



Las Vegas

Agenda Item No.: 61.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 21, 2010

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: BILL ARENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a Real Estate Lease Agreement between 601 Fremont, LLC, and the City of Las Vegas for the property located at 601 Fremont Street within the Fremont East Entertainment District. APN 79-34-611-018 - Ward 5 (Barlow) [NOTE: This item is related to Agenda Item 63 (4/25/2010)]

Fiscal Impact

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☐

No Impact

☐ Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

601 Fremont, LLC, wishes to lease the 48,740 square foot, three-story vacant building and adjacent parking lot located at the southeast corner of Fremont Street and 6th Street for the purpose of developing retail, restaurant and entertainment venues that support the economic growth in the area. The tenant responded to a Request for Proposals (RFP) initiated by the Office of Business Development, and the city began negotiating with 601 Fremont, LLC, when the first selected RFP winner voluntarily declined to move forward. The lease term is for 30 years with one 15-year extension and provides the tenants with a purchase option once all the initial development requirements have been met. The annual rent is \$233,000 with a 1 percent rent escalation each year beginning in year seven of the lease.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Real Estate Lease
2. Disclosure of Principals

Motion made by GARY REESE to Hold in abeyance Items 61 and 63 to 5/19/2010

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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