



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 4, 2013

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT
DIRECTOR: WILLIAM ARENT

SUBJECT:

RA-30-2013 - A Discussion for possible action regarding a Resolution finding the project proposed by the Commercial Visual Improvement Program (CVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Fremont LV Holdings, LLC, (Owner) located at 1300 Fremont Street (Address: 935-510-036), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the CVIP Agreement by the RDA (Not-to-exceed \$50,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 3 (Coffin) [NOTE: This item is related to Council Item 47 (R-62-2013)]

Fiscal Impact

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No Impact

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Augmentation Required

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Budget Funds Available

Amount: \$50,000.00

Funding Source: RDA Special Revenue Fund

Dept./Division: Economic and Urban Dev./RDA

PURPOSE/BACKGROUND:

Fremont LV Holdings, LLC, is undertaking exterior improvements to the property that include an upgrade to the exterior facade and signage. This CVIP Agreement will assist with the cost of improvements to the property located at 1300 Fremont Street. Approval will adopt findings that the CVIP Agreement is in compliance with and furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Staff recommends approval and to 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-30-2013
2. Public Purpose Impact Analysis
3. Fiscal Impact Analysis Report
4. Before and After Photos
5. Site Map
6. Submitted at Meeting - Before Photos and After Rendering by Staff

Motion made by BOB COFFIN to Approve

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

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

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Minutes:

BILL ARENT, Director of Economic and Urban Development, introduced JUDY PEREZ and MATT JONES of the Siegel Group. The property located at 1300 Fremont Street is being converted as Siegel Suites, which offers flexible stay options. The owner plans to invest \$200,000 to renovating the interior and exterior. New exterior improvements include new roof, new asphalt, paint, signage, landscaping and installation of a stone veneer, repairing the walkways and replastering the pool. They are eligible for a \$50,000 match Visual Improvement Program grant. He recommended approval.

COUNCILMAN ANTHONY recalled that when he patrolled this area as a police officer, these facilities were considered rough infested motels. He commended the applicant for renovating the properties into nicer facilities. MAYOR GOODMAN pointed out that the properties were taken over during the economy's downturn, as well as having weathered the recession.

MR. JONES added that every interior unit was renovated.

COUNCILMAN BEERS remarked that when he and his wife were stranded on Mount Charleston, they were able to find a room at the Mt. Charleston Inn, which is operated by the Siegel Group. Rather than doubling the rates, they were reduced in half for the stranded travelers.

COUNCILMAN BEERS thanked them for their corporate citizenship. MS. PEREZ responded that it was a way to thank everyone for their amazing efforts to save the mountain.

COUNCILMAN COFFIN asked MS. PEREZ how they police the area to discourage activity of prostitution. MS. PEREZ replied that tenants are screened and that they have joined forces with the Las Vegas Metropolitan Police Department (Metro) to mitigate this issue. Additionally, they have partnered with an organization called 360 that is helping clean up the neighborhood. They have also hired a director of security who has worked with Metro for 25 years to oversee all security for their properties. COUNCILMAN COFFIN was encouraged to hear that and verified that cameras are installed which could be useful to law enforcement.

MAYOR GOODMAN verified with MS. PEREZ that it is a monthly stay hotel with flexible payment options, and daily rentals are not permitted. An occupant can pay by the week but must stay longer than 30 days. Single families are welcome and the hotel is pet-friendly.