

**REDEVELOPMENT AGENCY AGENDA  
MEETING OF: MAY 5, 2004**

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](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.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:11 P.M.

**PRESENT:** CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, and MONCRIEF

**EXCUSED:** MEMBER MACK

**ALSO PRESENT:** DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Hall Plaza, Posting Board

Court Clerk's Bulletin Board, City Hall

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Pkwy.

Grant Sawyer Building, 555 E. Washington Avenue

(12:11 – 12:12)

**3-287**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MAY 5, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: CHRIS KNIGHT, ACTING**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO DIRECT AND AUTHORIZE STAFF TO PROCEED WITH A REQUEST FOR DEVELOPMENT PROPOSALS FOR THE SITE AT LAS VEGAS BOULEVARD AND CLARK AVENUE TOTALING APPROXIMATELY 0.96 ACRES (APN 139-34-310-061 TO -063, -076 & -710-001) - WARD 1 (MONCRIEF)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

Staff is considering whether to proceed with a Request For Development Proposals (RFP) for the site at Las Vegas Boulevard and Clark Avenue. The RFP would expressly seek development proposals for the site that further the development goals and objectives for the Office Core District as set forth in the Las Vegas Downtown Centennial Plan.

**RECOMMENDATION:**

Review and provide staff with direction and authorization to proceed.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Site Map

**MOTION:**

**MONCRIEF – APPROVED to proceed with RFPs – UNANIMOUS with GOODMAN abstaining because his son ROSS is involved with some property that would be affected by this action, MACK excused, and Ward 2 seat vacant**

**MINUTES:**

CHRIS KNIGHT, Acting Director, Business Development Office, reported that this parcel was previously under agreement for development that has expired because the developers were not able to perform. Staff would like to put the property back on the market, using the Request for Proposals (RFPs) approach, for commercial offices or a residential development. He requested authorization to issue the RFPs and come back to the Agency with a recommendation as to how the property should be developed.

(12:12 – 12:13)

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: CHRIS KNIGHT, ACTING**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING TWO ESTOPPEL CERTIFICATES TO HYPO REAL ESTATE CAPITAL CORPORATION CONCERNING THE OWNER PARTICIPATION AGREEMENT DATED SEPTEMBER 18, 2002 WITH WORLD MARKET CENTER, LLC. - WARD 5 (WEEKLY)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

As part of the financing for a \$165 million construction loan and \$26 million mezzanine loan, the lender to World Market Center, LLC, Hypo Real Estate Capital Corporation, has requested that the Redevelopment Agency execute two Estoppel Certificates which certify as to certain matters regarding the Owner Participation Agreement dated September 18, 2002. The Agency Staff has reviewed and confirmed the matters set forth in the Estoppel Certificates.

**RECOMMENDATION:**

It is recommended that the governing board of the Redevelopment Agency approve the two Estoppel Certificates to Hypo Real Estate Capital Corporation and authorize the Chairperson to execute the same.

**BACKUP DOCUMENTATION:**

1. Estoppel Certificates
2. Disclosure of Principals form

**MOTION:**

**WEEKLY – APPROVED as recommended – UNANIMOUS with MACK excused and Ward 2 seat vacant**

**MINUTES:**

DEPUTY CITY ATTORNEY TERESITA PONTICELLO indicated that in September 2002 the Redevelopment Agency entered into a tax increment financing agreement with World Market Center. Since that time World Market Center closed on its construction financing for the development of the Center and their lender has requested the Agency execute two Estoppel Certificates certifying the status of the Owner Participation Agreement. Staff reviewed the items in question and found them to be in order. She requested approval and indicated that RICHARD JOST, representing World Market Center, and CHRISANNE CUNNINGHAM were in the audience.

(12:13 – 12:15)

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CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

Regarding the Sky Vue situation, BEATRICE TURNER, West Las Vegas resident, urged Council to put a lien on the owner's property, because it is worth more than the mobile home park. Also, she indicated that it has been very difficult to find an attorney to represent the residents against the Housing Authority, and many of the accusations she has made against the Housing Authority have been questioned. But the audit report that recently came out validates many of her accusations. She stressed that she had no reason to lie. She noted that she has now been able to find an attorney to represent her and the residents.

(12:15 – 12:17)

3-413

**THE MEETING ADJOURNED AT 12:17 P.M.**

Respectfully submitted: \_\_\_\_\_

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

June 18, 2004

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**Barbara Jo Ronemus, Secretary**