

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

MINUTES

Meeting of
MAY 2, 2007
9:00 A.M.

(Following the morning session of the City Council Meeting)

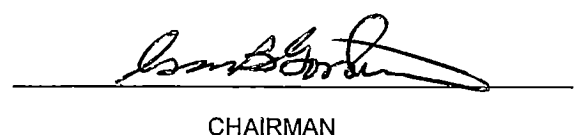
Called To Order: 12:15 P.M.
Adjourned: 12:36 P.M.

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	☐	☐	☒
WILLIAM HENRY, SENIOR LITIGATION COUNSEL	☒	☐	☐
BEVERLY K. BRIDGES, ACTING SECRETARY	☒	☐	☐

APPROVED BY REFERENCE JUNE 6, 2007

ATTEST:


SECRETARY


CHAIRMAN



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

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

May 2, 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 meeting of April 4, 2007
- 4 Discussion and possible action regarding the Neonopolis Parking Validation Program for Wurrulla Hayward, LLC, located at 450 Fremont Street - Ward 5 (Williams)
- 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

AFFIDAVIT OF ELECTRONIC MAILING (email)
(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Damita Simpson, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **26th** day of **April, 2007**, 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 **May, 2007**, was electronically mailed (emailed) to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

appears on

SIGNATURE

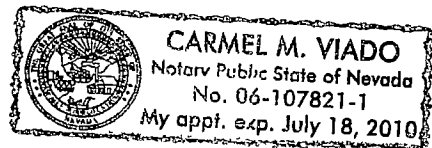
City Clerk
DEPARTMENT

Subscribed and sworn to before me this

26 day of April, 2007

Carmel M. Viock

NOTARY PUBLIC in and for said County and State



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Clerk.

City Clerk
DEPARTMENT

26 day of April, 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: MAY 2, 2007

SUBJECT:

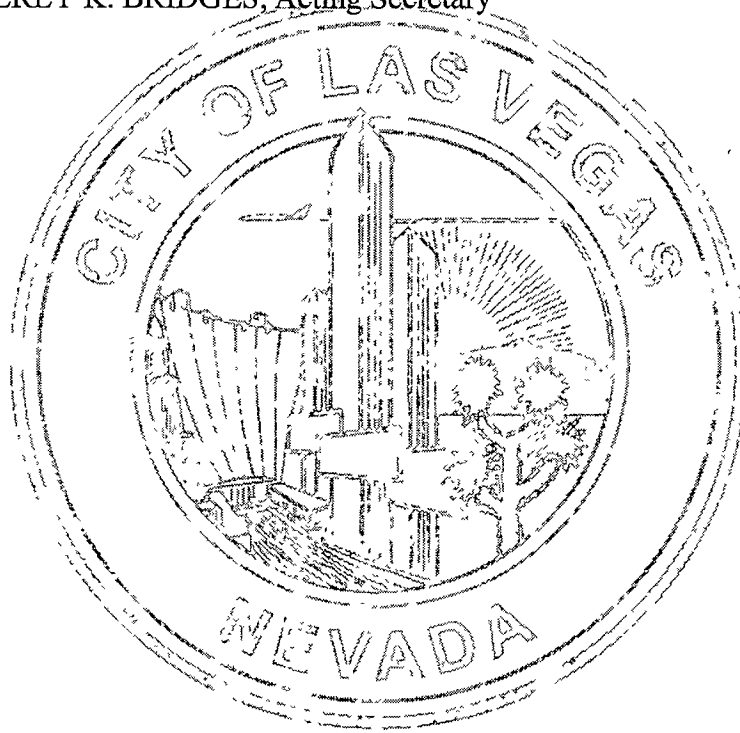
CALL TO ORDER

Minutes:

CHAIRMAN GOODMAN called the meeting to order at 12:15 p.m.

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

ALSO PRESENT: DOUG SELBY, Executive Director, WILLIAM HENRY, Senior Litigation
Counsel, and BEVERLY K. BRIDGES, Acting-Secretary



