



AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JANUARY 22, 2014

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

SUBJECT:

Discussion for possible action regarding the Second Amendment to Disposition and Development Agreement (DDA) 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 - Redevelopment Area - Ward 3 (Coffin)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The City of Las Vegas Redevelopment Agency (RDA) approved a DDA on April 20, 2011 for the sale, purchase and development of RDA owned real property and First Amendment (FA) of December 21, 2011. The Preliminary Site Plan and Scope of Development of the FA are being modified from a ten-story Class A office building to an eleven-story Federal Justice Tower which will house the Department of Justice, U.S. Attorneys Office and the Department of Homeland Security General Services Administration (GSA); U.S. Immigration and Customs Enforcement Agency (ICE) for their administrative and executive offices for a minimum lease term of fifteen (15) years and for not less than 130,000 square feet of leasable area, and approximately 1,500 square feet of ground floor retail, and a seven-story parking garage. The Schedule of Performance of the FA is being modified to extend the construction completion date to on or before October 1, 2014.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Second Amendment to DDA and Certificate Disclosure of Ownership/Principals

Motion made by BOB COFFIN to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

REDEVELOPMENT AGENCY MEETING OF: JANUARY 22, 2014

Minutes:

BILL ARENT, Director of Urban and Economic Development, stated this item will allow an extension of the completion date for one of the largest construction project is on-going downtown; the Federal Justice Tower. The construction completion date is being extended to October 1, 2014. The building will house federal tenants, who have given the developer changes to the interior of the building.

STEPHEN BIAGIOTTI stated they have signed a 15-year lease with the federal government for the 10-story office building that will be occupied by federal agencies. They have been negotiating the improvements for the last eight months but the federal government has been slow in giving them the final approval. The federal government was affected by the sequestration; however, he hopes to have half of the improvements approved by the end of the month. The anticipated completion of the building is in August. He verified for CHAIR GOODMAN that the federal government will pay for any fees associated with the delays.

MEMBER COFFIN stated that the building will be a nice addition to the area and he hopes the interior will be completed soon.

