entrance to the Court Clerk's Office)
3. Las Vegas Library, 833 Las Vegas Blvd.
4. Clark County Government Center, 500 S. Grand Central Parkway
5. Grant Sawyer Building, 555 E. Washington Avenue

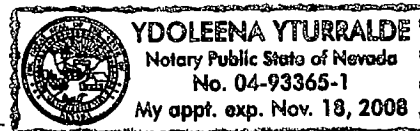

SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

24 day of February, 2005

NOTARY PUBLIC in and for said County and State



REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY VICE CHAIRMAN GOODMAN AT 12:00 P.M.

PRESENT: VICE CHAIRMAN REESE and MEMBERS BROWN, MACK, WEEKLY, WOLFSON, and TARKANIAN

EXCUSED: CHAIRMAN GOODMAN

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BEVERLY K. BRIDGES, Acting 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

(12:00)

2-3019

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE SPECIAL JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING OF APRIL 20, 2004 (BUDGET WORKSHOP)

Fiscal Impact:

☒ **No Impact**
☐ **Budget Funds Available**
☐ **Augmentation Required**

Amount:
Dept./Division:
Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

BROWN - APPROVED by Reference - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

There was no discussion.

(1:20)

2-3032

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

REPORT AND POSSIBLE ACTION ON COMMENCING AN ENTERTAINMENT DISTRICT VISUAL IMPROVEMENT PROGRAM TO FUND BUILDING FACADE, ON-SITE PARKING, LANDSCAPING, AND RELATED IMPROVEMENTS FOR TAVERN-LIMITED BUSINESSES LOCATING WITHIN THE DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT (\$500,000 - RDA SPECIAL REVENUE FUND) - WARD 5 (WEEKLY)

Fiscal Impact:

☐	No Impact	Amount:	\$500,000.00
☒	Budget Funds Available	Dept./Division:	OBD/RDA
☐	Augmentation Required	Funding Source:	RDA SPECIAL REVENUE FUND

PURPOSE/BACKGROUND:

A major objective of the Redevelopment Plan is the establishment of financial mechanisms to assist with commercial property upgrades. The Entertainment District Visual Improvement Program will provide a dollar-for-dollar matching grant of \$50,000 or less to participating tavern-limited businesses, which lease or own space within the Downtown Entertainment Overlay District. Participating businesses must either own or have a minimum 5-year lease term to be eligible for assistance.

RECOMMENDATION:

Staff recommends approving the Entertainment District Visual Improvement Program Manual and approving the funding authority for the Program.

BACKUP DOCUMENTATION:

1. Entertainment District Visual Improvement Program (EDVIP) Manual
2. Site Map - Downtown Entertainment Overlay District

MOTION:

BROWN - APPROVED as recommended - UNANIMOUS with GOODMAN and WEEKLY excused

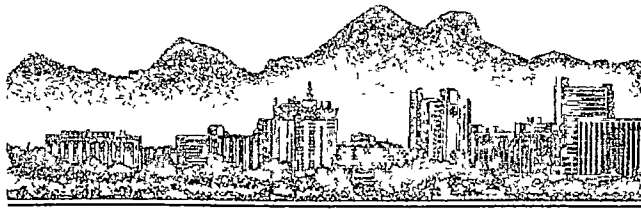
NOTE: MEMBER MACK disclosed that his brother-in-law ANDREW DONNER has a contract with the Lady Luck Casino related to its non-restricted gaming license and is the managing partner for the Third Street Promenade. Even though these establishments are near the Entertainment District, he did not believe his brother-in-law's businesses would be impacted; therefore, MEMBER MACK felt comfortable participating in the discussion and moving forward.

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, indicated that the policies and procedures for this program are essentially the same as those approved for the General Visual Improvement Program, with a few exceptions tailored specifically for the Entertainment District. He reviewed the information under the Purpose/Background section. He noted that, to encourage the formation of District improvements, staff is suggesting a 20% bonus be added to the \$50,000 amount, up to \$10,000, for any business that adds illuminated signage to their storefront. Staff recommends approval.

(1:20 - 1:21)

3-2690



**CITY OF LAS VEGAS
Redevelopment Agency**

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
(702) 229-6100

**City of Las Vegas Redevelopment Agency
ENTERTAINMENT DISTRICT VIP MANUAL
-(VISUAL IMPROVEMENT PROGRAM)**

A. Program Summary

This program is intended to assist in the improvement of commercial properties by offering a rebate of any qualified improvement costs, to a maximum of \$50,000. All commercial properties located within the Downtown Entertainment Overlay District Area are eligible for assistance. Improvements to the facades of buildings, permanent landscaping, parking facilities and other external improvements are eligible for assistance.

Any exterior improvements to properties approved by the City of Las Vegas Redevelopment Agency ("Agency") may be eligible for this program. The Agency shall have the absolute and sole discretion to designate the eligibility or ineligibility of any requested item.

B. Program Objective and Goals

The primary objective of the Entertainment District VIP is to make a lasting, visual improvement on the area within the Downtown Entertainment Overlay District. This objective compliments the goals of the City of Las Vegas Redevelopment Agency Plan, the City of Las Vegas Downtown Centennial Plan, and the City of Las Vegas 2020 Master Plan.

This objective is to be accomplished by providing a dedicated funding mechanism for property owners or long-term tenants to reinvest in, and renovate their properties. The program is intended to improve the aesthetic nature of properties and to assist in bringing properties up to current building and property code standards.

