

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

MINUTES

Meeting of
APRIL 4, 2007
9:00 A.M.

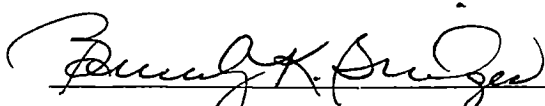
(Following the morning session of the City Council Meeting)

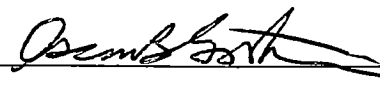
Called To Order: 1:09 P.M.
Adjourned 1:23 P.M.

REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN OSCAR B. GOODMAN	☒	☐	☐
MEMBER GARY REESE - VICE-CHAIRMAN	☒	☐	☐
MEMBER LARRY BROWN	☒	☐	☐
MEMBER STEVE WOLFSON	☒	☐	☐
MEMBER LOIS TARKANIAN	☒	☐	☐
MEMBER STEVEN D. ROSS	☒	☐	☐
MEMBER BRENDA J. WILLIAMS	☒	☐	☐
DOUG SELBY, EXECUTIVE DIRECTOR	☒	☐	☐
BRADFORD JERBIC, CITY ATTORNEY	☐	☐	☒
BEVERLY K. BRIDGES, ACTING SECRETARY	☒	☐	☐

APPROVED BY REFERENCE: MAY 2, 2007

ATTEST:


ACTING SECRETARY


CHAIRMAN



**REDEVELOPMENT AGENCY MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS**

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

April 4, 2007

9:00 AM

(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

DUPLICATE AUDIO CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF \$5 00 EACH THROUGH THE CITY CLERK'S OFFICE

- 1 CALL TO ORDER
- 2 ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- 3 Approval of the Final Minutes by reference of the regular Redevelopment Agency meetings of February 21, 2007 and March 7, 2007
- 4 Discussion and possible action regarding the Neonopolis Parking Validation Program for Wurrulla Hayward, LLC, located at 450 Fremont Street - Ward 5
- 5 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
Bulletin Board, City Hall Plaza (next door to Metro Records)
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S Grand Central Parkway
Grant Sawyer Building, 555 E Washington Avenue

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

appear

29th day of March, 2007

Paula Clark

 **PAULA CLARK**
Notary Public State of Nevada
No. 00-60678-1
My appt. exp Jan. 11, 2009

STATE OF NEVADA)) ss
COUNTY OF CLARK)

Paula Clark
SIGNATURE

Subscribed and sworn to before me this
29 day of March, 2007

 **CARMEL M. VIADO**
Notary Public State of Nevada
No 06-107821-1
My appt exp. July 18, 2010

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 4, 2007

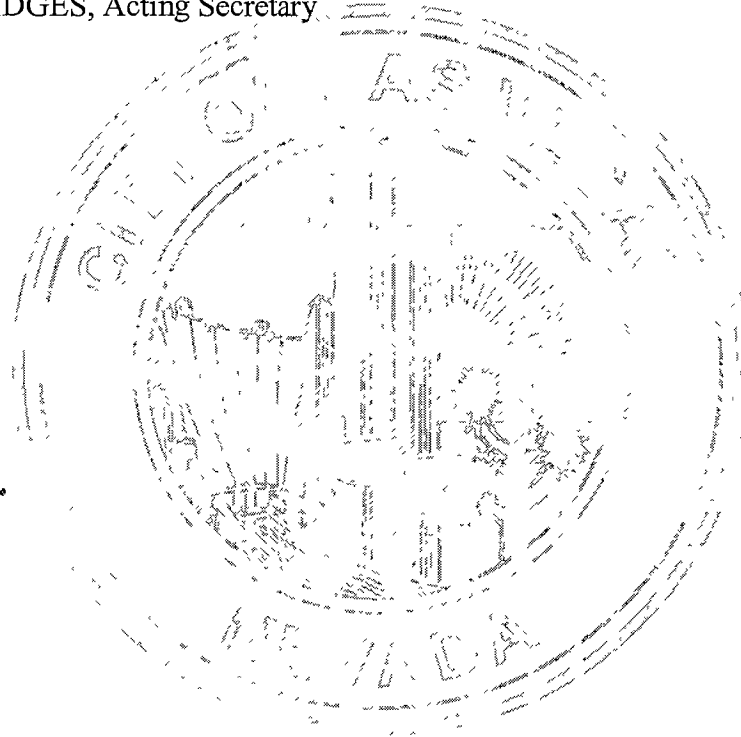
SUBJECT:
CALL TO ORDER

Minutes:

