



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 21, 2014

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT
DIRECTOR: WILLIAM ARENT

SUBJECT:

RA-6-2014 Discussion for possible resolution regarding a Resolution finding the project proposed by the Quick Start Program (QSP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Proview Series, LLC (Owner) located at 10 East Charleston Boulevard (APN 162-03-110-000) 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 \$50,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 3 (Coffin) [NOTE: This item is related to Council Item 54 (R-15-2014)]

Fiscal Impact

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No Impact

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Augmentation Required

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Budget Funds Available

Amount: \$50,000

Funding Source: RDA Special Revenue Fund

Dept./Division: Economic and Urban Development/RDA

PURPOSE/BACKGROUND:

Proview Series, LLC, is undertaking interior improvements to the property that include new grease inceptor, fire safety system, ADA bathrooms and energy efficient HVAC system. This QSP Agreement will assist with the cost of improvements to the property located at 10 East Charleston Boulevard. Approval will adopt findings that the QSP Agreement is in compliance with and furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Resolution No. RA-6-2014
2. Fiscal Impact Analysis Report
3. Public Purpose Impact Analysis
4. Before and After Photos
5. Site Map

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)

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Minutes:

While showing before and after renderings, BILL ARENT, Director of Economic and Urban Development, reported that the owner is investing substantial dollars on interior and exterior improvements. The subject property will be converted to a pub establishment and will provide up to 19 full and part-time jobs.

KAMRAN FOULADBAKHSH, Provinox Series LLC, appeared on behalf of the applicant and pointed out the vandalism that has occurred on the subject vacant building. The building has unique interior designs that will be maintained, and the establishment will be fancy with gourmet fast food. MR. FOULADBAKHSH described the proposal and noted that parking will be available at 1130 South Casino Center Boulevard.

MEMBER COFFIN extended compliments on the proposed development. He pointed out how this development is a great example of how the City is enhancing Downtown Las Vegas, and complimented some property owners on using their own money to upgrade their properties. He confirmed with MR. FOULADBAKHSH that the architecture of this development will compliment the area and be similar to that of existing businesses.

MR. ARENT briefly explained for MEMBER COFFIN the monies involved in the grant and how staff is working with the City's Building and Safety Department regarding any opportunities for credits relative to fire and health codes. CHAIRMAN GOODMAN believed it was important to sustain these types of programs, particularly the Quick Start Program.