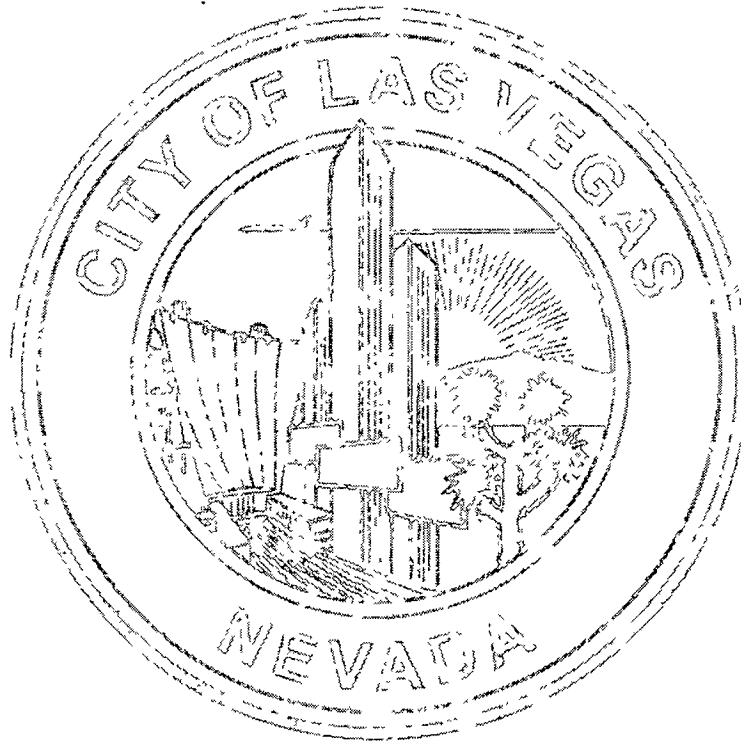
AGENDA SUMMARY PAGE
REDEVLEOPMENT AGENCY MEETING OF: MAY 2, 2007

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: MAY 2, 2007

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES, ACTING

☐ Consent ☒ Discussion

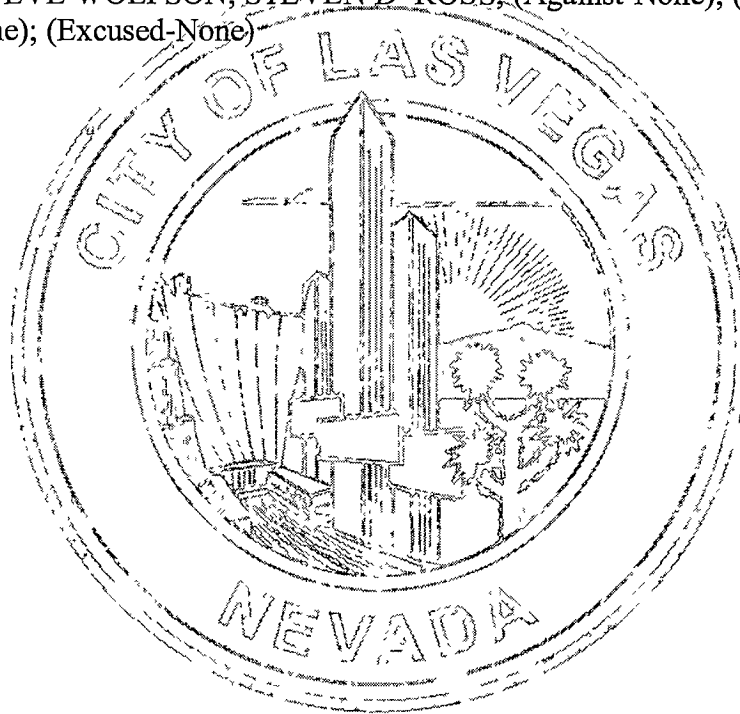
SUBJECT:

Approval of the Final Minutes by reference of the regular Redevelopment Agency meeting of April 4, 2007

Motion made by GARY REESE to Approve by Reference

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)



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 2, 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 (Williams)

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The Redevelopment Agency owns the parcel and 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. It has been extended twice in 30-day increments now through May 2, 2007, for a total of 240 days.

RECOMMENDATION:

None.

BACKUP DOCUMENTATION:

1. RDA Parking Validation Letter with conditions dated September 15, 2006
2. Submitted at meeting – Fremont Square renderings by Joshi & Associates and written comments by Tom McGowan

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

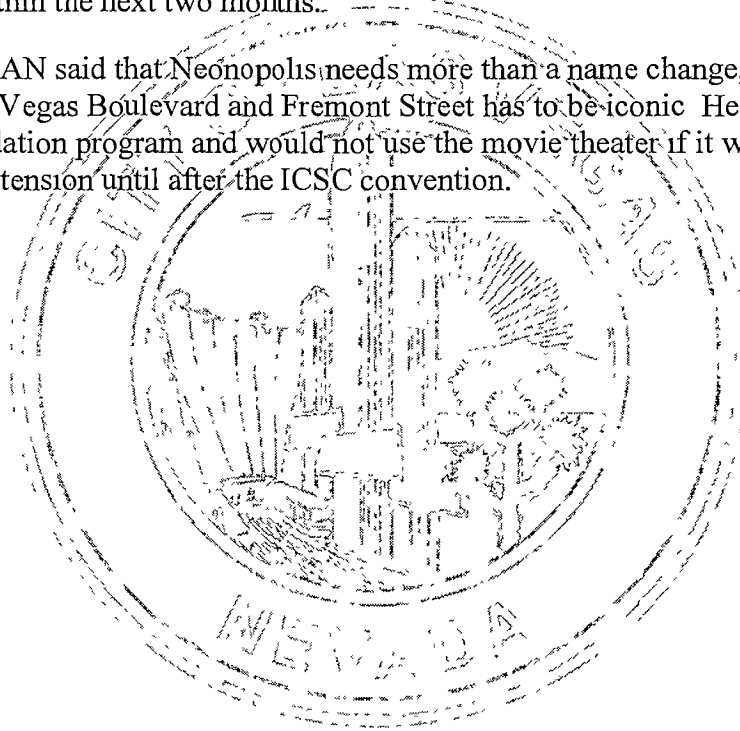
SCOTT ADAMS, Director of the Office of Business Development, reported that the Agency has approved various extensions on this matter, with the latest approved 4/4/2007 for 30 days.

