



City of Las Vegas

Agenda Item No.: 5.

**AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JANUARY 9, 2008**

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

**SUBJECT
RESOLUTIONS:**

RA-1-2008 - Discussion and possible action regarding a Resolution finding that the project known as World Jewelry Center subject to an Owner Participation Agreement (OPA) between the City of Las Vegas Redevelopment Agency and Heritage-Nevada VIII, LLC, located on a portion of the Union Park property bounded by Grand Central Parkway, Bonneville Avenue and the Union Pacific Railroad Rail Line (PN 139-34-110-004), is in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the Chairman of the Agency to execute the OPA - Ward 5 (Barlow) [NOTE: This item is related to Council Item 47, Council Item 56 (R-1-2008) and Council Item 57 (R-2-2008)]

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Heritage-Nevada VIII, LLC, whose sole member is Robert Zarnegin, approached the Redevelopment Agency to discuss and negotiate an Owner Participation Agreement for tax increment financing on the project known as World Jewelry Center. The tax increment financing would potentially cover infrastructure costs.

RECOMMENDATION:

Approval of the Resolution, and authorize the Chairman of the Redevelopment Agency to execute all related documents.

BACKUP DOCUMENTATION:

1. Resolution No. RA-1-2008
2. Owner Participation Agreement
3. Tax Increment Financing Application
4. Public Purpose Impact Analysis
5. Site Map
6. Submitted after meeting - Hardcopy of PowerPoint presentation and revised Public Purpose Impact Analysis by staff

Motion made by RICKI Y. BARLOW to Approve as recommended

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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, Operations Officer of the Redevelopment Agency, gave a Powerpoint presentation, a copy of which is made a part of the minutes, to detail the proposed terms of the agreements specific to the World Jewelry Center.

MEMBER ROSS asked MR. ADAMS if staff was conservative in putting together the estimated economic impact, to which MR. ADAMS answered in the affirmative, as staff preferred the true numbers to come in higher rather than lower. MEMBER ROSS agreed that the true numbers would definitely come in higher, adding that this is a wonderful project that is going to have a phenomenal financial impact to the City.

After finishing with the Powerpoint presentation MR. ADAMS referred to the site map and the sketch rendering of the planned project. He noted that there are no down sides to this project, because it will have a tremendous positive economic impact on the community. He recommended approval.

MEMBER BARLOW asked if an employment plan and prevailing wage requirements would apply for this project. MR. ADAMS answered that, because the developer is taking advantage of the TIF rebate component, those are conditions of the project.

CHAIRMAN GOODMAN said this is a legacy project that will change the face of Las Vegas.

ROBERT ZARNEGIN expressed his appreciation to staff for all its expedient assistance. He indicated that the three-component project already has one-third of the office space committed and should have about 50 percent sold by start of construction. The residential component is going to be luxurious and spectacular. He described some of the many other amenities. He noted that he would prefer to refer to the project as a jewelry center rather than a jewelry mart, in order to promote its high standards. He committed to being open and transparent with all transactions on this project.

DANIEL PARKS, Financial Officer for the project, said that the monies already expended on this project speak to the commitment of the developer to this project. There is no turning back.

TOM MCGOWAN, Las Vegas resident, recommended approval of this long overdue project.

MEMBER BARLOW offered his assistance in order to bring this project to fruition. Also, he thanked MR. ADAMS and his staff for all their work, which has brought the Redevelopment Agency to a different level.