City of Las Vegas

Agenda Item No.: **4.**

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 3, 2010

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT
DIRECTOR: BILL ARENT

SUBJECT:
RESOLUTIONS:

RA-1-2010 - Discussion and possible action regarding a Resolution finding the project proposed by the Entertainment Visual Improvement Program (EVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and 7th Street Properties, LLC, (Owner) and Las Palmas Entertainment, Inc., dba Azul Tequila Nightclub (Tenant and EVIP Participant) located at 111 North 7th Street (APN 139-34-601-00[illegible]) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan, and authorizing the execution of the EVIP Agreement by the RDA (not-to-exceed $75,000 - RDA Special Revenue Fund) - Ward 5 (Barlow) [NOTE: This item is related to Council Item 46 (R-3-2010)]

Fiscal Impact

- ☐ **No Impact** ☐ **Augmentation Required**
- ☐ **Budget Funds Available**

Amount: $75,000
Funding Source: RDA Special Revenue Fund
Dept./Division: OBD/RDA

PURPOSE/BACKGROUND:
This is a related item to discussion and possible action regarding assisting the EVIP Participant with the cost of improvements to the property located at 111 North 7th Street. Las Palmas Entertainment, Inc., dba Azul Tequila Nightclub, is undertaking interior and exterior renovations to the property. Exterior improvements will include an exterior block wall, new neon signage, repair and repainting, raised parapet, new doors and new windows. Approval will adopt findings that the EVIP Agreement is in compliance with and in furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:
Approval and authorize the Chairman of the RDA to execute all related documents as required, following approval as to form by the City Attorney.

BACKUP DOCUMENTATION:
1. Resolution No. RA-1-2010
2. Public Purpose Impact Analysis
3. Site Map
4. Submitted after Meeting Executed EVIP Agreement and Grant of Façade Easement

Motion made by RICKI Y. BARLOW to Approve

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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)

NOTE: MEMBER WOLFSON disclosed that this matter involves approval of a $425,000 exterior building improvement, located at 111 North 7th Street, approximately six or seven blocks from his law office. The improvements are for a nightclub, not for a competing office building. Because he owns an office building located at 601 North 7th Street, he was advised by CITY ATTORNEY BRAD JERBIC to make disclosure and to note that approval of this matter will not affect the value of his property, nor the rent he charges any of his tenants. In conferring further with CITY ATTORNEY JERBIC, he has opined that there is no need for him to abstain; therefore, MEMBER WOLFSON would vote on this matter.

Minutes:
BILL ARENT, Operations officer of the Redevelopment Agency, stated the item is for an EVIP grant for a new business in the Entertainment District. In order to encourage business within the Entertainment District, the Redevelopment Agency has increased the match amount to $75,000. The property has been vacant for over five years. The improvements total cost is approximately $425,000. He outlined the improvements to be made. MR. ARENT pointed out that if approved, the grant would be conditioned upon the applicant obtaining a Certificate of Occupancy, and a tavern-limited liquor license. He recommended approval.

FRANK ELAM, 115 North 7th Street, owner, and FRANCISCO LARA were present. MR. ELAM indicated that he expects to open in April or May, and that he has the necessary financing available.

MEMBER BARLOW asked to be kept informed in the event the applicant should need assistance to ensure the business is a success.