CHAIRMAN GOODMAN called the meeting to order at 1:09 p.m.

PRESENT. CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WOLFSON, TARKANIAN, ROSS and WILLIAMS

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



AGENDA SUMMARY PAGE
REDEVLEOPMENT AGENCY MEETING OF: APRIL 4, 2007

SUBJECT:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

Minutes:

ANNOUNCEMENT MADE - Meeting noticed and posted at the following locations: City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge Bulletin Board, City Hall Plaza (next door to Metro Records), Las Vegas Library, 833 Las Vegas Boulevard North, Clark County Government Center, 500 S. Grand Central Parkway, Grant Sawyer Building, 555 E Washington Avenue



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 4, 2007

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES, ACTING

☐ Consent ☒ Discussion

SUBJECT:

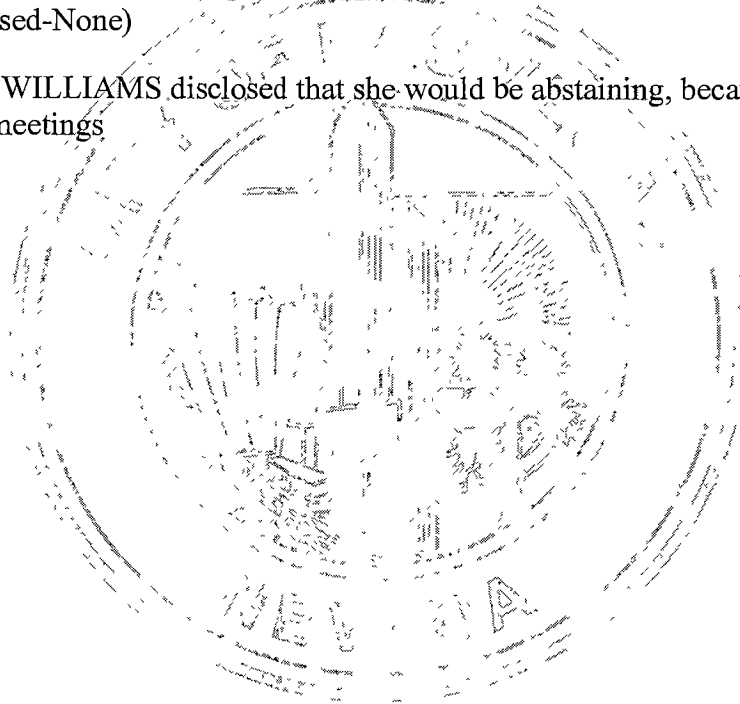
Approval of the Final Minutes by reference of the regular Redevelopment Agency meetings of February 21, 2007 and March 7, 2007

Motion made by GARY REESE to Approve by Reference

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS, (Against-None); (Abstain-BRENDA J WILLIAMS); (Did Not Vote-None); (Excused-None)

NOTE MEMBER WILLIAMS disclosed that she would be abstaining, because she was not here for the referenced meetings



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 4, 2007

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT
DIRECTOR: SCOTT D. ADAMS

SUBJECT:

Discussion and possible action regarding the Neonopolis Parking Validation Program for Wurrulla Hayward, LLC, located at 450 Fremont Street - Ward 5

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The Redevelopment Agency owns the structured parking garage beneath Neonopolis. A Parking Validation Program was negotiated with the new owner, Wurrulla Hayward, LLC, which itemized specific conditions under which the program would be extended for 90 days, effective retroactively from September 10, 2006, and commencing 90 days hence, through December 8, 2006. A second 90-day extension was granted by the Redevelopment Agency Board on December 6, 2006, extending through March 8, 2007. The Redevelopment Agency Board granted an additional extension on March 7, 2007 to April 4, 2007. Wurrulla has owned the above-grade improvements for more than 10 months now.

