



Las Vegas

Agenda Item No.: 38.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 1, 2009

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a Second Amendment to Amended and Restated Disposition and Development Agreement between the City of Las Vegas (City) and the Urban Chamber of Commerce (UCC) for a 344,906 site in the Las Vegas Enterprise Park on the southwest corner of Mount Diablo Drive and Martin L. King Boulevard for the development of a multi-use business, retail and services center (APNs 139-21-313-007 and -008) - Ward 5 (Barlow)

Fiscal Impact:

☐

No Impact

☐ Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The construction budget for the project is estimated at approximately \$3.4 million. The UCC has secured an Economic Development Administration grant for \$2 million and is in the process of fund-raising from the community the remaining \$1.4 million to meet the construction budget.

The Second Amendment adjusts the project schedule to allow the UCC additional time to complete the fund-raising process by extending the Commencement of Construction date to June 1, 2009.

RECOMMENDATION:

Authorization and approval for the Mayor to execute the Second Amendment to Amended and Restated Disposition and Development Agreement.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Second Amendment to Amended and Restated Disposition and Development Agreement
3. Site Map

Motion made by RICKI Y. BARLOW to Approve

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 1; Excused: 0

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

NOTE: COUNCILMAN ROSS disclosed that he is a member of the International Brotherhood of Electrical Workers (IBEW); therefore, he would abstain from voting.

CITY COUNCIL MEETING OF: April 1, 2009

Minutes:

SCOTT ADAMS, Director of the Office of Business Development, summarized the 2nd amendment to the agreement between the City and the Urban Chamber of Commerce (Chamber). This change would allow the City to work on a larger project in coordination with the International Brotherhood of Electrical Workers (IBEW) Joint Apprenticeship and Training Committee (JATC), COUNCILMAN BARLOW and STATE SENATOR STEVEN HORSFORD on a green jobs training incubator in lieu of the Chambers facility. It would also allow the City to take advantage of the Green Job funds which will be distributed by the State of Nevada. The City will explore placing the Chamber at a different location and it under a licensing agreement, thereby keeping the grant monies already obtained.

MR. ADAMS stated that staff was working very hard to ensure the City does not lose or relinquish any of its rights to the site, as requested by the Economic Development Administration (EDA) without ensuring that gap funding for the project is in place. He recommended approval. The Chamber has 90 days to perform on this agreement and acknowledged it would be challenging. The JATC has a very good track record of constructing training buildings and staff is confident they will be able to deliver.

COUNCILMAN STINMAN observed that the Chamber may not have the experience needed to manage a property and suggested that the City closely monitor their activities. MR. ADAMS agreed that the City would be required to carefully manage this process, but noted the economic benefit of developing the training center at the Chamber's facility. Staff is working hard to obtain as much of the federal stimulus money as possible for the City in coordination with the Chamber and the JATC. He also explained that the Chamber would not be a revenue generator, but would directly stimulate the City's economy by supporting small businesses. He agreed to provide the data on the success of the City's incubator program to the Council.

COUNCILMAN ROSS observed that the JATC training facilities are state-of-the-art and the City's partnership with the IBEW JATC was a significant step forward in promoting jobs and sustainability in the community.

COUNCILMAN BARLOW thanked MR. ADAMS for his presentation and expressed his support. The placement of the Chamber in Enterprise Park is a great opportunity for the City and the community to support small businesses, and the green jobs training facility furthers the City's sustainability initiative.