



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 16, 2009

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT
DIRECTOR: BILL ARENT, ACTING

SUBJECT:
RESOLUTIONS:

RA-16-2009 - Discussion and possible action regarding a Resolution finding the project proposed by the Commercial Visual Improvement Program (CVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Necal Associates, LLC, (Owner) located at 1112 South Casino Center Boulevard (APN 162-03-110-072) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan, and authorizing the execution of the CVIP Agreement by the RDA (\$50,000 - RDA Special Revenue Fund) - Ward 3 (Reese) [NOTE: This is a related item to Council Item 46 (R-71-2009)]

Fiscal Impact

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No Impact

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Augmentation Required

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Budget Funds Available

Amount: \$50,000

Funding Source: RDA Special Revenue Fund

Dept./Division: OBD/RDA

PURPOSE/BACKGROUND:

This is a related item to discussion and possible action regarding assisting Necal Associates, LLC, with the cost of improvements to the property to create the Brett Wesley Gallery located at 1112 South Casino Center Boulevard. Necal Associates, LLC, is undertaking exterior improvements to the property that include a complete renovation of the building, new parking lot and landscaping. Approval will adopt findings that the CVIP Agreement is in compliance with and in furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

None.

BACKUP DOCUMENTATION:

1. Resolution RA-16-2009
2. Public Purpose Impact Analysis
3. Before and After Photos
4. Site Map
5. Submitted after Meeting Executed CVIP Agreement and Grant of Façade Easement

Motion made by GARY REESE to Approve the CVIP not to exceed \$16,540.00

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

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

Minutes:

BILL ARENT, Acting Director, Office of Business Development, explained that the owner purchased the property two years ago and has embarked on ambitious renovations. An additional \$600,000 has been invested to convert an art gallery and photo studio, additional second floor and a garage. The Commercial Visual Improvement Program (CVIP) agreement is needed to meet financing requirements. Staff recommended approval with a maximum grant of \$16,540.00, with the understanding that the Redevelopment Agency will bring back future agreements, amounting to \$33,460.00, which will max out the \$50,000.00 allowance. Staff believes the development will be a find addition to the downtown area and recommended approving the agreement.

STEVEN RUBYOR, 112 South Casino Center Boulevard, met with MR. ARENT and asked for approval of the CVIP agreement.

CHAIRMAN GOODMAN and MEMBER REESE appreciated the applicants efforts within the Arts District and MEMBER REESE thanked MR. RUBYOR for being present. MR. ARENT recommended the motion should include staff intentions to bring back future agreements to max out the allowed grant amount and MEMBER REESE concurred.