Each applicant should be prepared to demonstrate how its proposed project meets one, or more, of the following Program goals:

1. *The project results in a significant improvement to the exterior of a commercial building*
2. *The project results in a significant improvement to the availability, suitability, or access of real property for persons seeking entertainment at a tavern-limited business venue*
3. *The project results in a significant improvement to on-site landscaping*
4. *The project results in a significant improvement to the signage on either the building parapet or on a monument sign or signs*
5. *The building or buildings to be improved are clearly visible from a street, sidewalk, or public right-of-way*
6. *The project maximizes the leveraging of Agency funding with private equity or private debt participation from the project owner or owners*
7. *The owner of the project is committed to maintaining or expanding its business presence at the project location*
8. *The owner of the project is committed to maintain any project improvements for the useful life of the improvements*

C. Funding Priorities

To support the Entertainment District VIP Program Objective and Goals, the Agency reserves the right to fund projects according to the following funding priorities:

1. *A project which is leased or owned by a business which holds, or which seeks to hold, a tavern-limited business license, as defined by City of Las Vegas Ordinance No 5521 (Bill No 2002-102) and City of Las Vegas Ordinance No. 5673 (Bill No 2004-16),*
2. *A project for which the existing building or on-site improvements are substantially dilapidated,*
3. *Projects for which the owner or owners demonstrate the maximum possible leveraging of Redevelopment Agency funds,*
4. *Projects for which a business owner or owners demonstrate the ability to maintain the improvements, and*
5. *Projects for which a business owner or owners demonstrate that no other reasonable means of financing exist to fully fund the desired improvements*

D. Entertainment District VIP: Downtown Entertainment Overlay District designation

The Entertainment District VIP will promote the maximum visual impact of improvements to commercial areas in the Downtown Entertainment Overlay District by restricting funds to the District. The Downtown Entertainment Overlay District is defined in Las Vegas Municipal Code 19.06.120. To be eligible for funds, the applicant's business must be located within the boundary specified by the Downtown Entertainment Overlay District at the time of application.

E. Program Eligibility

All of the following requirements must be satisfied for a project to receive funding:

1. *The project is located within the Downtown Entertainment Overlay District at the time of application.*
2. *The applicant must be either (a) a tavern-limited business, (b) a business which has filed a tavern-limited business license application to the City of Las Vegas, or (c) a business which has a primary retail use compatible with the uses described as "tavern-limited" by City of Las Vegas Ordinance No. 5521 (Bill No. 2002-102) and City of Las Vegas Ordinance No. 5673 (Bill No. 2004-16).*
3. *The applicant must demonstrate site control for the project at the time of application. This can be demonstrated through either:*
 - a. *Fee simple ownership, or*
 - b. *Owner/mortgagor of the property with a minimum of 20% equity interest in the property, or*
 - c. *Long-term leasehold interest for a minimum period of five (5) years subsequent to the date of the Entertainment District VIP application, with all lease payments current at the time of application. Unexecuted leases shall not be considered*
4. *The property on which the project is situated must be free of all mechanics liens at the time of application*
5. *The applicant must not have any current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past five (5) years.*
6. *The applicant must have proper zoning on which the building or improvements are situated.*

7. *The applicant must have no past-due bills or debts payable to either the City of Las Vegas or to the Agency*

F. Ineligible Properties

The following properties are ineligible:

- 1 *Single-family residential properties,*
- 2 *Multi-family residential properties, or*
- 3 *Properties which have received funding from the Agency, or from the City of Las Vegas, within the prior five (5) years for capital improvements, on-site improvements, or off-site improvements, or*
- 4 *Properties or projects which do not satisfy all of the Program Eligibility requirements*

A mixed-used project (residential and commercial use in same structure) may be considered so long as such project has a tavern-limited use or comparable use, and meets the requirements specified in Section E herein.

G. Program Operation

1. Direct grants on Reimbursement Basis

Incentives to program participants will be in the form of cash rebates. Participants will be eligible to receive a rebate of up to \$50,000 of eligible pre-approved improvement costs. The maximum amount for any individual grant award is \$50,000. The Agency reserves the right to pay in installments, or in one lump sum amount. Participation in this program and approval of any grant is at the sole discretion of the Agency. The Agency must approve each work item prior to the commencement of construction. The Agency reserves the right to refuse payment of any change orders not authorized prior to the commencement of construction work.

2 Required Matching Contribution from Participant

Each participant must contribute a dollar-for-dollar match (1:1) to the Agency's funds. For example, a participating business seeking an Entertainment District VIP Grant of \$10,000 would be required to contribute a matching contribution of \$10,000 towards the project. The matching contribution may consist of funds allocated for improvement costs to the exterior of the building, on-site improvements, or costs associated with the interior of the building.

The Agency shall give preference to those applicants which provide the matching contribution in the form of cash on hand, or a cash equivalent asset (defined as a current asset

on the balance sheet of a participating business). The Agency may require the participating business to expend its matching contribution prior to the disposition of Agency funds.

The Agency encourages participating businesses to contribute the maximum matching contribution possible. Businesses which propose to contribute higher matching contributions may be given preference by the Agency for assistance.

3 Use of Funds

Work, which qualifies for reimbursement, includes improvements to the exterior of buildings such as painting, cleaning, tuck pointing, façade repair, window repair, replacement signage, new signage, and other permanent improvements to the property consistent with the architectural integrity of the building or site. Demolition of obsolete structures or signage improvements may be eligible only when undertaken as part of an overall renovation project. Eligible work may include permanent landscaping improvements consistent with the design of the building/property and neighboring properties, improvements to parking facilities serving the facility, or rear access renovation. Any other external improvements required to bring a building or property up to code are also eligible. Additions and expansions to buildings that will benefit the overall appearance of the property may also be eligible.

All plans or proposed Scopes of Work must be approved by the City of Las Vegas Redevelopment Agency prior to the commencement of any construction work.

