



Las Vegas

Agenda Item No.: 73.

**AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 20, 2007**

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

Consent Discussion

SUBJECT:

BEYAN ITEM - Discussion and possible action regarding an Exclusive Negotiation Agreement between the City of Las Vegas and Laurich Properties, Inc., for the development of a commercial retail center containing no less than 100,000 square feet of total gross leasing area, with a full-service grocery store at least 40,000 square feet in size, located at the southwest corner of Martin Luther King Boulevard and Lake Mead Boulevard (APNs 139-21-313-005 and 009) - Ward 5 (Williams)

Fiscal Impact:

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

In August of 2004, Safeway closed its Vons store located on Owens Avenue and J Street. This was 1 of 10 big box grocery stores in the Las Vegas Valley to close in an 18-month period. Following the store closure, the City has taken steps to attract additional grocery store services to serve the West Las Vegas trade area. On July 7, 2005, the City issued a press release offering a minimum \$300,000 incentive for either the Owens and J Vons location or for a 10-acre site in Enterprise Park. In the 3rd quarter of 2006, the City increased its potential incentive to a \$5 Million capital contribution at either location. Following a request for September 2005 Request for Proposal, the City entered into a 12-month Exclusive Negotiation Agreement with DLC Urban Core. Upon expiration of DLC Urban Core's Agreement, the City again solicited interest from grocery store operators. This culminated in interest from numerous stores, including (but not limited to) Kroger's Food-4-Less, Supervalu's Save-A-Lot, Mario's Westside Market, and Tesco, a UK retailer which is just entering the U.S. market. On May 8, Interim Councilwoman Brenda Williams hosted a town hall meeting to listen to store operators' interest in the trade area to encourage community input. This agenda item would give Laurich Properties, Inc., which has received interest from Food-4-Less, exclusivity to study the feasibility of developing a full-service store on the 10-acre parcel in Enterprise Park.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Exclusive Negotiation Agreement
2. Submitted at meeting Comments by Tom McGowan

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Motion made by RICKI Y. BARLOW to Hold in Abeyance to 7/11/2007

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, Director of the Office of Business Development, explained that this matter was held in abeyance by interim COUNCILWOMAN WILLIAMS, because she felt the elected Council person (COUNCILMAN BARLOW) for Ward 5 should vote on this matter.

COUNCILMAN BARLOW said that a matter of such import should be well thought out; therefore, he opted to hold this matter to the next Council meeting in order to discuss it further with all the parties involved.

