

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 20, 2004

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:44 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK (arrived at 10:45 a.m.), MONCRIEF, and WOLFSON

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

(10:44 - 10:45)

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AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 20, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

CONSENT DISCUSSION

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF AUGUST 4, 2004

Fiscal Impact:

No Impact

Amount:

Budget Funds Available

Dept./Division:

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS with MACK not voting

MINUTES:

There was no discussion.

(10:45)

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AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 20, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

CONSENT DISCUSSION

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE FORM OF A COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) AGREEMENT, THE FORM OF A COMMERCIAL VIP AFFIDAVIT AND A COMMERCIAL VIP PROGRAM MANUAL - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact:

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

PURPOSE/BACKGROUND:

On September 1, 2004, the Redevelopment Agency approved the allocation of \$1,000,000 in Redevelopment Funds for a Commercial Visual Improvement Program (VIP). The Program would provide matching funds to commercial businesses for façade improvement. In order to administer the Program efficiently, Agency staff has prepared a boilerplate Commercial VIP Agreement, Commercial VIP Affidavit, and Commercial VIP Program Manual for future allocations of Commercial VIP funds which meet Program requirements.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. City of Las Vegas Redevelopment Agency Commercial VIP Agreement (form)
2. Commercial VIP Affidavit (form)
3. Commercial VIP Program Manual

MOTION:

REESE - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, explained that this matter includes an overall package of items relative to the new VIP program and its approval would allow staff to move forward and make the program available to businesses. One of the items is a standard form agreement to make program management and approval as expeditious as possible. Another item is a standard affidavit that each property owner would sign to attest to certain certifications in order to comply under the redevelopment law. Finally, an item for a set of guidelines to administer this program. The program would be targeted to three areas, Eastern Avenue, Martin Luther King Jr. Boulevard, and Main Street, all within the Redevelopment area. Direct grants would be limited to a maximum of up to \$50,000 per grant award. Those applicants that make application within a target area would only be required to match dollar for dollar and any applications received for areas outside of the target areas would have to match two to one.

A lot of improvements are eligible under this program, but they are generally any improvements that relate to the improvement of the overall appearance of a property or a building. If a grant award is \$25,000 or greater, it would require three bids. Staff has set up the establishment of an internal design

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MINUTES - Continued:

review committee, and it is anticipated that coordination with other departments, such as Planning and Public Works, will be needed for some of the projects. In the event of limited funds, the projects will be funded under the program guidelines in the order in which the applications are received. He noted that about ten applications were already submitted. He recommended approval.

MAYOR GOODMAN commended MR. ADAMS for this program, which is very innovative.

(10:45 - 10:49)

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AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 20, 2004

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:

PASTOR JAMES ROGERS urged the City to give the developers of the Edmond Town Center an opportunity to develop that project, even though the requirements were not met. It is a needed project in West Las Vegas, because no other developments are coming in.

BEATRICE TURNER, West Las Vegas resident, said she came to the meeting against her doctor's advice to voice her opposition to PASTOR ROGERS' request, especially when preachers only collect money from West Las Vegas residents but do nothing for the residents or to improve the community. They did not do anything about the grocery store shutting down. They only express interest in West Las Vegas when there is money involved for them.

PASTOR ROBISON said he resides in Henderson but is a business owner in West Las Vegas, and he is involved in several projects in West Las Vegas. He expressed his support for the Edmond Town Center. West Las Vegas has not had a shopping center for along time, and the residents have to shop outside of the community. He questioned the status of the West Las Vegas study.

JERRY NEAL, 1418 "M" Street, said for Item 59 of the 10/20/2004 Council Agenda that it is hard to secure jobs in America when there are so many illegal people running around. He then asked for assistance for a woman in his neighborhood whose husband left her and cannot afford to pay her \$500 power bill. The power company will take \$350 for now to turn the lights back on, but she has no money. If her electricity is left off and the Housing Authority finds out about it, she will be evicted.

JIM ROLLETI, representing the Carpenters Contractors Cooperation Committee, 8930 West Tropicana, and VALERIE JUIK attempted to speak against certain local builders. MAYOR GOODMAN advised them that they would have to wait to speak under the citizens participation portion of the City Council meeting of that afternoon, as this forum was to hear matters relating to redevelopment.

DAN CONTRERAS, Bonanza Village resident, said that if the pastors are so concerned about West Las Vegas, they should move into West Las Vegas. He commended COUNCILMAN WEEKLY for the actions he took against Garson Park, but now the entire Council needs to come together and put together a plan to improve West Las Vegas. More rooftops are needed to bring in and sustain the commercial development.

MR. CONTRERAS said that he voted for MAYOR GOODMAN when he first ran for office because he did not think like a politician. But he is now disappointed that the Mayor has not made changes in West Las Vegas, especially with boarded up and blighted properties. MAYOR GOODMAN indicated that the



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MINUTES - Continued:

City is working hard on changing the ordinance to address boarded up buildings, but it takes time to make change, particularly when people's property is involved. As far as bringing development to West Las Vegas, the private sector has to take a chance to make it happen.

NOTE: COUNCILMAN REESE directed DEPUTY CITY MANAGER FRETWELL to explore the possibility of introducing an ordinance, such as North Las Vegas was trying to do, to charge homeowners/renters \$50 to raise money to enforce some of the ordinances. This would be ideal for the redevelopment area. DEPUTY CITY MANAGER FRETWELL said that she would be updating the Councilmembers at the individual briefings on the status of some recommended programs for the City of Las Vegas. COUNCILMAN REESE stressed that a fee would help pay for inspection of properties that are currently being overlooked.

(11:12 - 11:13)

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THE MEETING ADJOURNED AT 11:13 A.M.

Respectfully submitted:

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

January 4, 2005

Barbara Jo Ronemus, Secretary