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

None

Motion made by BRENDA J WILLIAMS to Approve a 30-day extension

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None), (Abstain-None), (Did Not Vote-None), (Excused-None)

Minutes:

SCOTT ADAMS, Director of the Office of Business Development, said the 30-day extension approved March 7, 2007, has expired. Up to about two weeks ago, he was not in a position to make a recommendation. However, he received recent news that the General Growth Corporation, the developer of the Fashion Show Mall, is interested in purchasing Neonopolis, with the condition that Jillian's and the movie theater remain open. But representatives of Jillian's

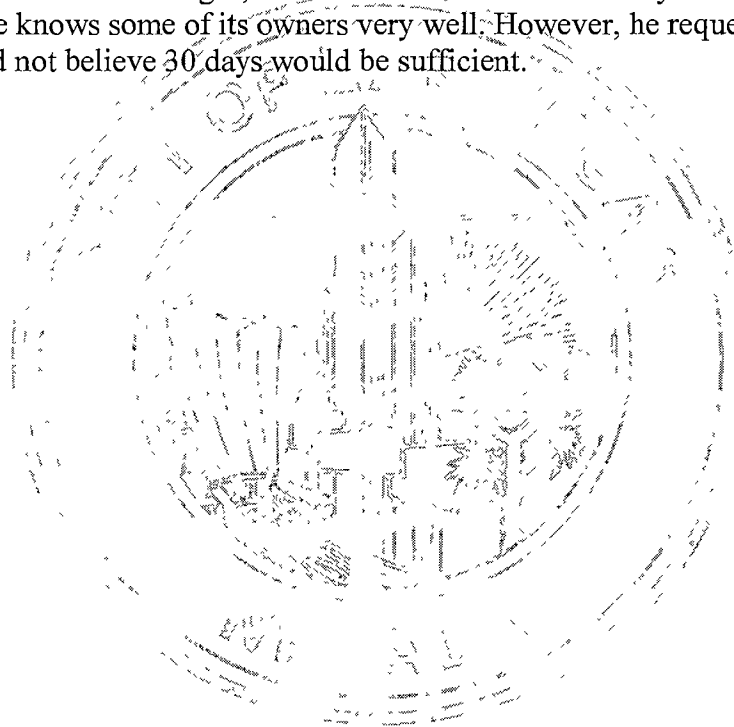
REDEVELOPMENT AGENCY MEETING OF: APRIL 4, 2007

and the theater have indicated the need for the validation program to continue in order to stay open. He recommended a 30-day extension

ATTORNEY MICHAEL MACKINS, representing Wirrulla Hayward, LLC, requested additional time, noting that Wirrulla recently learned about the interest of General Growth and that it took a lot longer than 30 days for Prudential to sell the property. CHAIRMAN GOODMAN said he would prefer a 30-day extension to allow for frequent reviews. He added that he is excited about General Growth's interest, because the company specializes in urban projects and owns many successful businesses in Las Vegas.

MEMBER WILLIAMS agreed with the Chairman that 30 days would be sufficient.

ROHIT JOSHI, resident of Las Vegas, noted that staff has worked very hard to attract General Growth, and that he knows some of its owners very well. However, he requested a 60-day extension, as he did not believe 30 days would be sufficient.



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Minutes:

AL GALLEG0, citizen of Las Vegas, announced the grand opening of a grocery store in Ward 5; however, he would not disclose the exact location.

TOM McGOWAN, Las Vegas resident, announced his candidacy for Mayor in 2011 and commented that the success of Neonopolis comes down to a question of venue.

DOROTHY BARNES commented that the police officers in Las Vegas need to be retrained, because they think they have rights over free people.

The meeting adjourned at 1:23 p.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk
April 12, 2007



Beverly K. Bridges, Acting Secretary