Improvements may be made to individual commercial buildings commercial or commercial centers. A mixed-use building may qualify as long as the ground floor of the building façade facing Fremont Street (or other City street within the Downtown Entertainment District Overlay) contains a tavern-limited use business. Permanent landscaping may be included in this program provided that all improvements meet City codes and ordinances, and are consistent with any development plans adopted by the City of Las Vegas and by the City of Las Vegas Redevelopment Agency.

4 Contractor procurement

In compliance with N.R.S. 279.498, a minimum of three (3) comparable bids must be submitted as part of any Application requesting Agency participation of \$10,000 or greater. All bids must include detailed specifications of the scope of work to be performed. Contractors must have all proper licenses, including but not limited to a business license and a Nevada State Contractor's license. Bids from contractors which are not appropriately licensed for the Scope of Work to be performed may be rejected by the Agency.

5. *Review by Internal Design Committee*

The Director of the Office of Business Development, as the Program Director, may appoint members of an Internal Design Review Committee. At the Discretion of the Program Director, the Committee may include, but not be limited to, staff from the following City departments or divisions: Land Development, Public Works; Current Planning; Development Coordination, Public Works; Redevelopment Officer, Office of Business Development; and additional staff as needed to review the architectural, engineering, and planning merits of the proposed improvement or improvements.

6. *Bonus grant funding available for NEON signage or illuminated signage*

The Agency shall offer a 20% bonus, up to a maximum of \$10,000, for any Entertainment District VIP Application proposing to use neon signage or illuminated signage which is substantial in scope and which is clearly visible from the City public right-of-way. The Agency shall have the sole discretion to determine "substantial" and "clearly visible" for each application. As such, an applicant may request to a maximum of \$60,000 (\$50,000 + 20% neon signage bonus) for a project where significant neon signage shall be used. This \$10,000 bonus, if approved, shall not require a matching contribution from the applicant

7. *Employment Plan required from Participating Business*

Each business with its application must submit an Employment Plan which clearly delineates the employment during the course of construction, the resulting permanent employment, and the policies and practices of the Participant. The Employment Plan must comply with N.R.S. 279, et. seq.

8. *Covenants to be Recorded Against Real Property*

Each participating business, or the owner of the real property on which the building is situated, must agree to record against the real property a document entitled, Agreement to be Recorded Affecting Real Property. The purpose of this Agreement is to specify covenants that shall run with the land following the disbursement of funds to the participating business. The form for this Agreement shall be specified in the Ownership Participation Agreement between the successful applicant and the Agency.

9. *Disclosure of Principals required for each application*

Pursuant to City of Las Vegas Redevelopment Agency Resolution RA-4-99, the Participant agrees to submit a Disclosure of Principals form which identifies each individual person owning 1% or more of the real property on which the participating business is situated.

10. Warrant, insurance, and indemnity information

The final selection of a contractor is the sole responsibility of the participating business. As such, the Agency shall offer no warranty on work performed. The participating business should obtain any desired warranty information from the contractor in writing.

The Agency shall require the participating business to meet insurance and indemnity provisions for any award, in order to provide appropriate insurance naming the Agency as an insured and indemnified party during the course of construction. The exact amount of, and contractual provisions for such coverage shall be determined by the Agency at the time of award.

11. Affidavit from Participant required prior to award of funds

The Agency shall require the Participant to submit an affidavit, in a form acceptable to the Agency, which satisfies the findings required for the Agency to award funds to the Participant. The Participant must identify (1) in the affidavit the reason or reasons why the project will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site; and (2) the reason or reasons why there are no other reasonable means of financing those buildings, facilities, structures or other improvements available to the Participant.

12. Prohibited use of funds

Funds may not be used for: working capital; property, equipment or inventory acquisition; the refinancing of existing debt; or the refinancing of private funding.

H. Availability of Funds

The Agency has agreed to budget a certain amount of funds for this program, which may be amended from time to time. Each application submitted to the Agency shall be date and time stamped, and reviewed in the order of receipt. Incomplete applications may be returned to the Applicant for re-submittal at the sole discretion of the Agency. Applications will be accepted throughout each fiscal year (July 1 through June 30). Once all budgeted funds for such fiscal year are expended, no further applications will be accepted.

For the purposes of this program, a commercial property shall be any property, business, or use which contains a zoning designation of either P-R, N-S, O, C-D, C-1, or C-2 as defined by City of Las Vegas Zoning Ordinance Chapter 19A.04.

To be eligible, a commercial property or industrial property must meet all requirements of the Entertainment District VIP Program, as specified above in Section E, Program Eligibility. Properties specified in Section F. Ineligible Properties, shall not be eligible.

The Agency shall have the ultimate authority to accept or reject each Application, and have complete authority to decide whether requested work is eligible for this program.

I. Approval Policy

Applications will be reviewed in the order which they are received. Approval will be based on the following criteria: the condition of the existing structure or property, the value of the completed improvement, the amount of matching funds contributed by the Participant, consistency with City of Las Vegas development and construction requirements, and the quality of the proposed design.

The Agency shall commit funds only after an Entertainment District VIP Agreement with the Participant is approved by the Las Vegas City Council acting as the Board of Directors for the City of Las Vegas Redevelopment Agency.

Any action taken by the City of Las Vegas Redevelopment Agency Board of Directors is final. There is no appeal process for applications which are disapproved by the City of Las Vegas Redevelopment Agency Board of Directors.