REDEVELOPMENT AGENCY MEETING OF: MAY 2, 2007

BILL MARION, 3455 Cliff Shadows Parkway, appearing on behalf of Joshi and Associates, referred to a rendering and announced that the validation program is not a free parking program for Neonopolis. He added that the project is moving forward, and consideration is being given to changing the name to Fremont Square, because the name Neonopolis has not been an effective brand

ROHIT JOSHI, Joshi & Associates, said the big International Council of Shopping Centers (ICSC) convention is forthcoming, and he hopes to be able to attract interested tenants from those present. He hopes to have a national department store as a major anchor on the northern part of the site. The live performance theater is still a consideration and plans are in being drawn up. More retail shops and restaurants could then easily be attained. Two radio stations and one TV station are interested in locating on the fourth floor. He hopes to be able to present a full leasing package within the next two months.

MAYOR GOODMAN said that Neonopolis needs more than a name change, opining that the intersection of Las Vegas Boulevard and Fremont Street has to be iconic. He is aware that people appreciate the validation program and would not use the movie theater if it were not available. He suggested an extension until after the ICSC convention.



September 15, 2006

Rohit Joshi
Joshi & Associates
Neonopolis
450 Fremont Street
Las Vegas, Nevada 89101

Re: Extension to Neonopolis Parking Validation Program Subject to Existing
Las Vegas Redevelopment Agency Agreements

Dear Mr. Joshi:

Pursuant to your meeting with the Las Vegas Redevelopment Agency (RDA) and City of Las Vegas staff last Friday afternoon, RDA staff will seek the consent of the RDA Board on or about October 4, 2006, to grant a 90-day extension to the Neonopolis Parking Validation Program effective retroactively from September 10, 2006, and commencing 90 days hence through December 8, 2006, subject to the following conditions:

1. Immediately provide certified funds for arrears amounts for current parking validations program in the amount of \$40,700.
2. Provide Disclosure of Principals, on standard City forms, for all persons or entities owning one percent or greater interest in the project.
3. Continue to work with RDA staff on a close and regular basis and advise Mayor Goodman and Councilman Weekly, as appropriate, to the progress of your repositioning, tenanting, renovation, branding and marketing of the project.
4. Within this 90-day period, you will review with RDA staff and present to the RDA Board fully developed tenanting and architectural development plans with firm evidence of committed anchor tenants in the form of executed leases, pro forma and firm evidence of financial commitments to execute the renovations necessary to place new tenants in the project. You will appear before the RDA Board no later than Wednesday, December 6, 2006.
5. Continue to work with RDA staff on any proposed adjacent development opportunities that could directly benefit the project.
6. Enter into further negotiations, if mutually beneficial and in the agreement of both parties, regarding ownership of the parking structure under the project.



CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

Telephone (702) 229-6100
Fax (702) 385-3128

400 Stewart Avenue
Las Vegas, Nevada 89101

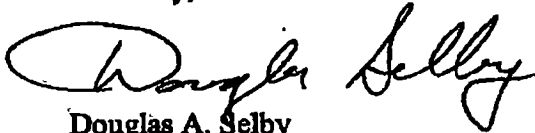
Mr. Rohit Joshi
Joshi & Associates / Neonopolis
September 15, 2006 – Page 2

7. Should the RDA Board not approve the extension, you will be responsible for retroactive payment of the validation subsidy amount for any parking tokens used after the September 9, 2006, expiration date, in accordance with the project documents.

Should the RDA Board approve this proposal and all of the above conditions are met on or before December 8, 2006, a second 90-day extension may also be granted, should you so request one in writing to the RDA, during which time both parties will make good faith efforts to negotiate a Second Amendment to the Neonopolis Reciprocal Easement Agreement, to provide for permanent parking programs.

Please contact Scott Adams or Steve van Gorp at 229-6100 if you have further questions or want to discuss the details of this parking validation extension and its terms. Jerry Walker and his staff will administer the daily operations of the parking validation program on behalf of the RDA.

