

**REDEVELOPMENT AGENCY AGENDA**  
**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

**- CALL TO ORDER**

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:56 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON,  
and TARKANIAN

EXCUSED: MEMBER MACK (attending to City business at the BLM Land Sale)

ALSO PRESENT: DOUG SELBY, Executive Director, JOHN REDLEIN, Assistant 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

(10:56 - 10:57)

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**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

**CONSENT**     **DISCUSSION**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF NOVEMBER 17, 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 excused**

**MINUTES:**

There was no discussion.

(10:57)

2-190

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

CONSENT     DISCUSSION

**SUBJECT:**

RESOLUTIONS:

RA-1-2005 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY (RDA) AND MAIN STREET STUDIOS, LLC, LOCATED AT 1421 SOUTH MAIN STREET, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT AGENCY - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 47 (R-10-2005) AND RDA ITEM 3]

**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:**

This is a related item to discussion and possible action regarding assisting Main Street Studios, LLC, with the cost of visual improvements for the art studio at 1421 South Main Street. Approval will adopt findings that the OPA is in compliance with furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Resolution No. RA-1-2005
2. Commercial VIP Owner Participation Agreement
3. Affidavit of Naomi R. Arin, Esq.
4. Disclosure of Principals
5. Site Map

**MOTION:**

**TARKANIAN- APPROVED as recommended - UNANIMOUS with MACK excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, explained that this item involves a resolution making similar findings of the Agency Board to the resolution under Item 47 of the 2/2/2005 Council Agenda. It also authorizes the City to enter into the OPA to fund the project.

CINDY FUNKHOUSER, 1228 S. Casino Center Boulevard, Property Manager for Main Street Studios, and NAOMI ARIN, Board Member of Whirlygig, Inc., were present.

NOTE: See 2/2/2005 Council Item 47 and 2/2/2005 Redevelopment Agency Item 3 for related discussion.

(11:04)  
2-402

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

CONSENT     DISCUSSION

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) OWNERSHIP PARTICIPATION AGREEMENT WITH MAIN STREET STUDIOS, LLC, FOR PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO COMMERCIAL BUILDING LOCATED AT 1421 SOUTH MAIN STREET, APN 162-03-210-024 (\$50,000 - REDEVELOPMENT AGENCY (RDA) SPECIAL REVENUE FUND) - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 47 (R-10-2005) AND RDA ITEM 2 (RA-1-2005)]

**Fiscal Impact:**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>	\$50,000.00
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>	OBD/RDA
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>	RDA Special Revenue Fund

**PURPOSE/BACKGROUND:**

Main Street Studios, LLC, has purchased the building at 1421 South Main Street for use as an art gallery, artists' studios, and a cafe. The building was originally constructed in 1959 and needs substantial renovations for this use, including a new HVAC system, new glass entry doors, and a backlit thermo clear wall for visual attraction. Improvements will include: ADA retrofit for restrooms; new electrical; new plaster and refacing of exterior walls; tenant improvements; and new signage.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Commercial VIP Ownership Participation Agreement
2. Affidavit of Naomi R. Arin, Esq.
3. Disclosure of Principals
4. Site Map

**MOTION:**

**TARKANIAN- APPROVED as recommended - UNANIMOUS with MACK excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, explained that this matter involves funding for the project. He noted that funding in the amount of \$1 million for this program was approved last year. Approval allows the funds to be withdrawn.

CINDY FUNKHOUSER, 1228 S. Casino Center Boulevard, Property Manager for Main Street Studios, and NAOMI ARIN, Board Member of Whirlygig, Inc., were present.

NOTE: See 2/2/2005 Council Item 47 and 2/2/2005 Redevelopment Agency Item 2 for related discussion.

(11:04 - 11:05)

2-429

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

CONSENT     DISCUSSION

**SUBJECT:**

RESOLUTIONS:

RA-2-2005 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) OWNERSHIP PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY (RDA) AND FOURTH STREET PLACE, LLC, LOCATED AT 720 SOUTH FOURTH STREET, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT AGENCY - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 48 (R-11-2005) AND RDA ITEM 5]

**Fiscal Impact:**

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

**PURPOSE/BACKGROUND:**

This is a related item to discussion and possible action regarding assisting Fourth Street Place, LLC, with the cost of visual improvements at 720 South Fourth Street. Approval will adopt findings that the OPA is in compliance with, and furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Resolution No. RA-2-2005
2. Commercial VIP Ownership Participation Agreement
3. Affidavit of Douglas R. Malan, Esq.
4. Disclosure of Principals
5. Site Map

**MOTION:**

**TARKANIAN - APPROVED as recommended - UNANIMOUS with MACK excused**

**MINUTES:**

DOUG MALAN, Fourth Street Place, LLC, was present.

