

LAS VEGAS

Sentinel Voice



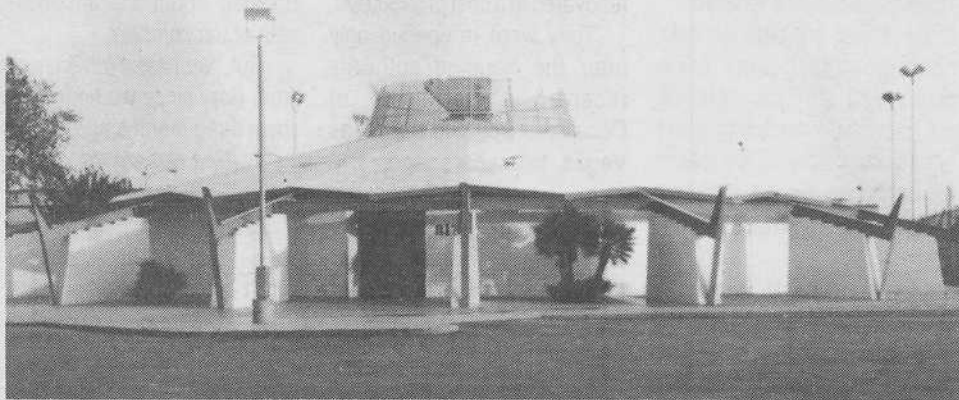
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"THE TRUTH SHALL SET YOU FREE"

Club's \$2.2 million expansion to begin



An artist's rendering of the proposed 20,000 square foot expansion of the A. D. Guy Boys and Girls Club that will serve the West Las Vegas area. Below, the facility as it is today at the corner of Martin Luther King and Washington boulevards. Photo by Savoy/LVS-Voice

By Nichole Davis
Sentinel-Voice

After operating above capacity since its 1991 opening, the West Las Vegas Boys and Girls Club expects to break ground on a \$2.2 million expansion in late August.

More than 675 West Las Vegas children use the 5,000 square foot A.D. Guy Center, but "the facility is way too small," said Boys and Girls Clubs of Las Vegas Executive Director Mike Meyer.

"It just doesn't have enough to make it a complete Boys and Girls Club," he said.

Administrators had long recognized a need to expand the facility, but funding was not in place, Meyer said.

Once the expansion is complete, the West Las Vegas Club "will be no different than the other Boys and Girls Clubs we have," Meyer said.

An additional 1,800 area youth can be served once the facility opens. The facility will cost \$50,000 a year to operate and should open by April 1997, officials said.

The West Las Vegas Expansion project will add 20,000 square feet of building space, along with outdoor tennis courts, basketball courts and picnic areas.

A games room, library, indoor gymnasium, computer room and cafeteria are just a few of the improvements to be included in the new building, which will bear tennis star Andre Agassi's name.

The former-Wimbledon champion personally

donated \$1.25 million to the building project and was credited with getting Nike to build state-of-the-art tennis courts there. Agassi also agreed to provide computers for the computer room, officials from the Agassi Foundation said Tuesday.

Meanwhile, the current facility, at the corner of Martin Luther King and Washington boulevards, will be renovated into a dental clinic and meeting space. Local dentist and member of the BGC Board of Directors James Jones D.D.S. has agreed to donate time and equipment to the dental clinic, which will serve at-risk youth.

The older facility will continue to be called the A.D. Guy Center, in honor of the retired District Court judge. Guy was the first African American to serve Nevada in that capacity.

"Because of Andre Agassi making this dream possible we felt that his name should be placed on the facility he made possible for the youth in the area," Meyer said. "At the same time, we are in the process of upgrading the A.D. Guy facility, and we want to make sure that Mr. Guy's name is still on the facility since he has been an important person in that area."

"So we feel very comfortable in giving name recognition to two people who are so important to the Boys and Girls Clubs of Las Vegas," he said.

The Lincy Foundation, Bank of America, the (Greg) Maddux Foundation and Guy are among the private groups who raised nearly \$900,000

(See Club, Page 3)

Madison Terrace sale postponed

By Nichole Davis
Sentinel-Voice

Las Vegas Housing Authority commissioners postponed the expected sale of a partially-condemned West Las Vegas apartment complex July 3 for at least a month.

Most of the 100 Madison Terrace units are still boarded up following a city of Las Vegas mandated condemnation two years ago. Residents issued numerous complaints about roach infestation and general disrepair, which were verified by independent U.S. Department of Housing and Urban Development auditors. Sixteen units were reopened in 1995 following nearly \$250,000 of repairs.

The sale of Madison Terrace, a housing-authority owned apartment complex, was delayed to determine which of two remaining bids from Creative Choice Homes and R.P.S. of Nevada, Inc. would be the most lucrative.

But neither of the bids offers the minimum appraised value, \$2.3 million, and according to a HUD audit report issued Feb. 23, the actual value of the complex should be higher than that.

"Since it appears the \$2.3 million did not include the appreciation in value expected from the recent rehabilitation work on one of the 16 unit buildings, we would expect the fair market value to exceed \$2.3 million," the report said.

One explanation could be an older appraisal set the complex's value at about \$2 million, and the property was sent to bid before the details were finalized.

Three companies eventually bid for Madison Terrace: Creative Homes, \$2.1 million; R.P.S. of Nevada, \$2 million; and CBC Financial Corporation, \$1 million.

Creative Homes, "the apparent high bid," agreed to pay \$111,000 up front and the remainder by note, which the housing authority would hold for 30 years. It would have a three percent simple interest rate, according to a housing authority bid review committee memo.

The Florida-based company revised their proposal at the request of the LVHA to pay an additional \$700,000 up front in May.

But both the proposal and the revision used only present value dollars



for evaluation, and LVHA Commissioner Juan Garcia posed questions at the Wednesday meeting, which "were not evaluated in present value," said housing authority Controller Gerry Cote.

"There was an absolute value taken," Cote said. And "some of that was current dollars and some was future dollars."

The R.P.S. bid was structured differently, but it "did not offer a cash escrow, which basically defaults the bid, regardless," according to the April 11 bid evaluation memo.

It would have "a saved cash flow of 75 percent to R.P.S. and 25 percent to

LVHA, but the 25 percent will be paid after completion of the rehabilitation, at which time LVHA will get its [sic] \$50,000 cash escrow," the evaluation said.

Although Madison Terrace and Rayson Manor are independently owned by the LVHA, the local HUD office has final approval on the sale of either complex, because the project is part of a special program, said housing authority Attorney Karen Bennett.

Madison Terrace is part of the Housing Assistance Program. For at least the next 10 years, the owner of the

(See Madison, Page 2)

Chamber: "Program unfair"

By Nichole Davis
Sentinel-Voice

Las Vegas is one of a handful of cities where prominent black business leaders have charged a federal small business program, designed to help minorities obtain federal contracting work, may be discriminating.

Since 1990, Native Americans have garnered 41.41 percent of federal contracts in Las Vegas set aside for the U.S. Small Business Administration program, said Harry Alford, Chief Executive Officer and administrator of the National Black Chamber of Commerce.

Alford gathered statistical information about the 8(a), a business development program, after receiving complaints from Colorado NBCC members that they were not getting enough business.

Federal departments and major independent agencies set aside

(See SBA, Page 9)