SITE MAP



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

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 (TARKANIAN, 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 PowerPoint

MOTION:

REESE - APPROVED as recommended - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, used a PowerPoint presentation, a copy of which is made a part of the minutes, to update the Agency members on the status of the following projects:

World Market Center - Progressing well. Staff is working and coordinating with different entities on the temporary and permanent parking lots, construction of Discovery Drive, and the tent facility. The grand opening is slated for July 1, 2005. He showed a rendering depicting the intended additional buildings.

Union Park/Related Companies - Had a 3/1/2005 deadline to submit Phase I plans, on which staff will be coordinating review with internal departments, as well as with external agencies and adjacent property owners over the next two weeks.

IRS Regional Headquarters - Move-in is slated for April 20 and should be open to the public April 24.

IRS Phase II - Southern Nevada Water Authority project is progressing. The design committee was selected.

L'Octaine Apartments - Near completion. The Agency recently authorized moving the project from 80 to 100% tax credit units. Staff is working with the property owner on identifying tenants for the ground floor retail space.

REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

MINUTES - Continued:

CityMark - The project is progressing nicely. The special use permit would be considered during the afternoon session. The project has been renamed "juhl." This is a marketing term. It is a 342-unit project with a 326 unit first phase.

Holsum Bread Lofts - Nearing completion and about 70% leased. The commercial units have done so well that live/work units are no longer intended. The name might be changed to Holsum Commercial Lofts.

Related/Cherry Clark Avenue, LLC (Bulldog site) - Project moving along well. The joint developer intends to make a proposal to make it more affordable than the current condominium projects coming in. Negotiations are pending receipt of that proposal.

Fifth Street School - Staff has been focusing on this project. A temporary relocation plan will be necessary for the existing tenants.

Entertainment District - Staff is looking at ways to add more features to the streetscape to make it more of a district orientation. Staff is continuing to work with the area property owners on a special assessment district.

601 East Fremont Street - The project is under ENA, and staff is in the process of negotiating a final Disposition and Development Agreement with the principals.

Stella Lake Office (FBI) Project - A building permit was issued, and the project is under construction.

RLT Corp. Office/Training Center - The project is in the building permitting process.

Urban Chamber of Commerce - There was an issue with the legal description in the agreement. The site plan has been revised to fit all three buildings on the revised description.

Expertise School of Beauty - Exclusive Negotiating Agreement was approved recently for an 11,000 square foot training center. Approval of an SBA 504 is pending.

Foundation for an Independent Tomorrow - Exclusive Negotiating Agreement was approved recently for this non-profit training organization, which is asking to move forward with the Disposition and Development Agreement so that fundraising can be done for development of the facility. A national fundraising consultant has been hired.

Edmond Town Center - The developer is in full compliance with the agreement. Construction is underway.

Las Vegas Arts District - There is still a lot of work being done to find a location for the sculpture. The project is moving forward.

Soho Lofts - Construction is at the fifth level. Most of the 120 units have been sold.

REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

MINUTES - Continued:

Symayof Group Properties, LLC - ENA was recently approved for the development of the site on Clark Street across from the Fifth Street School. Over the next 180 days the developer will be looking at market conditions, with intentions to develop a project of about 43 stories with 312 to 476 market-rate condos.

Liberty Tower - Construction expected to start this year. It includes an art-deco façade.

The Summit - Being built by the same group developing Liberty Towers. A combined sales center is intended. Project affiliated with famous personality that will really help pre-sales.

Renaissance Towers - Construction for this 31-story, 409-unit project is expected to commence this year.

Streamline Tower - Project includes a block-look at the street level with very pedestrian friendly retail space around the entire development.

The Block (Entertainment District) - Project progressing well and includes the projects Triple George, Celebrity, Cuba, and Hogs and Heifers. Staff is working with two of the establishments on Visual Improvement Program applications that will be submitted for approval at the next Agency meeting.

Beauty Bar - May have options for the balance of the building for future expansion. This is a national club coming into the District. The permit process is underway.

Allure towers - Moving along successfully in the pre-sale interest phase.

Newport Lofts - Expected to commence construction this year and has also done well in pre-sales.

12:05 - 12:18)

