



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

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT
DIRECTOR: WILLIAM ARENT

SUBJECT:

RA-36-2013 A Discussion for possible action regarding a Resolution finding the project proposed by the Quick Start Program (QSP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Cook Living Trust and Merd Properties, S Las Vegas Boulevard Series, LLC (Owner) and The Art of Flavors, LLC, (Tenant and QSP Participant) located at 1616 South Las Vegas Boulevard, #130, to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the QSP Agreement by the RDA (Not-to Exceed \$17,675 - RDA Special Revenue Fund) - Redevelopment Area - Ward 3 (Coffin) [NOTE: This item is related to Council Item 21 (R-80-2013)]

Fiscal Impact

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No Impact

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Augmentation Required

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Budget Funds Available

Amount: \$17,675

Funding Source: RDA Special Revenue Fund

Dept./Division: Economic and Urban Development/RDA

PURPOSE/BACKGROUND:

The Art of Flavors, LLC, will undertake interior and exterior renovations to the property located at 1616 South Las Vegas Boulevard, #130, APN 162-03-210-058. The QSP Agreement will assist with the cost of code compliance and deferred maintenance issues, such as plumbing, electrical and mechanical upgrades and city permitting fees associated with water/sewer connections and site development permits. Approval will adopt findings that the QSP 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 Chair of the RDA to execute all related documents as required.

BACKUP DOCUMENTATION:

1. Resolution No. RA-36-2013
2. Public Purpose Impact Analysis
3. Fiscal Impact Analysis
4. Site Map

Motion made by BOB COFFIN to Approve

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

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

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Minutes:

BILL ARENT, Director of Economic and Urban Development, stated this is part of the Quick Start Program located at 1616 South Las Vegas Boulevard #130, at the northwest corner of Las Vegas Boulevard and Oakey Boulevard. The Art of Flavors is a gelato shop that opened in the shopping center and renovated the interior and exterior of the building. The interior improvements come to \$79,395 making the applicant eligible for a grant not-to-exceed \$17,675.

DESYREE BETANCOURT, The Art of Flavors stated she wants to create good products for customers. They deliver gelato, which is produced on premises to local businesses. There are tables inside for customers and the business is open six days per week, Tuesday through Sunday, and stays open until midnight on First Fridays of the month.

MEMBER COFFIN stated this has been an asset to the neighborhood and addressed the requirement of the ADA restroom compliance and because of that requirement the business was required to put in its own restroom.

EXECUTIVE DIRECTOR ELIZABETH FRETWELL explained that, given the use, they would have been required to provide two bathrooms, but they were accommodated to only one, which is an ADA compliance requirement. Typically ownership is not recognized because businesses could be sold separately leaving one business without a restroom. Part of the reason the Quick Start Program was created is to help businesses get through regulatory hurdles and defray some of the costs.

CHAIR GOODMAN asked if there is something in notification to the buyers of properties so they know they need to check Building Codes. EXECUTIVE DIRECTOR FRETWELL replied that most business owners do some research before buying and there are Quick Facts and Tip Sheets available online and at the Building Department for the public to take advantage of before going into a lease arrangement.

MEMBER COFFIN asked if the code could be amended so business licenses permitted a provision to allow sharing facilities but would be revoked or subject to recall if the convenience was no longer there. EXECUTIVE DIRECTOR FRETWELL responded it could be explored but the concern would be if the facility was no longer available to one of the businesses, a retrofit may be way more costly and not attainable causing a business closure. MEMBER COFFIN asked for this to be explored if the CHAIR approved. CHAIR GOODMAN felt it was a good suggestion.

MEMBER TARKANIAN expressed concern that safety cannot be compromised and adherence to federal law needs to be maintained.