City of Las Vegas

Agenda Item No.: **6.**

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JUNE 17, 2015

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT
DIRECTOR: WILLIAM ARENT

SUBJECT:
Discussion for possible action regarding a Parking Garage Payment Agreement between the City of Las Vegas Redevelopment Agency and the Fremont Street Experience Parking Corporation (FSE) to continue city reimbursements through January 31, 2026 for acquisition of parking-related property located at 495 Fremont Street - Redevelopment Area - Ward 3 (Coffin)

Fiscal Impact

- ☒ **No Impact** ☐ **Augmentation Required**
- ☐ **Budget Funds Available**

Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
It was intended that payments with respect to the Fremont Street Experience Parking Garage Property, would continue through January 31, 2026, however, the Development Agreement expires on July 1, 2015. The parties desire to provide for the continuation of those Parking Garage payments after termination of the Development Agreement.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Parking Garage Payment Agreement
2. Certificate Disclosure of Ownership/Principals

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, STEVEN D. ROSS, STAVROS S. ANTHONY, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LOIS TARKANIAN)

Minutes:
BILL ARENT, Director of Economic and Urban Development, stated this item would continue the Fremont Street Experience's efforts regarding the Fremont Street Parking Garage property, known as the Red parking garage. The RDA participated by assisting with acquiring the land and in 1995 entered into a 20-year agreement for repayment of monies in excess of what was agreed. The RDA agreed to participate in the land acquisition to a ceiling of $6,400,000, but the

acquisition exceeded by approximately $11.1 million. The Fremont Street Experience agreed to reimburse that difference over a period of time, which was based on net revenues from the parking garage and retail at the parking garage. The Fremont Street Experience fell beyond on their payment; however, they have caught up and they are continuing on a payment plan to be paid in full by the year 2026.

COUNCILMAN COFFIN remarked that the reason why the price went from $4 million to $15 million was because of a court decision that included penalties and interest. CITY ATTORNEY BRAD JERBIC explained that the original budget for the property acquisition for that block was $6.4 million exceeded by $12 million, and the City settled out of court parcel by parcel by court order.