SCOTT ADAMS, Director, Office of Business Development, commented that this Resolution authorizes the City to enter into a funding agreement for this project.

NOTE: See 2/2/2005 Council Item 48 and 2/2/2005 Redevelopment Agency Item 5 for related discussion.

(11:09 - 11:10)

2-583

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

CONSENT     DISCUSSION

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A COMMERCIAL VISUAL IMPROVEMENT PROGRAM (VIP) OWNERSHIP PARTICIPATION AGREEMENT (OPA) WITH FOURTH STREET PLACE, LLC, FOR PROVIDING FUNDS TO ASSIST WITH VISUAL IMPROVEMENTS TO THE OFFICE BUILDING LOCATED AT 720 SOUTH FOURTH STREET, APN 139-34-410-019, -020, & -021 (\$50,000 - REDEVELOPMENT AGENCY (RDA) SPECIAL REVENUE FUND) - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 48 (R-11-2005) AND RDA ITEM 4 (RA-2-2005)]

**Fiscal Impact:**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>	\$50,000.00
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>	OBD/RDA
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>	RDA Special Revenue Fund

**PURPOSE/BACKGROUND:**

Fourth Street Place, LLC, has requested \$50,000 in Commercial VIP funds for renovating the office building at 720 Fourth Street. Fourth Street Place is contributing \$150,000 as a match. VIP funds will be used for an entry canopy feature on the eastern façade of the building. Fourth Street Place is also improving the southern façade (Gass Street), remodeling the interior, adding an interior elevator, and improving ADA accessibility. The application meets all Commercial VIP Program requirements.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Commercial VIP Ownership Participation Agreement
2. Affidavit of Douglas R. Malan, Esq.
3. Disclosure of Principals
4. Site Map

**MOTION:**

**TARKANIAN - APPROVED as recommended - UNANIMOUS with MACK excused**

**MINUTES:**

DOUG MALAN, Fourth Street Place, LLC, was present.

SCOTT ADAMS, Director, Office of Business Development, stated that approval of this item approves the funding.

NOTE: See 2/2/2005 Council Item 48 and 2/2/2005 Redevelopment Agency Item 4 for related discussion.

(11:10 - 11:11)

2-609

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

CONSENT     DISCUSSION

**SUBJECT:**

ABEYANCE ITEM - DISCUSSION AND POSSIBLE ACTION REGARDING THE SEVENTH AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN M.S.W., INC., AND THE REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO ENTER INTO AN AGREEMENT WITH THE LAS VEGAS PERFORMING ARTS FOUNDATION FOR THE DISBURSEMENT OF FUNDS, AND OTHER MATTERS PERTAINING THERETO (APN 139-27-402-008, 139-34-101-003 AND 139-34-101-010) - WARD 5 (WEEKLY)

**Fiscal Impact:**

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

**PURPOSE/BACKGROUND:**

The Agency will receive \$500,000 in unrestricted funds and approximately \$1,180,000 in restricted funds dedicated to the design development and construction of the downtown performing arts center. In consideration for the deposited funds, MSW, Inc. will be relieved of its obligation to construct a parking structure.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Seventh Amendment to Disposition and Development Agreement
2. Disclosures of Principals

**MOTION:**

**WEEKLY - STRIKE - UNANIMOUS with MACK excused**

**MINUTES:**

There was no discussion.

(11:11 - 11:12)

2-640

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

CONSENT     DISCUSSION

**SUBJECT:**

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

**Fiscal Impact:**

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

**PURPOSE/BACKGROUND:**

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

**RECOMMENDATION:**

Accept Report

**BACKUP DOCUMENTATION:**

Submitted after meeting: hardcopy of PowerPoint

**MOTION:**

**REESE - ACCEPTED the Report - UNANIMOUS with MACK excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, used a PowerPoint presentation, a copy of which is made a part of the minutes, to update the Agency members on the status of the following projects:

World Market Center - The first phase of 1.35 million square feet is to open in July of this year, with the Phase II expansion of 1.6 million square feet to begin construction in July 2005. It is already 85% pre-leased.

Union Park/Related - The master plan shown is being revised. Staff is working with the company on all facets of the project. The goal is to have a disposition and development agreement by the end of the 120-day period.