Sincerely,

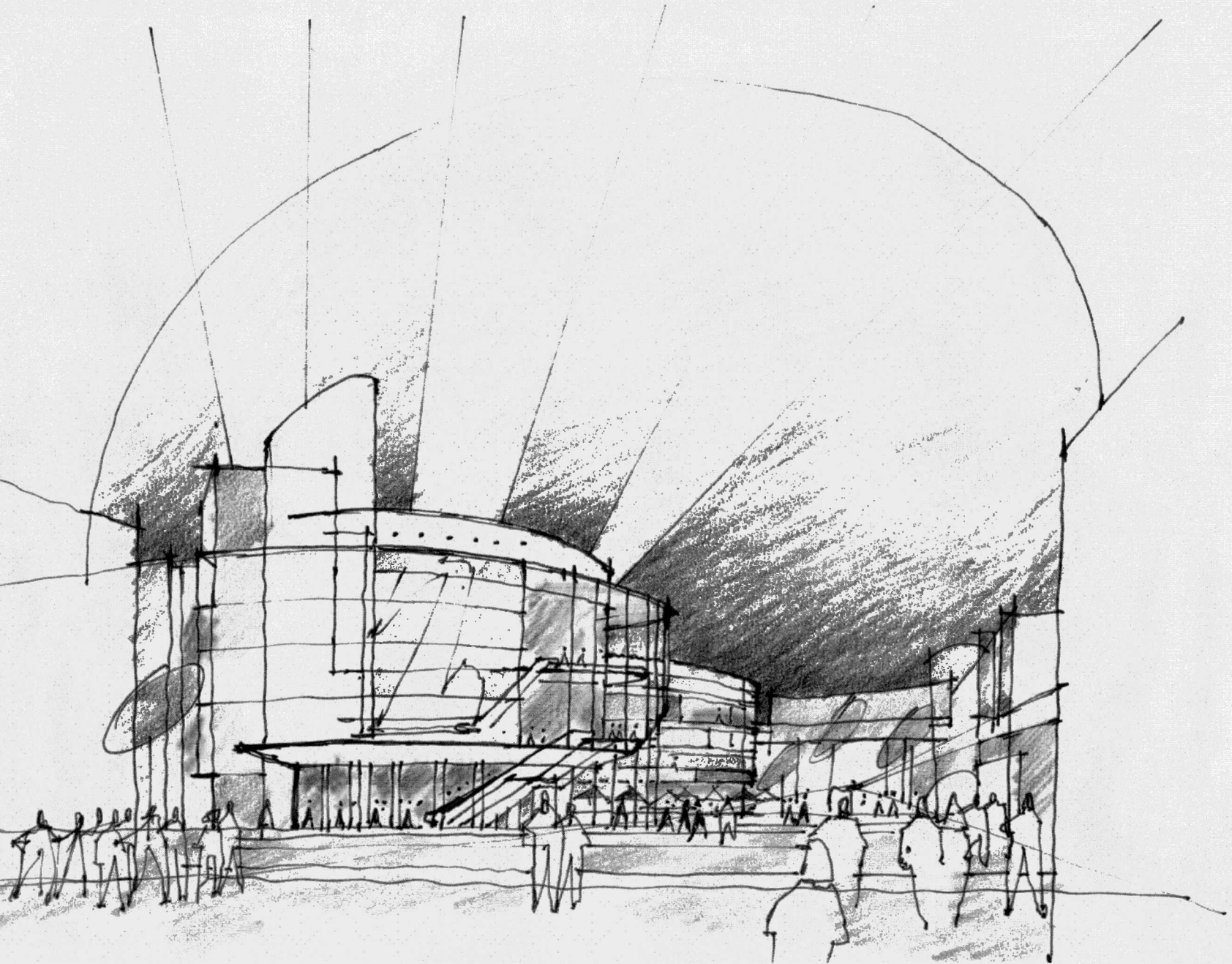


Douglas A. Selby
Executive Director, RDA /City Manager

SvG:dh

cc: Oscar B. Goodman, Chairman, RDA
Lawrence Weekly, Board Member, Ward 5
Steve Houchens, Deputy City Manager
Scott D. Adams, Operations Officer, RDA
Jerry Walker, Deputy Director of Field Operations
Thomas Green, Chief Deputy City Attorney
Steve van Gorp, Redevelopment Manager, RDA
Julie Quisenberry, Real Estate Specialist, RDA

