

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

# MINUTES

Meeting of  
**MAY 21, 2008**  
 8:00 A.M.

~~(Following the morning session of the City Council Meeting)~~

Called To Order: 8:01 A.M.  
 Adjourned: 8:20 A.M.

REDEVELOPMENT AGENCY	PRESENT	EXCUSED
CHAIRMAN OSCAR B GOODMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MEMBER GARY REESE - VICE-CHAIRMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MEMBER LARRY BROWN (Excused until 8:08 AM)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MEMBER STEVE WOLFSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MEMBER LOIS TARKANIAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MEMBER STEVEN D ROSS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MEMBER RICKI Y BARLOW	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ORLANDO SANCHEZ, ACTING EXECUTIVE DIRECTOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRADFORD JERBIC, CITY ATTORNEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BEVERLY K. BRIDGES, SECRETARY	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPROVED BY REFERENCE. JUNE 18, 2008

ATTEST:

*Beverly K. Bridges*  
 \_\_\_\_\_  
 SECRETARY

*Oscar B. Goodman*  
 \_\_\_\_\_  
 CHAIRMAN

18 ✓



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

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

**May 21, 2008**

**8:00 AM**

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

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS 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

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 March 19, 2008
- 4 Discussion and possible action regarding a Grant Deed whereby the City of Las Vegas Redevelopment Agency grants a 25 foot radius spandrel at the southeast corner of H Street and Van Buren Avenue to the City of Las Vegas for dedication of rights-of-way (APN 139-27-110-068) - Ward 5 (Barlow)
- 5 Discussion and possible action regarding the Fremont Square Parking Validation Program, and other parking and easement related matters, formerly known as Neonopolis, for Wirrulla Hayward, LLC, located at 450 Fremont Street - Ward 5 (Barlow)
- 6 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, 2<sup>nd</sup> 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 21, 2008**

**SUBJECT:**  
CALL TO ORDER

Minutes:

CHAIRMAN GOODMAN called the meeting to order at 8:01 a.m.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN (excused from the meeting until 8:08 a.m.), WOLFSON, TARKANIAN, ROSS and BARLOW

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and VICKY DARLING, Acting Secretary



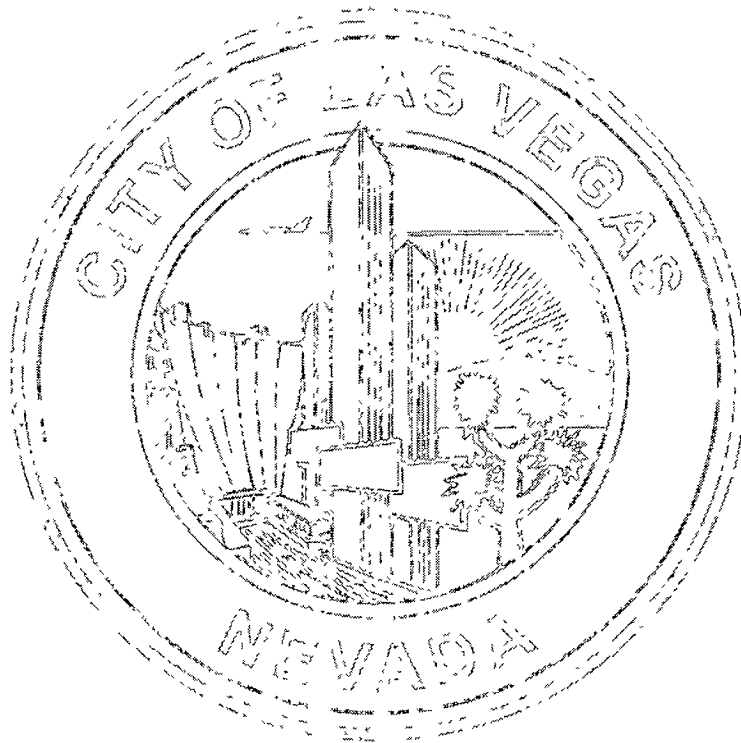
**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008**

