



City of Las Vegas

Agenda Item No.: 4.

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 20, 2011

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT
DIRECTOR: WILLIAM ARENT

SUBJECT:
RESOLUTIONS:

RA-5-2011 Discussion and possible action regarding a Resolution finding the proposed Disposition and Development Agreement between the City of Las Vegas Redevelopment Agency and Las Vegas ICE, LLC, regarding property generally located at the southeast corner of Clark Avenue and Las Vegas Boulevard, to be in compliance with and in furtherance of the goals and objectives of the redevelopment plan and approving the Disposition and Development Agreement - Ward 3 (Reese) [NOTE: This item is related to City Council Item 43 (R-17-2011)]

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:

Las Vegas ICE, LLC will purchase five parcels of vacant land totaling 0.94 acres owned by the City of Las Vegas Redevelopment Agency (RDA) for high appraised value of \$2,870,000. They will develop a build-to-suit, class A, five-story office building consisting of approximately 58,909 leasable square feet in response to the U.S. General Services Administration (GSA) solicitation 8NV2013, for the U.S. Immigration and Customs Enforcement (ICE) Agency administrative and executive office. The RDA has determined that the buildings, facilities, structures or other improvements are of benefit to the redevelopment area. APNs 139-34-310-061; 139-34-310-062; 139-34-710-001; 139-34-310-076; 139-34-310-063.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Resolution RA-5-2011
2. Disposition and Development Agreement
3. Public Purpose Impact Analysis

Motion made by GARY REESE to Approve

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

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

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NOTE: CHAIR GOODMAN abstained from voting as his son, ROSS GOODMAN, owns property in proximity to the subject site and may profit from this transaction. STEPHEN BIAGIOTTI is appearing before the Board due to an award from the federal government to build the project.

Minutes:

BILL ARENT, Director of Economic and Urban Development, indicated this project was led by the General Services Administration (GSA), a federal procuring agency for federal projects, who was seeking an office for U.S. Immigration and Customs Enforcement. GSA put out a bid and selected a project in downtown and the City submitted two different sites with two different developers. The City was successful in awarding the project to Las Vegas ICE, Inc., who submitted an offer to purchase the Bulldog site, located at the south eastern corner of Las Vegas Boulevard and Clark Avenue. Currently, the site is being used as a mere parking lot.

MR. ARENT informed MEMBER REESE that six developers sought interest in this piece of property but were unsuccessful in development. The Redevelopment Agency (RDA) approved an Exclusive Negotiating Agreement (ENA) in January of 2011 and granted a one-year extension last December to give the property a chance to work through the GSA process. The site includes five parcels, and the developer has agreed to pay \$2,820,000, which was the highest appraisal. The five-story building will have a 330-space parking garage, and the developer must comply with the RDA's new employment plan policy specifically during the construction phase. The office building will not have overnight detainees. The project will employ 250 construction workers and will generate tax increments to the RDA as it will be owned by a private party leasing back to the federal government. Once complete, the project will create 150 full-time jobs.

STEPHEN BIAGIOTTI, President of Las Vegas ICE, Inc., explained that the 158-space parking garage will be adjacent to the site for the exclusive use of the occupants of the building. He informed MEMBER REESE that they anticipate construction to begin in August of this year.

MEMBER WOLFSON noted this is a win-win situation for everyone, as the money received goes back into the RDA special revenue fund. He complimented the developer on the design as well, recognizing the aesthetics complement the federal courthouse.

MEMBER BARLOW echoed MEMBER WOLFSON'S comments and was excited to see what is taking place in the downtown corridor. He congratulated MR. BIAGIOTTI on his efforts and MEMBER REESE on a quality project in his ward. MR. BIAGIOTTI informed him that they anticipate completion within 18 months. MEMBER REESE stressed the fact that local residents will have an opportunity for employment.

After the vote, CHAIR GOODMAN noted that this is a big development located in a business-friendly environment.