Submitted at City Council
Date 5/2/2007 Item #A



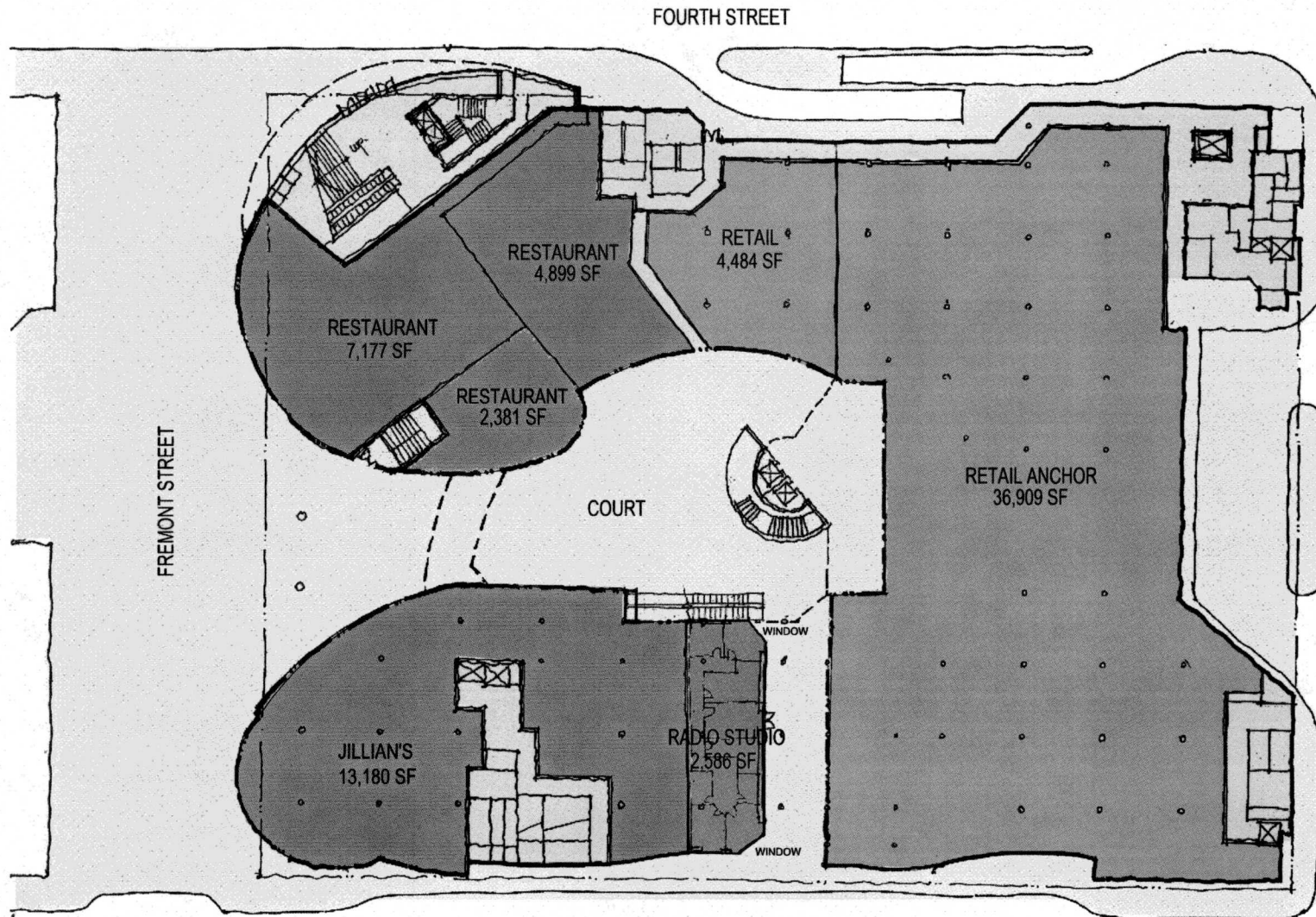
① Joshi & Associates

FREMONT SQUARE

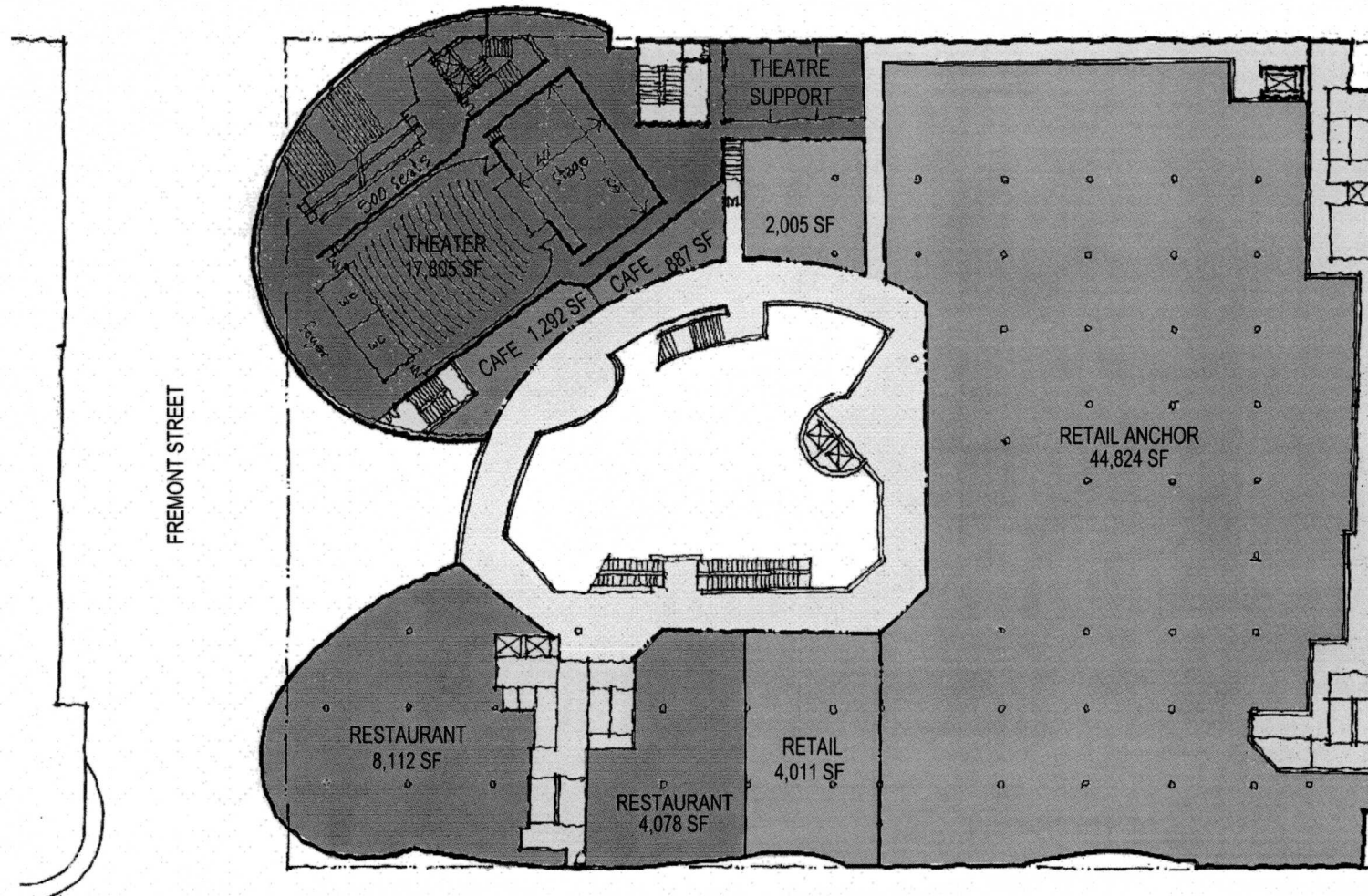
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RTKL
May 1, 2007