**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 21, 2008**

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**DEPARTMENT: CITY CLERK**  
**DIRECTOR: BEVERLY K. BRIDGES**

**SUBJECT:**

Approval of the Final Minutes by reference of the regular Redevelopment Agency meeting of March 19, 2008

Motion made by GARY REESE to Approve by Reference

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LARRY BROWN)



**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008**

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

**SUBJECT:**

Discussion and possible action regarding a Grant Deed whereby the City of Las Vegas Redevelopment Agency grants a 25 foot radius spandrel at the southeast corner of H Street and Van Buren Avenue to the City of Las Vegas for dedication of rights-of-way (APN 139-27-110-068) - Ward 5 (Barlow)

**Fiscal Impact**

No Impact

Augmentation Required

Budget Funds Available

**Amount:**

**Funding Source:**

**Dept./Division:**

**PURPOSE/BACKGROUND:**

In reviewing the Redevelopment Agency Asset List, it was discovered that the Agency owns a remnant parcel at the southeast corner of H Street and Van Buren Avenue. This parcel is located directly adjacent to city right-of-way and is not suited for development. Therefore, the Agency would like to dedicate this parcel to the City of Las Vegas as usable public rights-of-way.

**RECOMMENDATION:**

Approval.

**BACKUP DOCUMENTATION:**

Grant Deed

Motion made by RICKI Y. BARLOW to Approve

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

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

**Minutes**

SCOTT ADAMS, Operations Officer of the Redevelopment Agency, went over the Purpose/Background section. He showed a map depicting the remnant parcel and stated that this property should be dedicated to the City of Las Vegas because it is part of the street right-of-way. He recommended approval.

APN: 139-27-110-068

WHEN RECORDED MAIL & SEND  
TAX STATEMENTS TO:  
CITY OF LAS VEGAS – CITY CLERK  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

# GRANT DEED

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**THIS INDENTURE WITNESSETH: That CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY**

for and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of his/her/their right, title and interest in and to all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

**For complete legal description, see Exhibit "A" attached hereto  
and by this reference made a part hereof**

**For: Dedicate 25' radius spandrel at southeast corner of "H" Street & Van Buren Ave.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**Continued:  
Page 1 of 2**

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**A.P.N. 139-27-110-068 (010-501-009)  
25 FOOT RADIUS SPANDREL AT SOUTHEAST CORNER  
H STREET AND VAN BUREN AVENUE / H.F.M & M  
ADDITION TO CITY OF LAS VEGAS**

