



City of Las Vegas

Agenda Item No.: 7.

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 17, 2008

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

SUBJECT:

Report and possible action regarding Redevelopment Agency projects currently under contract or negotiation, other projects proposed or under construction within or near the Redevelopment Area, and to provide an overview of programs and initiatives - Wards 1, 3 and 5 (Tarkanian, Reese and Barlow)

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency (RDA) Board on projects currently under contract or in negotiation with owners, developers and consultants; to present development projects proposed or under construction within or near the Redevelopment Area; to provide an overview of programs and initiatives; and to receive input from the RDA Board on the status of projects, programs and initiatives as warranted.

RECOMMENDATION:

Accept report and direct staff as appropriate.

BACKUP DOCUMENTATION:

Submitted after final agenda PowerPoint Presentation by Staff

Motion made by STEVE WOLFSON to Accept the report

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 3; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, STEVE WOLFSON;
(Against-None); (Abstain-None); (Did Not Vote-LARRY BROWN, GARY REESE, STEVEN D. ROSS); (Excused-None)

Minutes:

Utilizing the PowerPoint that was submitted and included in the backup, SCOTT ADAMS, Operations Officer, Redevelopment Agency, gave an overall presentation detailing the status of the commercial and residential downtown developments. Ninety-one projects have been completed and 172 projects are under construction, pending regulation and planned.

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 17, 2008

MR. ADAMS mentioned that staff is looking at all options relative to the new City Hall and parking. If City Hall moved into the Live/Work site, the existing City Hall property would be available. Staff has already noticed a substantial interest without advertisements or Request for Proposals (RFPs). There will be a number of transaction documents prepared for the first meeting in November.

With the recent RDA bond process, the RDA received a two-level upgrade rating from BBB+ to A. This rating places the RDA in a good position relative to issuing bonds with the most favorable rates. MR. ADAMS added that the total assessed RDA valuations that occurred downtown have had a three-fold increase over the past five years. These valuations do not concentrate on gaming and hospitality alone; there are many diverse developments in downtown. Some of the non-gaming entities downtown are the largest taxpayers, the largest one being the World Market Center. The tax revenues are placed back into RDA and allow for the issuance of bonds and the ability to re-invest back into downtown.

MEMBER ROSS confirmed with MR. ADAMS that his 10-point presentation will be distributed to the Board.

MEMBER TARKANIAN noted that even though Ward 1 is impacted by the great redevelopment efforts, none of the projects are located within her ward. She understands staff's efforts but is concerned that her ward does not benefit. MR. ADAMS responded that staff has formalized a business retention and expansion program within the RDA and will be looking into expanding the RDA into Ward 1, especially in the commercial corridors.

MEMBER BARLOW thanked MR. ADAMS for a well-done presentation. He emphasized the need to keep the community engaged while efforts are being made to expand the RDA. He added that the widening of Martin Luther King Boulevard will allow for additional commercial development within this corridor.

CHAIRMAN GOODMAN agreed that the RDA should expand into Ward 1, as it can bring more value to this mature ward.

Regarding the seven RFPs staff received for 601 Fremont Street, MEMBER WOLFSON asked if staff's review process hinders a potential developer and if the timing process could be reduced. MR. ADAMS responded that approximately four of the RFPs were outstanding with substantial financial backing. Due to the financial market, he did not believe staff was hindering any interests. Although some developers will not participate in the RFP process, real estate firms are viewing the time as an opportunity to plan for their investments. A formal RFP was not done for this project, as tenants could be involved. MEMBER WOLFSON suggested reviewing and altering the policy, given there are some exceptions to the rule. CHAIRMAN GOODMAN brought up the fact that by an unsolicited proposal, a company can relay their interest without doing a formal RFP. If this happens, MR. ADAMS explained that staff reviews them and determines if the proposal is in the best interest of the public and the best proposal overall.

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 17, 2008

Notwithstanding the market, CHAIRMAN GOODMAN was optimistic with the City's momentum and going forward with redevelopment efforts. He updated the public on some exciting development and/or improvements coming forward, such as Symphony Park, a new bar in the Binions Hotel and Casino, an addition at the Golden Nugget Hotel and Casino and the Ogden House. He commended all the departments involved in bringing this vision to fruition and expressed appreciation to the Marshals for making downtown a safe environment.

MR. ADAMS noted several public invested projects that are not tied to the private sector, which will maintain the momentum and confirm that the City is still committed despite trying times.