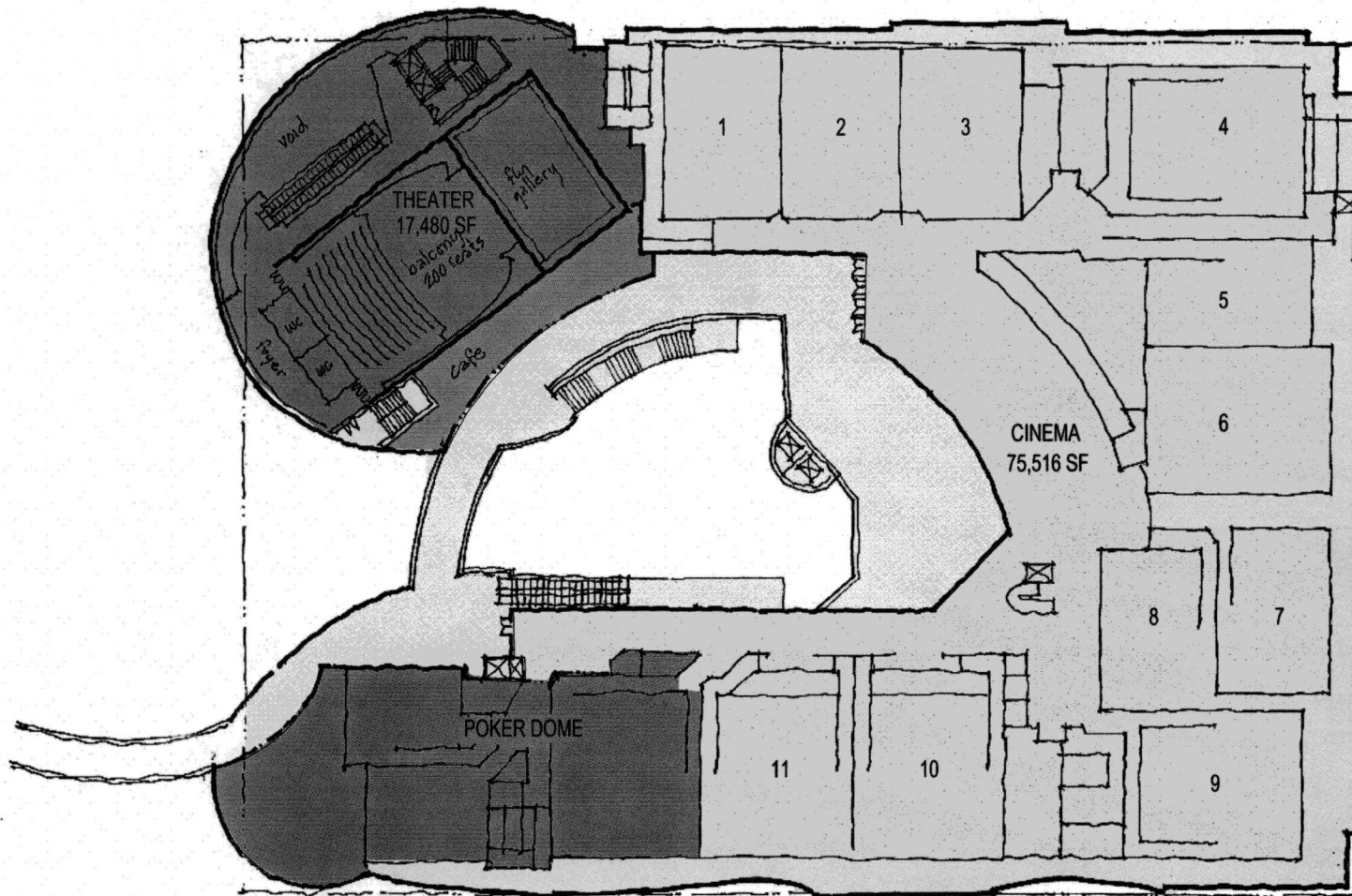
LEVEL ONE



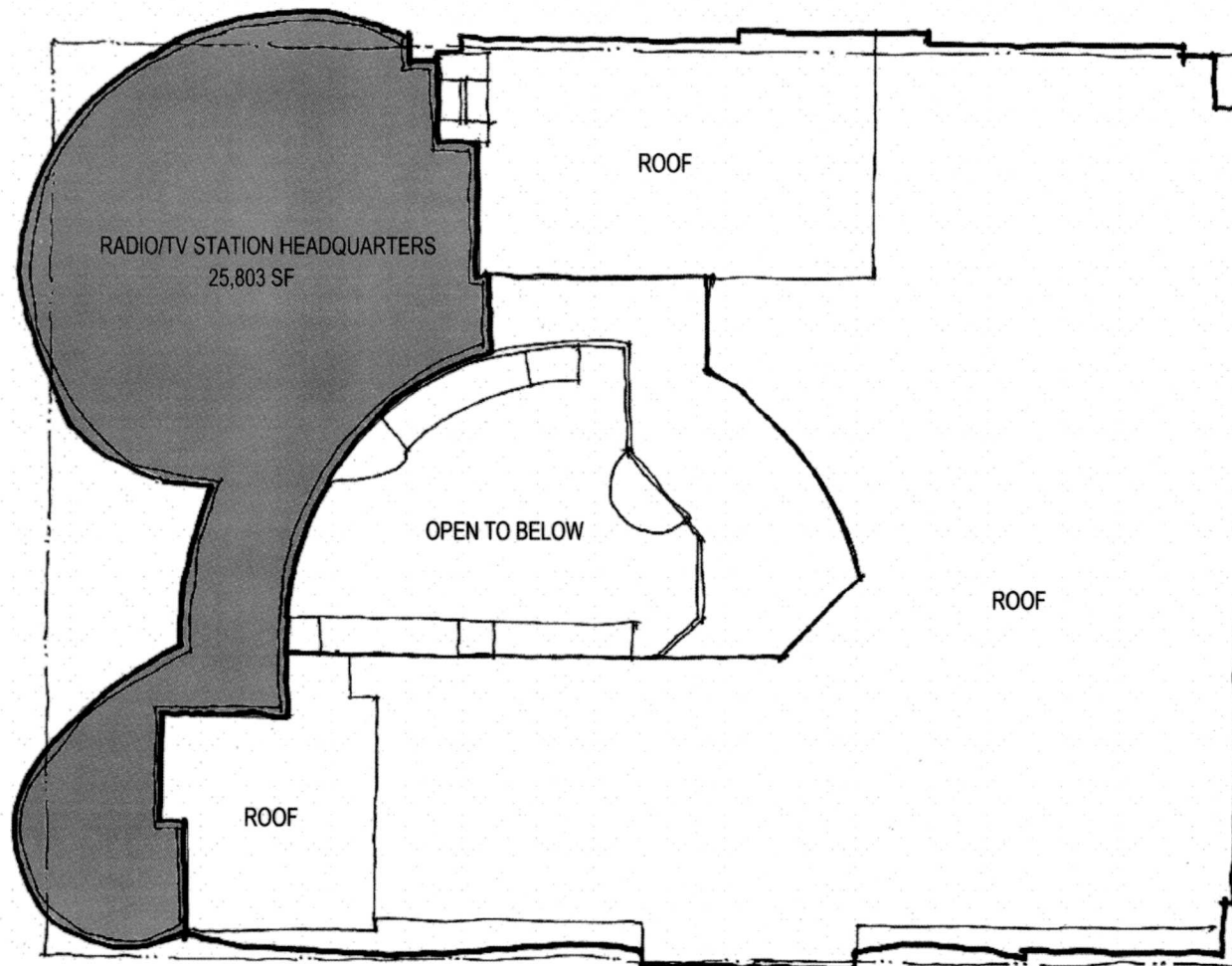
LEVEL TWO



LEVEL THREE



LEVEL FOUR



1. RETAIL	92,233 SF
2. RESTAURANTS	42,020 SF
3. CINEMA (incl Poker Dome)	75,516 SF
4. RADIO/TV STATIONS	28,389 SF
5. LIVE PERFORMANCE THEATER	35,609 SF
TOTAL GLA	273,767 SF

→ (TMC CONT'D)

CRDA ~ PUBLIC COMMENT

ITEM #4. TOM MCGOWAN, LAS VEGAS RESIDENT. ~ AS PREVIOUSLY STATED,
/AKA: 'FREEMONT SQUARE'
'NEONOPOLIS' CAN BE MADE SUCCESSFUL BEYOND ALL EXPECTATIONS,
BY CREATIVE INNOVATION OF PROFESSIONALLY EXPERIENCED AND EXPERTISED
LOCAL ORIGINATION. ~ WHEN YOU'RE READY TO PROCEED, YOU KNOW THE
NUMBER TO CALL. ~ THANK YOU.

ITEM #5. CITIZENS PARTICIPATION: -
TOM MCGOWAN, LAS VEGAS RESIDENT. ~ YOUR FLAWED POLICY OF

VIRTUALLY PLAN-LESS AND PUBLIC-EXCLUDED AGGRESSIVE DEVELOPMENT AND
REDEVELOPMENT OF THE DOWNTOWN CITY OF LAS VEGAS HAS CAUSED THE
DECLINE OF THE QUALITY OF LIFE AND OPPORTUNITY FOR LOCAL RESIDENTS
LEAST ABLE TO SURVIVE THOSE SOCIOECONOMIC IMPACTS. ~ YOUR
FAILURE TO ENSURE RELIABLE PUBLIC MASS TRANSIT SERVICES TO RESIDENTS
OF THE ARTS DISTRICT DATED 3 ON 'FIRST FRIDAYS' AND DURING OTHER
'SPECIAL EVENTS', IS DISCRIMINATORY AND CONSTITUTES 'DEGRADED
INDIFFERENCE' IN THE EXTREME.