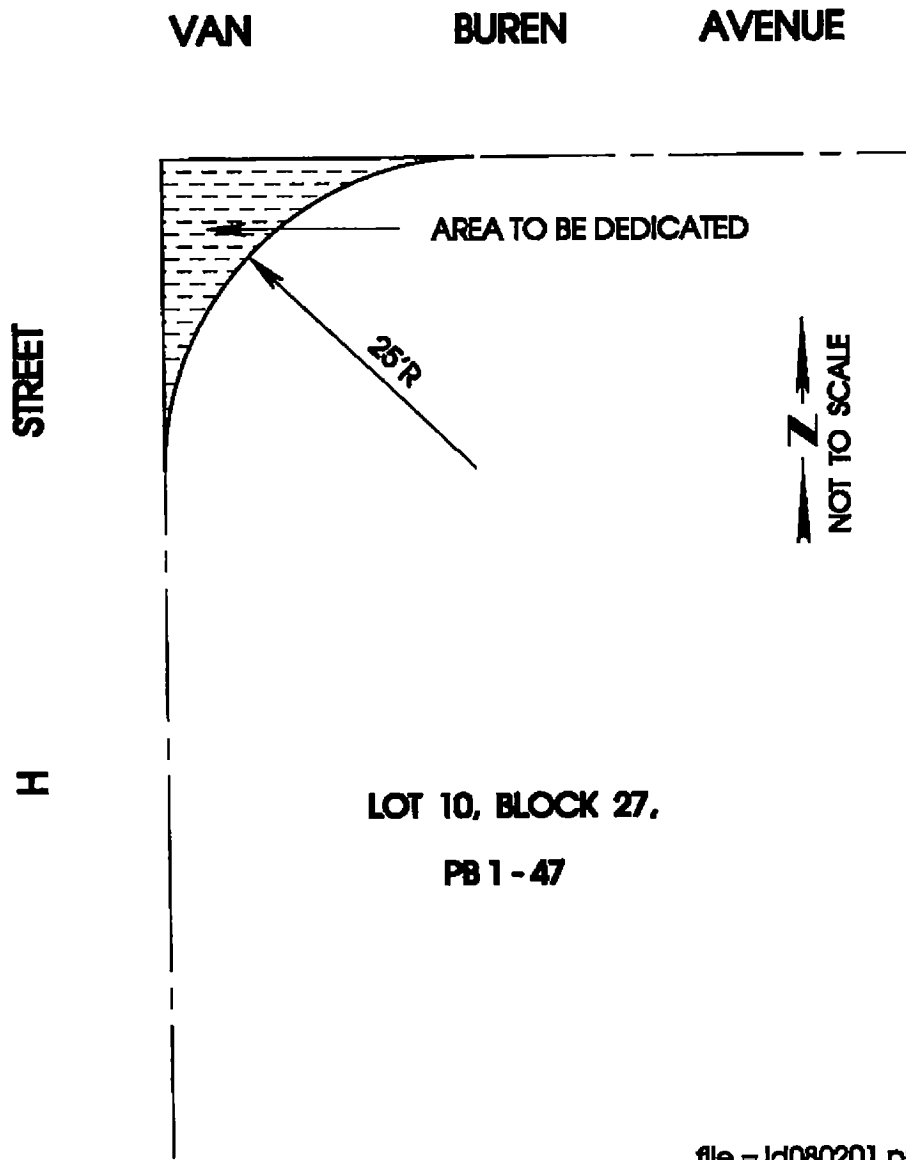
That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of Lot 10 in Block 27, of H.F. M & M ADDITION TO CITY OF LAS VEGAS as shown in Book 1 of Plats, Page 47 of Clark County, Nevada Records, described as follows:

A triangular parcel of land bounded as follows: bounded on the north by the north line of said Lot 10; bounded on the west by the west line of said Lot 10; and bounded on the southeast by the arc of a curve concave southeasterly, having a radius of 25.00 feet and being tangent to the north line of said Lot 10 and tangent to the west line of said Lot 10.

The above described parcel of land contains an area of 134 square feet, more or less.

**OWNER'S INITIALS** \_\_\_\_\_

**PORTION OF THE NW 1/4, NW 1/4, SEC 27,  
T20S, R60E, M.D.M.,**



**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008**

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

**SUBJECT:**

Discussion and possible action regarding the Fremont Square Parking Validation Program and other parking and easement related matters, formerly known as Neonopolis, for Wirrulla Hayward, LLC, located at 450 Fremont Street - Ward 5 (Barlow)

**Fiscal Impact**

No Impact

Augmentation Required

Budget Funds Available

**Amount:**

**Funding Source:**

**Dept./Division:**

**PURPOSE/BACKGROUND:**

The Redevelopment Agency (RDA) owns the parcel and structured parking garage beneath Fremont Square. A Parking Validation Program was negotiated with the new owner, Wirrulla 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 RDA Board on December 6, 2006, extending through March 8, 2007. A third 90-day extension was granted by the RDA Board on June 6, 2007, through September 5, 2007. A 60-day extension was granted by the RDA Board on September 5, 2007, extending through November 7, 2007. A 180-day extension was granted on November 7, 2007, extending through May 7, 2008.