IRS Regional Headquarters - It is basically completed. It should be open next month at the latest. Phase II will include construction of the Southern Nevada Water Authority/Molasky building, approximately 200,000 square feet. The Water Authority will occupy about 125,000 square feet and 75,000 square feet will be made available to other tenants.

L'Octaine Apartments - This is a project that is progressing well. Staff will be presenting an agreement amendment at a future meeting to make this project affordable. It is a high-quality project that sets the tone for downtown housing.

**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

**MINUTES - Continued:**

CityMark - The project is progressing nicely and quickly. Staff is working on a number of aspects involving due diligence under the agreement. The project includes 330 units, with the first phase of 220 units to be built around the parking garage. The schedule of performance might have to be accelerated.

Holsum Bread Lofts - It is nearing completion and about 70% leased.

Related/Cherry Clark Avenue, LLC - Staff and the developer are still negotiating the exclusive negotiating agreement. The proposal is for a high-density condominium development with ground floor retail and about 250 units above.

Fifth Street School - A plan has been put together to build a new plaza and park on one of the corners of the site. Staff has been working to market the space to a number of groups, including a major gallery. Staff hopes to also attract other types of uses such as a grocery store.

Entertainment District - Staff is working closely with the Entertainment District Property Owners Association on the proposed streetscape. The owners are moving forward in getting a business improvement district approved for this area. Staff hopes to have an item on the next agenda regarding a more aggressive strategy to improve the Entertainment District.

601 East Fremont Street - A project that staff is wrapping up in terms of the exclusive negotiating agreement. The proposal is to convert the front building into club space and build condominiums on the parking lot site. This is an anchor project that will accelerate the Entertainment District.

Stella Lake Office (FBI) Project - A building permit was issued and the project is moving forward in the Enterprise Park.

RLT Corp. Office/Training Center - The project is in the permitting process and some issues are being resolved.

Urban Chamber of Commerce - Funding was obtained from the Federal Economic Development Administration for construction of the building. Several buildings are being planned. A bank commitment was made already to anchor the main building. The project is moving forward well.

Edmond Town Center - The vertical structure is progressing.

Las Vegas Arts District - Principals in the Arts District were identified, and they put together a purchase agreement for a site for the major sculpture to be located. The project is moving forward.

Soho Lofts - Finally getting above the garage structure level and into flat plates. It is moving along well and was the pioneer in high-density/high-rise living on Las Vegas Boulevard. The 120-unit project has been almost completely contracted.

Liberty Tower - Is in sales process and accepting deposits. The project will include 134 high-rise condominium units on Las Vegas Boulevard.

**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

**MINUTES - Continued:**

Renaissance Towers - Also moving through the same process as Liberty Towers. The site is near the County complex. Developers of these types of condos indicate they are having great success in the pre-sale process.

Streamline Tower - Demolition has been done and is ready to start construction soon.

(11:12 - 11:26)

2-665

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 2, 2005**

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:**

BEATRICE TURNER, West Las Vegas resident, was glad to see that Edmond Town Center is making progress. She indicated her concern about a methamphetamine lab within Bonanza Village. She warned that she is not going to tolerate any drug activity in front of her home.

JERRY NEAL, Marble Manor Resident Council, showed pictures, which were not submitted for the minutes, of the bad conditions of mold in one of the units at Marble Manor. He also brought up an issue the Resident Council has been having with ERIC CONKLIN and some of the other employees at the Housing Authority. They are trying to make him look like he does not know what he is doing and have always encouraged him to not take notes. He also brought up a concern with the number of burglaries that have taken place at Marble Manor. There used to be a good team of security, but now, when the new team leaves, the burglars come out even in the daytime. He saw a burglar break a window to get into a unit. Twelve people have complained to him about burglaries. COUNCILMAN WEEKLY asked MR. NEAL to give the information to MARSHAL FERGUSON, who was on duty at the meeting.

LANCE MORAN said that GOVERNOR GUINN touched briefly on senior issues in his State of the State Message. One of those matters is the program for supplementing pharmaceuticals and helping seniors to pay for medical bills. He touched on an idea to formulate a plan to disseminate information on available funding at the state and federal levels to assist seniors. MR. MORAN asked the Council members to use their influence at the legislature to help the seniors.

(11:26 - 11:35)

2-1149

THE MEETING ADJOURNED AT 11:35 A.M.

Respectfully submitted:

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GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
February 14, 2005

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Barbara Jo Ronemus, Secretary