

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 19, 2007**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**  
**DIRECTOR: SCOTT D. ADAMS**

**SUBJECT:**  
**RESOLUTIONS:**

RA-17-2007 - Discussion and possible action regarding a Resolution finding the proposed Disposition and Development Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Bank of America, N.A., (BOA) for a parcel located at 904 North Martin L. King Boulevard (MLK) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan - Ward 5 (Barlow) [NOTE: This item is related to Council Item 72 (R-68-2007) and RDA Item 4]

**Fiscal Impact**

**No Impact**

**Augmentation Required**

**Budget Funds Available**

**Amount:**  
**Funding Source:**  
**Dept./Division:**

**PURPOSE/BACKGROUND:**

Pursuant to terms of a Disposition and Development Agreement between the RDA and BOA, BOA proposes to purchase a 1.43 acre parcel that is currently vacant and underutilized from the RDA for \$10.00 and invest approximately \$2.2 million to develop a full service, retail bank facility (Project) that will replace an existing modular BOA facility in the area that will eventually be closed due to Right-of-Way takings needed to widen Martin Luther King Boulevard and Washington Avenue. The Project will create approximately 60 construction jobs, 5 new permanent jobs and retain 18 permanent jobs in the Redevelopment Area, as well as generate additional tax increment for the RDA.

**RECOMMENDATION:**

Approval.

**BACKUP DOCUMENTATION:**

1. Resolution No RA-17-2007
2. Submitted at meeting - Written comments by Tom McGowan for Items 3 and 4

Motion made by RICKI Y. BARLOW to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None);

(Excused-STEVE WOLFSON)

Minutes:

SCOTT ADAMS, Operations Officer for the Redevelopment Agency, explained that Redevelopment Agency Items 3 and 4 are related to City Council Item 72, and their approval is contingent upon approval of City Council Item 72. The three items involve a disposition and development agreement with Bank of America (BOA) regarding development of a new bank branch. He showed a site map depicting the old and new locations and explained that BOA was going to leave its current bank facility in the area due to the widening of Martin Luther King (MLK) Boulevard. Staff did not want that to happen, because it is important for major banks to keep a presence in redevelopment areas. Hence, staff contacted BOA officials to request that they reconsider, but they indicated concerns about the branch losing money. Through the process, staff worked out a situation wherein the City would provide BOA property on the northeast corner at no cost as an incentive to keep the bank in the area and as somewhat of a compensation for the taking at the other intersection. Agency Items 3 and 4 and Council Item 72 pertain to the disposal of the old site. BOA would build a new, permanent facility on the new site. This will bring a lot of jobs to the area. Staff believes the public purpose test has been met. He noted that because it does involve a Redevelopment Agency transaction, the prevailing wage requirement will apply, as well as compliance with an employment plan. He recommended approval of Items 3 and 4.

CHAIRMAN GOODMAN confirmed with MR. ADAMS that the land reverts back to the City, should BOA not build on the site.

MR. ADAMS explained to MEMBER TARKANIAN that the City is giving land to the bank in exchange for a permanent facility and staying in the area.

STANLEY PARRY, Attorney, representing BOA, indicated that the planned building will be permanent and four times larger than the existing facility, at a cost of over \$2 million, thus, not the type of investment that would be made if it were not the intent to stay in the community.

MEMBER BROWN posed two questions: Does BOA own the existing property? Is the City going to pay the bank for the right-of-way purchase? ATTORNEY PARRY answered that BOA does own the existing property, which is approximately half an acre, and MR. ADAMS replied that the City is paying approximately \$380,000 for the bank's current parcel.

MEMBER BROWN then asked if there is any remedy included in the agreement, should the bank decide to close the new branch in the future, to which MR. ADAMS responded that the agreement does not contain such remedy. ATTORNEY PARRY interjected that BOA could not dispose of the land for five years, according to the agreement.

MEMBER REESE expressed his support of this venture, noting that BOA has supported the City for many years, despite its losses at the current location.

MEMBER ROSS verified with MR. ADAMS that the agreement includes construction timelines. ATTORNEY PARRY indicated that the branch should be built by the first quarter of 2008. MR. ADAMS rejoined that the City will have the right to re-enter the site.

TOM MCGOWAN, Las Vegas resident, read and submitted his written comments, a copy of

which is made a part of the minutes. He recommended approval, as long as the project is positive for the community. MR. ADAMS reiterated that the restriction on assignment or sale for five years and the right to re-enter are reasonable safeguards.

MEMBER BARLOW commented that he is very happy that BOA has decided to stay in the area, because it is important for the community to have a bank. It will be the first full-service bank in West Las Vegas. He requested the site plan be shown. MR. PARRY indicated that he did not have it with him, but offered to present it later in the meeting. MR. ADAMS noted that the site plan was already approved.

See Citizens Participation and 9/5/2007 City Council Item 72 for related discussion.