**RECOMMENDATION:**

None.

**BACKUP DOCUMENTATION:**

RDA Parking Validation Letter with conditions dated September 15, 2006

Motion made by RICKI Y BARLOW to Approve a 90-day extension

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

RICKI Y. BARLOW, 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, Operations Officer of the Redevelopment Agency, commented that the most recent Parking Validation Program for Fremont Square, formerly Neonopolis, expired last week and there have been numerous extensions. In meetings with ROHIT JOSHI, Joshi & Associates, he has insisted the program be extended. Staff had no recommendation.

**REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008**

MR. ADAMS noted there are two more restaurants open and staff is working with MR. JOSHI on two major tenants, including discussion on the provision of permanent parking for the employees of Telemundo, one of the two major tenants staff would like to see in the Square

CHAIRMAN GOODMAN noted that Telemundo representatives indicated in meetings with him that they would require a concession of 30 parking spaces in order to make the deal final. He opined that it is a reasonable request.

MR. JOSHI indicated that the deli is open, and the sushi restaurant should open within the next two weeks. He is also working with three other prospective tenants out of California. He remarked that he has a booth at the ICSC conference.

MR. ADAMS interjected that parking at Fremont Square is governed by a Reciprocal Easement Agreement containing specific provisions that allow the City to provide general grants of validation. Providing parking commitments to specific users would require amendments to the terms of the Reciprocal Easement Agreement and a separate parking license agreement for parking concessions. He recommended the Validation Program be extended to allow staff time to finalize a performance-based parking license agreement.

MEMBER BARLOW expressed concern about the possibility of other tenants making the same request for their employees. He questioned the impact that might have, to which MR. ADAMS replied that the parking commitment to Telemundo is negligible, given the number of parking spaces in the garage. Delegating 30 spaces would not impact visitor parking, and committing employee parking to major tenants would make the Square more viable.

In an effort to assuage MEMBER BARLOW'S continued concern about whether the Agency is in a position to make the same concession to other tenants, MR. ADAMS answered that there have only been two instances where parking has been requested to secure anchor tenants. He did not foresee any other requests. MR. JOSHI rejoined that there are plenty of parking spaces. Providing 30 spaces to a credit-worthy major tenant is no problem. MR. ADAMS added that many of the visitors are transported to the site by bus.

September 15, 2006



CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY

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

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

400 Stewart Avenue  
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:

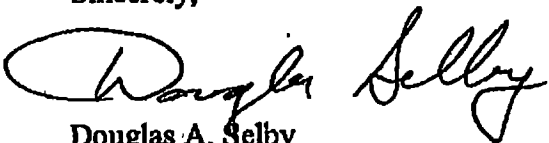
1. Immediately provide certified funds for arrears amounts for current parking validations program in the amount of \$40,700.
2. Provide Disclosure of Principals, on standard City forms, for all persons or entities owning one percent or greater interest in the project.
3. Continue to work with RDA staff 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.

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 Basement 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

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008**

**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

Minutes:

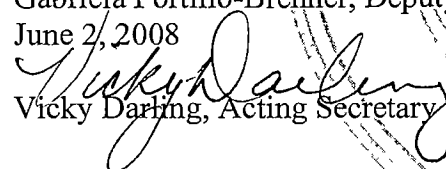
CHAIRMAN GOODMAN remarked that he had the opportunity to visit the City's booth at the ICSC conference, and he asked many of the attendees if they patronize businesses within the City. The majority replied with names of businesses located outside of the City boundaries, which really bothered him. He asked CITY ATTORNEY JERBIC if the City could protect the valuable name of Las Vegas, to which only the City has a right. He wondered if the City could enjoin businesses and residents outside of the City boundaries from using the Las Vegas name.

The meeting was adjourned at 8:20 a.m.

Respectfully submitted,

  
Gabriela Portillo-Brenner, Deputy City Clerk

June 2, 2008

  
Vicky Darling, Acting Secretary