2-3287/3-1

Las Vegas Redevelopment Agency
Office of Business Development

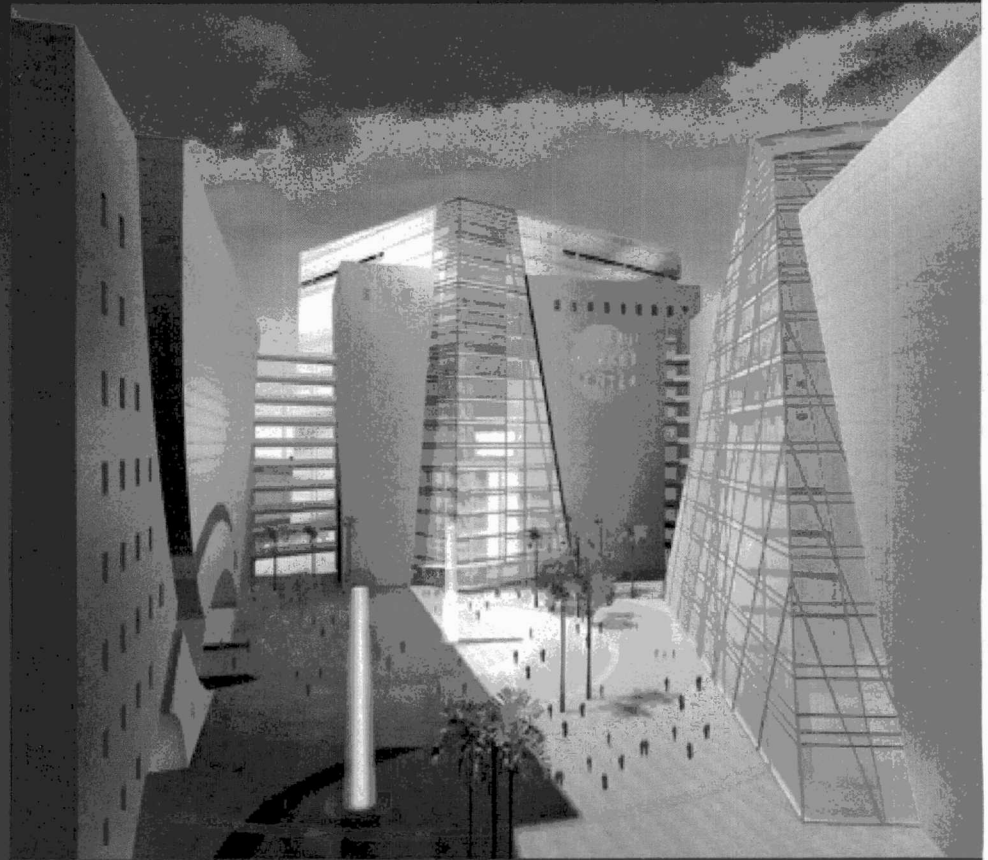
Monthly Update on Contract Projects

March 2, 2005

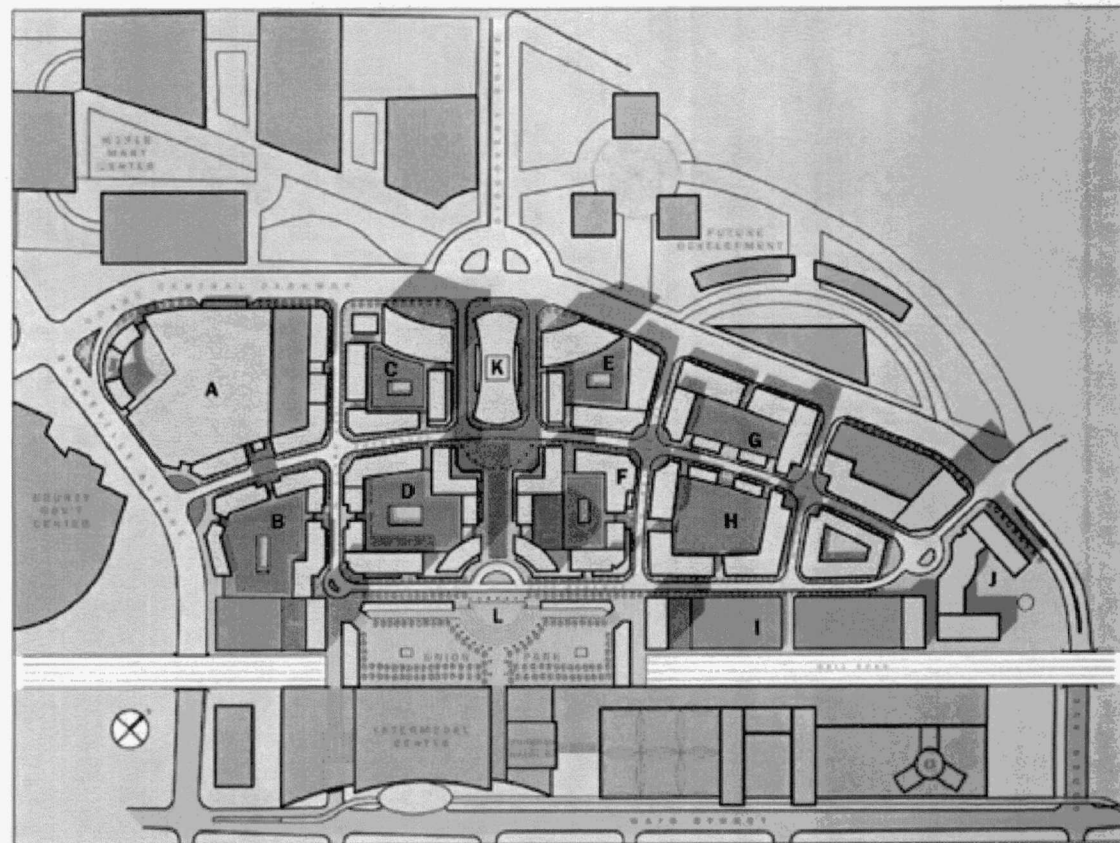
3/2/05
R9.44. #3

World Market Center

Union Park: Grand Central / Bonneville



Union Park/Related



UNION PARK *Las Vegas, Nevada*
REQUEST FOR PROPOSALS

RENDERED SITE MASTER PLAN

DATE: 10/15/04
SCALE: 1/8" = 1'-0"

SEPTEMBER 2004 SCALE 1/8" = 1'-0"

IRS Regional Headquarters

Union Park: F Street / Ogden



IRS PHASE II

Union Park: F Street / Ogden



L'Octaine Apartments

Arts District: Las Vegas Blvd. / Gass





The Holsum Lofts Bldg.

