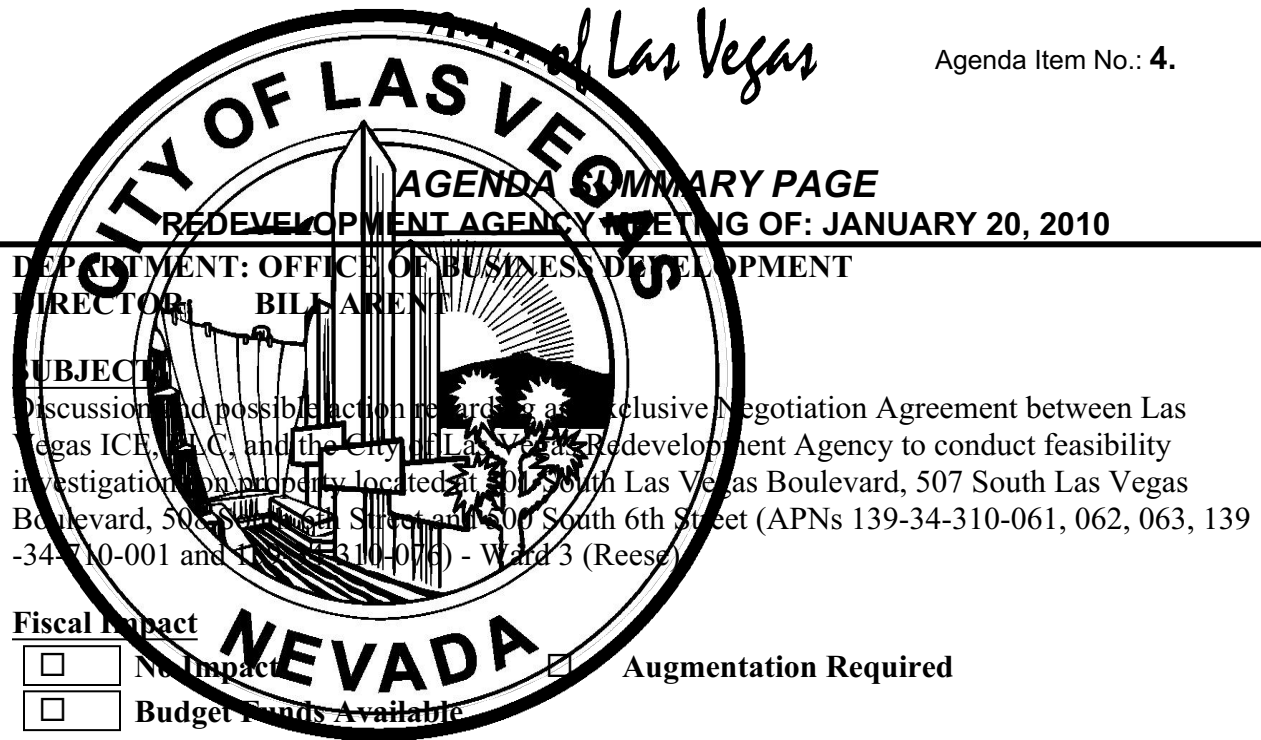




**Fiscal Impact**

☐

No Impact

☐

Augmentation Required

☐

Budget Funds Available

**Amount:**

**Funding Source:**

**Dept./Division:**

**PURPOSE/BACKGROUND:**

Las Vegas ICE, LLC, wishes to conduct feasibility investigations for construction of a five-story, approximately 58,909 square foot Class A office building with structured parking and 2,500 square foot retail store front (fronting Las Vegas Boulevard) for administrative and executive offices of U.S. Immigration and Customs Enforcement (ICE) on property owned by the City of Las Vegas Redevelopment Agency.

**RECOMMENDATION:**

Approval.

**BACKUP DOCUMENTATION:**

1. Exclusive Negotiation Agreement
2. Submitted at Meeting SDA, Inc. Brochure and SR Corporate Information Packet by Stephen Biagiotti

Motion made by GARY REESE to Approve

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

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

NOTE: MEMBER WOLFSON asked CITY ATTORNEY BRAD JERBIC if he had to disclose ownership of an office building three blocks from the Bulldog Site. CITY ATTORNEY JERBIC advised him that CHAIR GOODMAN has abstained in the past on similar cases and he should do the same, as recent signals from the Ethics Commission indicate as such. MEMBER WOLFSON disclosed that he owns a building at 4th Street and Bonneville Avenue and would abstain on the advice of CITY ATTORNEY JERBIC.

## REDEVELOPMENT AGENCY MEETING OF: JANUARY 20, 2010

### Minutes:

BILL ARENT, Operations Officer of the Redevelopment Agency, paraphrased the Subject and Purpose/Background sections and explained that the General Services Administration (GSA), on behalf of ICE, issued a solicitation for sites in the downtown core for an office building. SDA, Inc., has negotiated with Redevelopment Agency staff for the Bulldog Site, located near the southeastern corner of Las Vegas Boulevard and Clark Avenue. The negotiated one-year agreement includes a sale price of \$2,870,000. The office building will be leased to GSA for the tenant ICE for a ten-year period with a five-year extension option making the project taxable. GSA is expected to choose a location by the end of 3/2010. The Agency offered another site for consideration that is controlled by City Parkway IV A, Inc., in an effort to ensure the project is built downtown.

Since the City Parkway IV A site at Bonanza Road was previously approved, MEMBER BARLOW asked if GSA is one of the competitors. MR. ARENT explained that GSA has the option to pick one of the sites offered including this one if approved, select a site submitted by a private property owner, or reject all the offers due to dissatisfaction with the terms, location or the contract. He indicated that both of the sites owned by City Parkway are within the redevelopment area and would generate tax increment revenue.

STEPHEN BIAGIOTTI, President of SDA, Inc., requested approval, noting that a successful bid would result in the purchase of the land and the development of approximately an \$18 million project. SDA has specialized in constructing federal office buildings and leasing them back since 1988, and he submitted a brochure of SDA and another of SR Construction, the local general contractor that would be working with SDA. He introduced JOE GARCIA, President of SR Construction.

MEMBER ROSS asked what would happen if SDA were not successful in its bid. MR. ARENT answered that the City would terminate the (Exclusive Negotiating Agreement (ENA) with SDA and use it to evaluate other future development opportunities. MR. BIAGIOTTI rejoined that his firm is a qualified bidder with a high rate of success in these types of matters. MEMBER ROSS mentioned that the area has a lot of exciting development forthcoming and that SDAs success would also benefit the City.

VICE CHAIR REESE expressed his support for the two potential projects, noting that either one would benefit the City.

MEMBER BARLOW discussed with MR. BIAGIOTTI that the 74-foot-high structure on Las Vegas Boulevard will enhance the adjacent community and offer 2,500 square feet of ground retail space for a coffee shop or deli and possibly a larger tenant. MR. BIAGIOTTI assured MEMBER BARLOW that the building will be LEED-certified and meet all federal guidelines and requirements and security measures.