



Las Vegas

Agenda Item No.: 54.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 18, 2007

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

Consent Discussion

SUBJECT:

Discussion and possible action regarding an Exclusive Negotiation Agreement (ENA) with CIM LLC Las Vegas, LLC (CIM) to negotiate an Acquisition and Development Agreement (DDA) for parcels located at 4th Street and Stewart Avenue totaling approximately 5.49 acres (Site) (APNs 132-34-501-005, 132-34-501-006, 132-34-501-008, 132-34-501-009) with 5 (Barlow)

Fiscal Impact

No Impact Augmentation Required
 Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

CIM has entered into a joint venture agreement with the owners of the Lady Luck Hotel and Casino as well as Frank Wright Plaza, LLC (FWP). The ENA continues the process (started with FWP) of developing a Master Plan for the Site to serve as the basis for negotiating a DDA. The ENA provides for a First Negotiation Period to November 21, 2007, with a potential Second Negotiation Period to March 19, 2008, subject to the City and CIM reaching mutual agreement on the scope, conceptual plan and business terms for acquisition of the Site prior to expiration of the First Negotiation Period.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Exclusive Negotiation Agreement
3. Site Map

Motion made by RICKI Y. BARLOW to Approve

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, briefed the Council on negotiations with the previous owners of the Lady Luck. A new group has purchased the

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property and forced a new partnership. Staff is submitting a new ENA with that group that is very similar to the previous agreement. The new agreement includes two 120-day negotiating periods and outlines the negotiating process and operations during that time. The new group has indicated a willingness to work with the City regarding the Third Street Bridge and options with regard to it. Staff is very excited to have CIM involved with Downtown. They have been very successful elsewhere.

MAYOR GOODMAN noted that the previous item will redefine Las Vegas and this project may do the same. He welcomed JOHN GIBBONS who was present on behalf of CIM. MR. GIBBONS responded that the immediate and long-term plans are awesome. He gave a history of CIM's experience with urban reinvestment and the goals involved with their acquisition of the Lady Luck. There is an opportunity to connect traditional Downtown with the new urban lifestyle to benefit locals and visitors. The project plans to complete plans, reopen the two towers and create a framework for a district that stretches down the block to the Post Office. The success of the Lady Luck and Post Office block is entwined. More details will be provided in the ENA process. They have a very dynamic program in Los Angeles and Hollywood that they are looking to bring to Las Vegas.

COUNCILMAN BARLOW stated that he is excited about a stadium Downtown, but this is the connector from the Union Park in the Front and the Lady Luck. This property is the marques and will trigger reinvestment with other Downtown properties. He thanked MR. GIBBONS for CIM's commitment, which is consistent with the vision of the Mayor and Council.