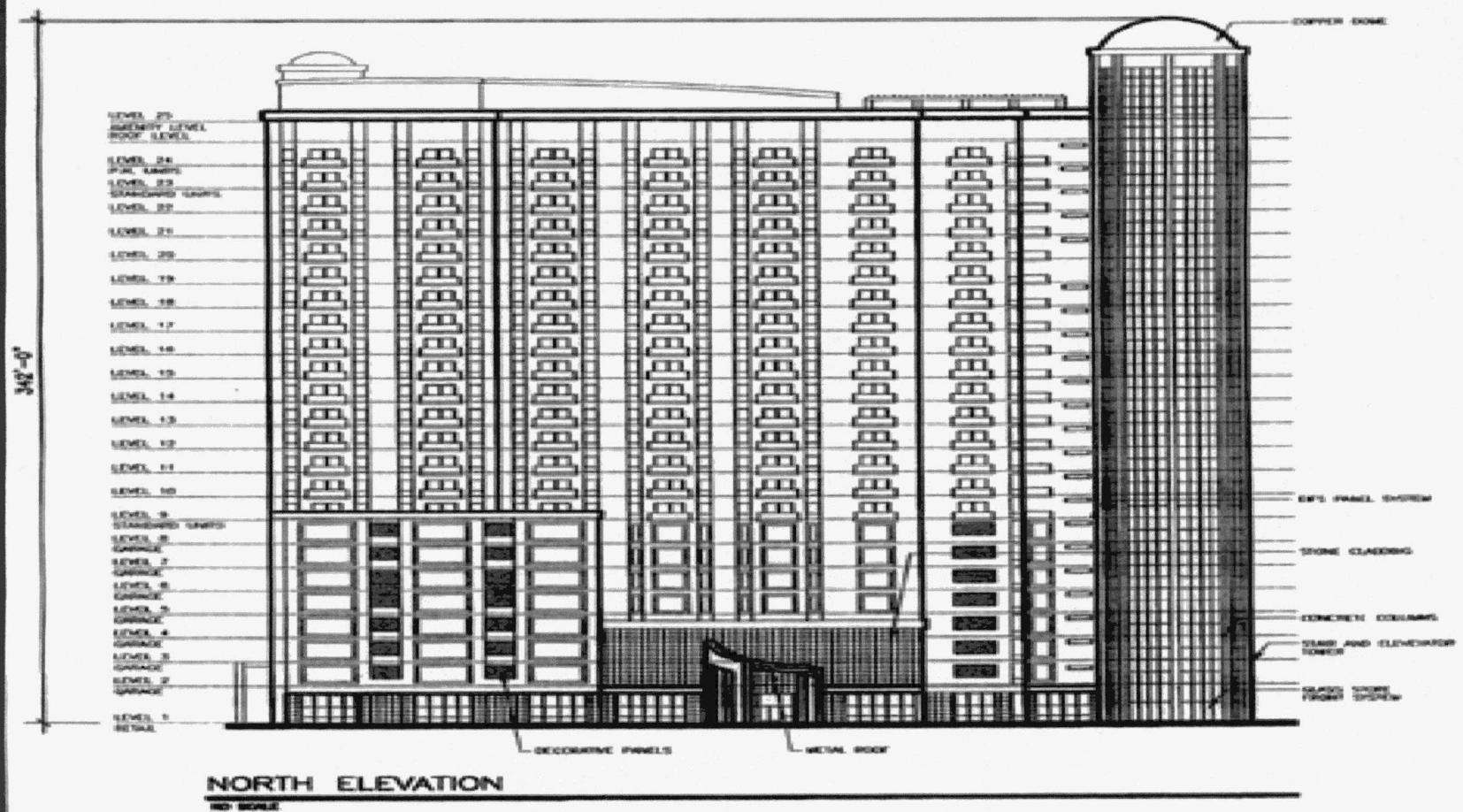
Arts District



Related/Cherry Clark Ave., LLC

(formerly known as "Bulldog Site")

Office District: Las Vegas Blvd. / Clark



5th Street School

Clark/Las Vegas Boulevard



[illegible]

601 Fremont St.

Entertainment District: Fremont/6th



Stella Lake Office (FBI)

