



City of Las Vegas

Agenda Item No.: 5.

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2008

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

SUBJECT:

Discussion and possible action regarding the Fremont Square Parking Validation Program and other parking and easement related matters, formerly known as Neonopolis, for Wirrulla Hayward, LLC, located at 450 Fremont Street - Ward 5 (Barlow)

Fiscal Impact

- No Impact
- Budget Funds Available
- Augmentation Required

Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:

The Redevelopment Agency (RDA) owns the parcel and structured parking garage beneath Fremont Square. A Parking Validation Program was negotiated with the new owner, Wirrulla Hayward, LLC, which itemized specific conditions under which the program would be extended for 90 days, effective retroactively from September 10, 2006, and commencing 90 days hence, through December 8, 2006. A second 90-day extension was granted by the RDA Board on December 6, 2006, extending through March 8, 2007. A third 90-day extension was granted by the RDA Board on June 6, 2007, through September 5, 2007. A 60-day extension was granted by the RDA Board on September 5, 2007, extending through November 7, 2007. A 180-day extension was granted on November 7, 2007, extending through May 7, 2008.

RECOMMENDATION:

None.

BACKUP DOCUMENTATION:

RDA Parking Validation Letter with conditions dated September 15, 2006

Motion made by RICKI Y. BARLOW to Approve a 90-day extension

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, commented that the most recent Parking Validation Program for Fremont Square, formerly Neonopolis, expired last week and there have been numerous extensions. In meetings with ROHIT JOSHI, Joshi & Associates, he has insisted the program be extended. Staff had no recommendation.

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MR. ADAMS noted there are two more restaurants open and staff is working with MR. JOSHI on two major tenants, including discussion on the provision of permanent parking for the employees of Telemundo, one of the two major tenants staff would like to see in the Square.

CHAIRMAN GOODMAN noted that Telemundo representatives indicated in meetings with him that they would require a concession of 30 parking spaces in order to make the deal final. He opined that it is a reasonable request.

MR. JOSHI indicated that the deli is open, and the sushi restaurant should open within the next two weeks. He is also working with three other prospective tenants out of California. He remarked that he has a booth at the ICSC conference.

MR. ADAMS interjected that parking at Fremont Square is governed by a Reciprocal Easement Agreement containing specific provisions that allow the City to provide general grants of validation. Providing parking commitments to specific users would require amendments to the terms of the Reciprocal Easement Agreement and a separate parking license agreement for parking concessions. He recommended the Validation Programs be extended to allow staff time to finalize a performance-based parking license agreement.

MEMBER BARLOW expressed concern about the possibility of other tenants making the same request for their employees. He questioned the impact that might have, to which MR. ADAMS replied that the parking commitment to Telemundo is negligible, given the number of parking spaces in the garage. Delegating 30 spaces would not impact visitor parking, and committing employee parking to major tenants would make the Square more viable.

In an effort to assuage MEMBER BARLOW'S continued concern about whether the Agency is in a position to make the same concession to other tenants, MR. ADAMS answered that there have only been two instances where parking has been requested to secure anchor tenants. He did not foresee any other requests. MR. JOSHI rejoined that there are plenty of parking spaces. Providing 30 spaces to a credit-worthy, major tenant is no problem. MR. ADAMS added that many of the visitors are transported to the site by bus.