



AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 16, 2009

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: BILL AREN

SUBJECT:

Discussion and public hearing regarding the Fourth Amendment to the Amended and Restated Fremont Street Experience Project Development Agreement, dated September 27, 1995, by and amongst the City of Las Vegas, City of Las Vegas Redevelopment Agency, the Fremont Street Experience Limited Liability Company and the Fremont Street Experience Parking Corporation, which provides for the repayment of a portion of the costs incurred by the City of Las Vegas Redevelopment Agency to acquire the Fremont Street Parking Garage Site located at 495 Fremont Street and 152 South Las Vegas Boulevard (APN 139-34-610-045 and 139-34-610-022) Ward 3 (Reese) [NOTE: This item is related to Council Item 56 - Bill No. 2009-51]

Fiscal Impact

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No Impact

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Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The City of Las Vegas, the City of Las Vegas Redevelopment Agency (Agency), the Fremont Street Experience Limited Liability Company and the Fremont Street Experience Parking Corporation (Corporation) entered into the Fremont Street Experience Project Development Agreement on October 20, 1993 and the subsequent Amended and Restated Fremont Street Experience Project Development Agreement on September 27, 1995, as amended on January 12, 1998, May 28, 1998 and August 10, 1998. Pursuant to the provisions of the Agreement, the Corporation is obligated to pay the Agency for the costs and related out-of-pocket expenses in excess of \$6,400,000 incurred by the Agency in connection with the acquisition of the Parking Garage Property. This Fourth Amendment will provide for the terms of incremental repayment in the total amount of \$11,131,200.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Fourth Amendment to the Amended and Restated Fremont Street Experience Project Development Agreement
2. Disclosure of Principals

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Motion made by GARY REESE 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)

Minutes:

BILL ARENT, Director of the Office of Business Development, stated that this item amends an agreement that was approved by the City Council on 10/20/1993. He explained that it provided for the Redevelopment Agency to receive reimbursement from the Fremont Street Experience Parking Corporation for costs incurred acquiring the property in excess of \$6.4 million. The total acquisition cost is \$17,531,200. As agreed, the Fremont Street Experience and the Corporation will pay the sum of \$11,131,200 commencing January 2010 in monthly payments of \$57,950 derived from net revenue from the retail stores in the Fremont Experience. MR. ARENT indicated JEFF VICTOR was present to represent Fremont Street Experience.

MEMBER TARKANIAN confirmed with MR. ARENT that the City would not continue to receive a portion of the revenues since the \$1 million has been paid off.

At MEMBER TARKANIAN'S request, MR. ARENT explained that the Agency was created by State law with money derived from taxes on new development. Basically, the taxes are generated from local property tax owners in the downtown area that have invested new money in their properties thereby putting that property in the tax rolls.