Enterprise Park: Stella Lake/Lake Mead



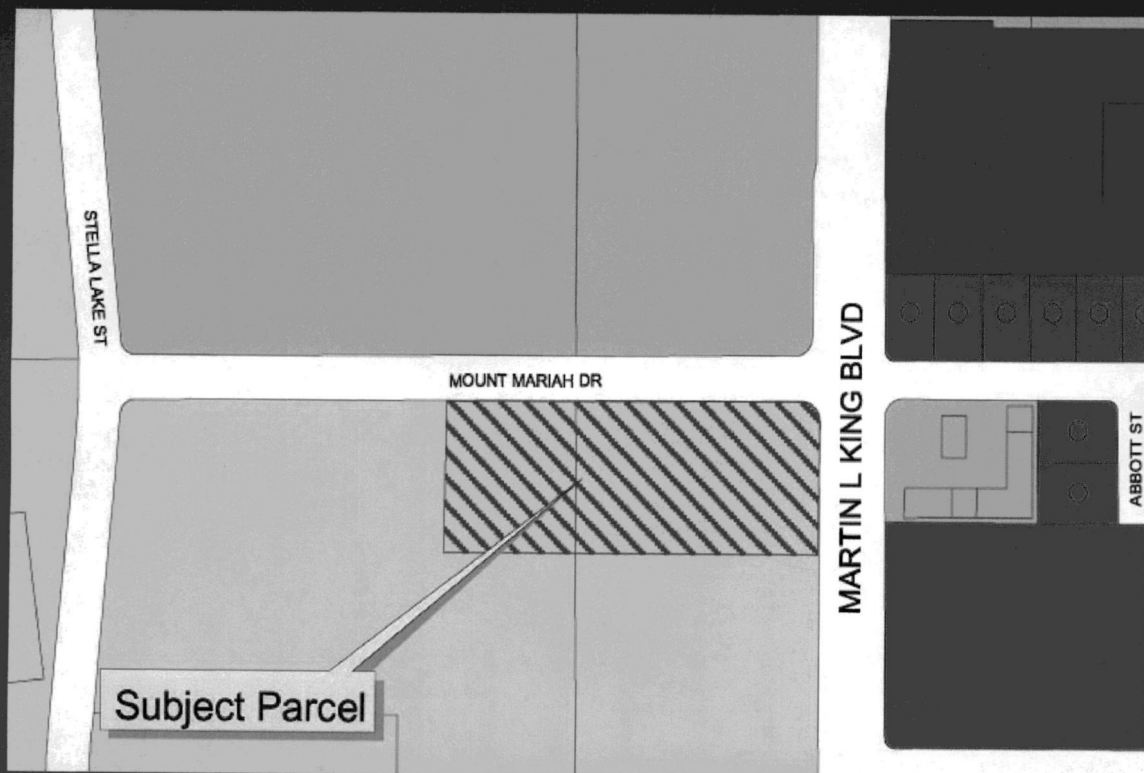
RLT Corp. Office/Training Center

Enterprise Park: MLK / Wheeler Peak



Urban Chamber of Commerce

Enterprise Park: MLK / Mount Mariah



Expertise School of Beauty

Enterprise Park: MLK / Mount Mariah



Foundation for an Independent Tomorrow

Enterprise Park: MLK / Mount Mariah

JMA ARCHITECTURE STUDIOS



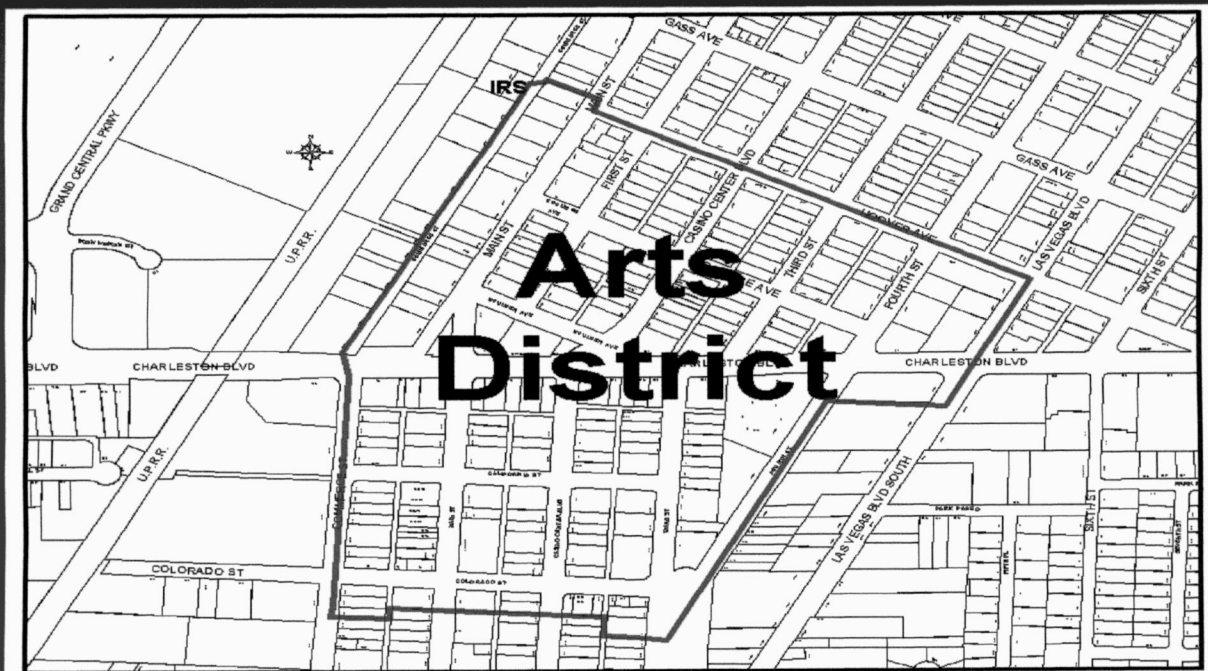
View from Stella Lake

Edmond Town Center West Las Vegas: Owens & "H"



Las Vegas Arts District

Sculpture Status



Soho Lofts, Cherry Dev. Co.

Arts District: Las Vegas Blvd. / Hoover



Simayof Group Properties LLC Sahara/Las Vegas Blvd.