COMPLAINTS WILL BE FILED WITH THE ATTORNEY GENERAL OF THE
STATE OF NEVADA, AND THE CIVIL DIVISION OF THE U.S. DEPT. OF JUSTICE.
IN SIX MONTHS, A RECALL PETITION WILL BE FILED, CITING TWO (2)
MEMBERS OF THE CITY COUNCIL AS RESPONDENTS.

THE WRITTEN TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED
INCLUSION IN THE MEETING MINUTES, IN COMPLIANCE WITH NRS 241, THE
NEVADA OPEN MEETING LAW.

(SUBMITTED)
THANK YOU.

Submitted to: Redevelopment Agency

Date 5/2/07 Item # 4

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 2, 2007

SUBJECT:

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

BACKUP DOCUMENTATION:

Submitted at meeting – Written comments by Tom McGowan

Minutes:

AL GALLEGO, Las Vegas resident, noted that he was a member of the original committee for the naming of the Neonopolis. He suggested the Ward 5 candidate be removed, claiming that he is not a resident of Ward 5.

TOM MCGOWAN, Las Vegas resident, read and submitted his written comments

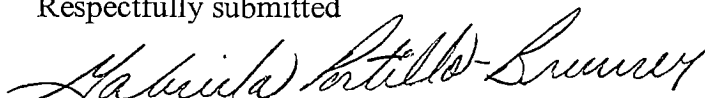
JERAMIAH FASSEH, business owner at Bonanza and H Street, said he has been at the location for almost four years and has not yet been able to obtain a liquor license. The Planning Commissioners claim it is because his store is located near two churches, but he has not had any problems in the four years of doing business. There were problems before he took ownership. Without the liquor license, he struggles to remain in business.

JERRY NEAL, representing West Las Vegas, expressed concern about Ward 5 candidate RICKI BARLOW, alleging that MR. BARLOW is a violent person. He also urged that MR. FASSEH be granted a liquor license for his business, as he has been a good neighbor and has the support of the surrounding community

BEATRICE TURNER, representing West Las Vegas, shared the sentiments of MR. NEAL regarding MR. FASSEH'S ability to sell liquor. She asserted that MR. NEAL had an altercation with MR. BARLOW on election day in May; therefore, she would not be supporting MR. BARLOW. As far as graffiti, she suggested the City go after residents that are selling spray paint at yard sales.

The meeting adjourned at 12:36 p.m.

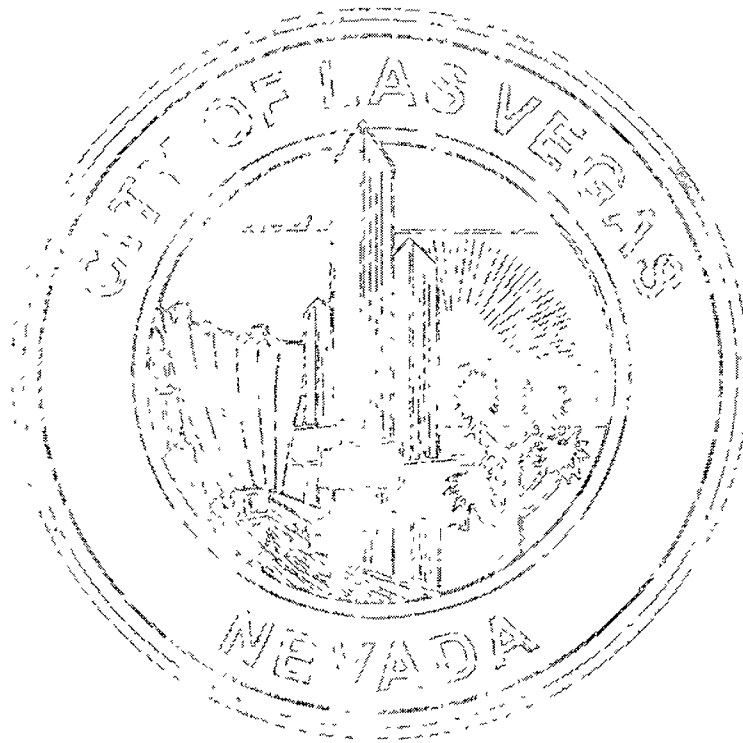
Respectfully submitted


Gabriela Portillo-Brenner, Deputy City Clerk

REDEVELOPMENT AGENCY MEETING OF: MAY 2, 2007

May 17, 2007

Beverly K. Bridges
Beverly K. Bridges, Acting Secretary



(Mr. Costa)
CRDA ~ PUBLIC COMMENT

Item #4: Tom McGowan; LAS VEGAS RESIDENT. ~ AS PREVIOUSLY STATED,
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CITIZENS PARTICIPATION:-

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INCLUSION IN THE MEETING MINUTES, IN COMPLIANCE WITH NRS 241, THE
NEVADA OPEN MEETING LAW.

(Submitted)

Thank You,

(2)

SUBMITTED TO: Redevelopment Agency

Date 5/2/07 Item #5