



DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT
DIRECTOR: WILLIAM ARENT

SUBJECT:

Discussion for possible action regarding a First Amendment to Disposition and Development Agreement between the City of Las Vegas Redevelopment Agency and Las Vegas ICE, LLC, to modify the Preliminary Site Plan, Scope of Development and Schedule of Performance regarding the real property generally located at the southeast corner of Clark Avenue and Las Vegas Boulevard - Ward 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Fiscal Impact

☐

No Impact

☐

Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The City of Las Vegas Redevelopment Agency (RDA) approved a Disposition and Development Agreement on April 20, 2011, for the sale, purchase and development of RDA-owned real property. The Developer closed escrow on September 26, 2011. The Preliminary Site Plan and Scope of Development are being modified from a five-story Class A office building to the ten-story Federal Justice Tower, which will house the Immigration and Customs Enforcement Headquarters, the U.S. Attorney's Office, approximately 1,000 square feet of ground floor retail (subject to GSA approvals), and a six-story parking garage. The Schedule of Performance extends the construction completion date to 180 days from closing or the issuance of city and other governmental permits necessary to commence construction.

RECOMMENDATION:

Approval and authorization for the Executive Director of the Redevelopment Agency to execute the First Amendment to Disposition and Development Agreement and all related matters.

BACKUP DOCUMENTATION:

1. First Amendment to Disposition and Development Agreement
2. Federal Justice Tower Rendering
3. Disclosure of Principals
4. Parcel Number List
5. Site Map

Motion made by STAVROS S. ANTHONY to Approve

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 21, 2011

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

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BOB COFFIN)

NOTE: MEMBER WOLFSON disclosed he owns an office building right around the corner from this site and his property's value will not be affected any differently from any others in the area. ATTORNEY BRAD JERBIC confirmed the Councilman could vote but requested a little more information be put on the record. The Councilman confirmed for ATTORNEY JERBIC that his building is located on the corner of 7th Street and Bonneville Street approximately four or five blocks from this development and his property value will not be affected any more than any other property owner in the neighborhood.

Minutes:

BILL ARENT, Director of Economic and Urban Development, provided a brief history of the item before discussing the scope and purpose of the Amendment.

STEVE BIAGIOTTI, Managing Member of SDI, Inc., confirmed the next steps in the development project. In response to COUNCILMAN WOLFSON he explained the building was designed to fit in with the architectural guidelines in the neighborhood. The architectural rendering of the building was displayed on overhead monitors.

MAYOR GOODMAN had MR. BIAGIOTTI explain the reasons for the amendment by discussing some of the newest tenants.