Liberty Tower

1801 S. Las Vegas Blvd.



The Summit

Strip North: Las Vegas Blvd. / Sahara



Renaissance Towers

Union Park: Grand Central / Iron Horse



Streamline Tower

Entertainment District: LVB / Ogden



The Block

Entertainment District



Beauty Bar

Entertainment District



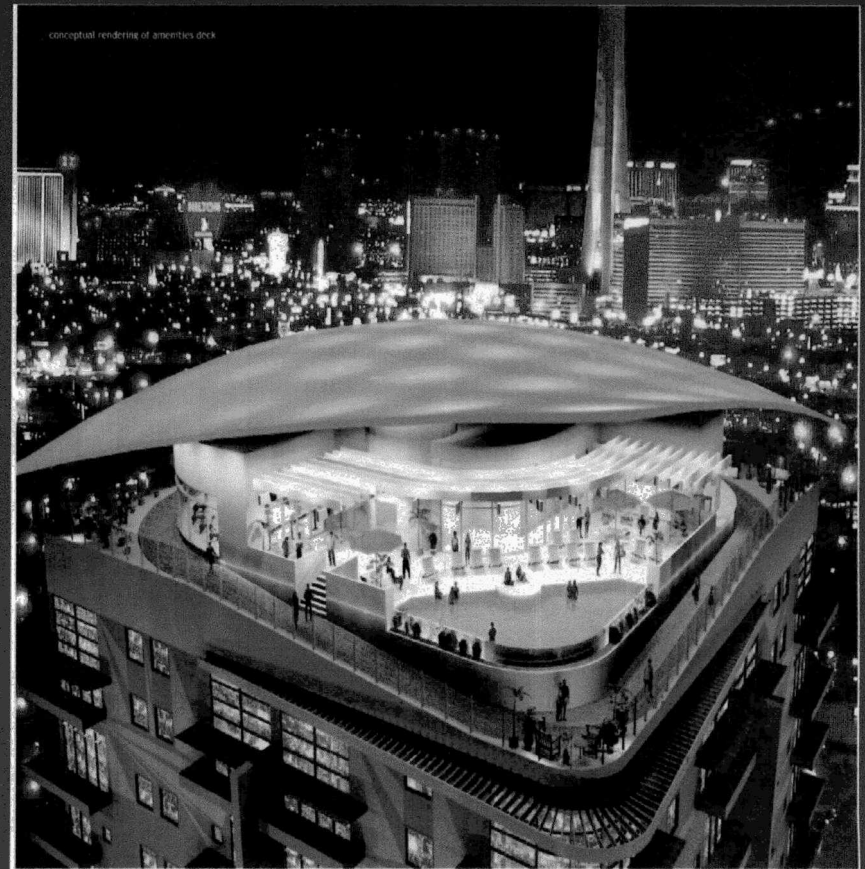
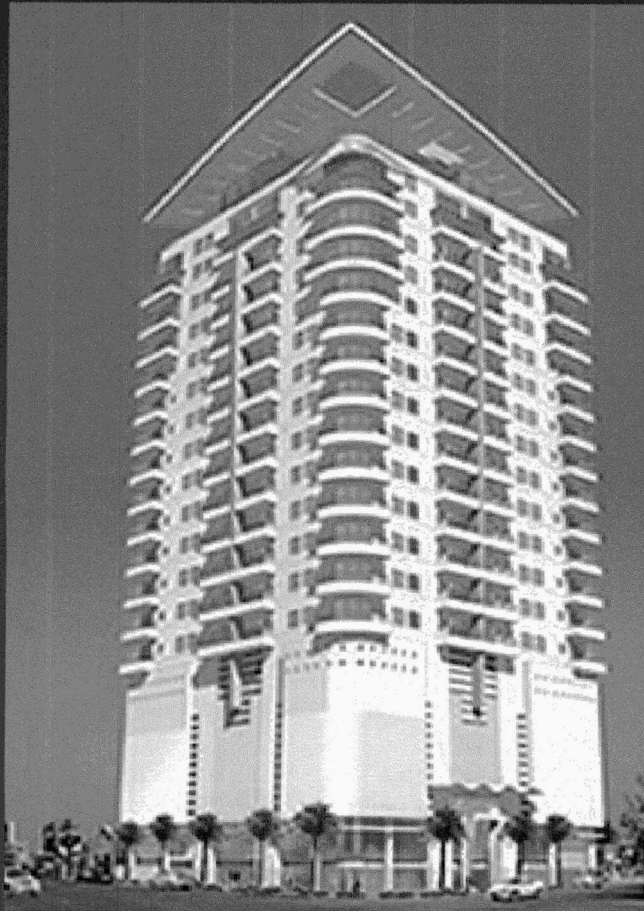
Allure Towers

Sahara/Las Vegas Blvd.



Newport Lofts

Casino Center/Hoover



AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

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:

BEATRICE TURNER, West Las Vegas resident, submitted a letter for the Mayor. She then commended TRINA ROBINSON and FRANKLIN SIMPSON of the Neighborhood Services Department for assisting an elderly lady that lives on Washington Street in getting her power turned back on. She noted that positive changes have been made in Neighborhood Services since ORLANDO SANCHEZ became the director. She then said that she had to call Code Enforcement regarding some issues with a property owned by her mother. She urged the Council to make her clean her property.

JERRY M. NEAL, Marble Manor Resident Council, said he appreciates everything this Council has done. He requested the Council pay more attention to the activities of the Housing Authority executives and make sure they are in compliance with the laws. Former member MR. ASH tried to make sure that all the rules were followed, but he was let go.

(12:18 - 12:24)

3-264

MAYOR GOODMAN announced that an arrangement was made between ARCHITECT FRANK GEHRY, LARY and wife KAMIL RUVO, and BOBBI and wife DONNA BALDWIN for MR. GEHRY to be the architect of the "Keep Memory Alive Alzheimer's Facility" that will be built on the 61 acres. MAYOR GOODMAN welcomed all guests and honored ANGIE RUVO'S presence. He also thanked the Council for their support of the project.

FRANK GEHRY acknowledged how difficult it will be to fulfill the expectations of the Mayor's belief that he is the greatest architect. He welcomed the opportunity to be part of RUVO'S dream. MR. GEHRY acknowledged ongoing involvement with hereditary disease parallel to research done with Alzheimer's and emphasized the importance of discovering a cure. He honored the challenge and looks forward to working towards this cause.

(1:42 - 1:49)

4-510

THE MEETING RECESSED AT 12:24 P.M., RECONVENED AT 1:42 P.M., AND ADJOURNED AT 1:49 P.M.

Respectfully submitted:

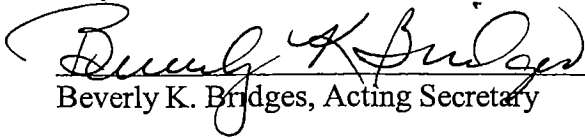

Gabriela Portillo-Brenner, Deputy City Clerk

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

MINUTES - Continued:

May 10, 2005

A handwritten signature in cursive script, reading "Beverly K. Bridges", is written over a horizontal line. Below the line, the name and title are printed.

Beverly K. Bridges, Acting Secretary