

CITY OF LAS VEGAS
AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 7, 2009

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

SUBJECT:
Discussion and possible action regarding a First Amendment to Participation Agreement between City of Las Vegas Redevelopment Agency (RDA) and Buy-Low Market, Inc., located in Edmond Town Center at Owens Avenue and J Street (\$100,000 - RDA Special Revenue Fund) - Ward 5

Fiscal Impact
☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$100,000
Funding Source: RDA Special Revenue Fund
Dept./Division: OBD/RDA

PURPOSE/BACKGROUND:

Buy-Low Market, Inc., has redeveloped and re-tenanted the commercial retail space which was formerly operating as a Vons Grocery store in Edmond Town Center located at 1061 West Owens Avenue. This fulfills a need for a grocer in West Las Vegas and facilitates economic development for the community, which has led to the creation of additional jobs and positive social and economic impacts. Under the terms of the Participation Agreement, the RDA contributed incentives not-to-exceed a total of Nine Hundred Thousand Dollars (\$900,000) as follows: \$200,000 grant towards new equipment purchased; tenant improvement and remodeling grant not-to-exceed \$100,000 per year for seven (7) years. Buy-Low has now requested a modification of the tenant improvement grant funds from the RDA for sub-lease year 2010 to be paid at the end of sub-lease year 2009 so that Buy-Low may accelerate further store renovations and equipment purchases to provide a fresh cut meat counter in-store.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. First Amendment to Participation Agreement
2. Participation Agreement
3. Public Purpose Impact Analysis
4. Disclosure of Principals
5. Submitted after Meeting Executed Guaranty of Participation Agreement

Motion made by RICKI Y. BARLOW to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

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Minutes:

BILL ARENT, Acting Director of the Office of Business Development, explained the amendment to the Participation Agreement is necessary in order to allow Buy-Low Market, which has been very successful, to make additional improvements that were not part of the original agreement.

For MEMBER BARLOW, MR. ARENT explained that Buy-Low Market requested modification of the tenant improvement grant funds from the Agency for sub-lease year 2010 to be paid at the end of sub-lease year 2009, in order to accelerate further store renovations and provide a fresh-cut meat counter. The improvements started in August 2009 and the expansion will create an additional 15-30 full- and part-time positions. He recommended approval of advancing next year's grant payment.

PAUL VAZIN, President, Buy-Low Market, Inc., and JOHN EDMOND, Edmond Town Center, were present. MR. EDMOND stated that even in these hard times, Buy-Low Market is prospering and has created the potential for future tenants. Customers are very excited about having a variety of meat choices. He expressed appreciation to Agency Members for all their assistance.

CHAIRMAN GOODMAN was very impressed that the market is doing so well despite the commercial downturn. He congratulated MEMBER BARLOW for his endeavors in this matter.

MR. VAZIN displayed pictures, copies of which were submitted, of the store improvements, and stated that customers will have a 72-foot counter with a variety of meats. He attributed his success to good management and development.

MR. EDMOND advised MEMBER WOLFSON that MR. VAZIN has done so well because of the location and his eagerness to make improvements to satisfy his diverse customer base. MEMBER WOLFSON noted that he visited the store and noticed that the employees are also extremely friendly.

MEMBER BARLOW thanked MESSRS. VAZIN and EDMOND and Agency staff for all they have accomplished in working together. He hopes other developers in Ward 5 are as successful.