



Las Vegas

Agenda Item No.: 36.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF JANUARY 17, 2018

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

☐ Consent ☒ Discussion

SUBJECT:
RESOLUTIONS:

R-7-2018 - Discussion for possible action to approve a Resolution relating to a Tourism Improvement District (TID) and providing other matters properly related thereto for a parcel bordered by the De Soto Road flyover to the south, Rancho Drive to the east and Sirius Avenue to the north - *Ward* (Corkanlian)

Fiscal Impact:

☐

No Impact

☐ Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Prior to the consideration for adoption of an ordinance pursuant to NRS 271A creating a TID, Council must have determined that no retailers have maintained or will be maintaining a fixed place of business within the district for the 120 days immediately preceding the adoption of the ordinance, call a public hearing, authorize the distribution of materials and authorize publication of a Notice of Public Hearing. The determination that no retailers will have or will be maintaining a fixed place of business within the district, call for public hearing, distribution of materials and Notice of Public Hearing are required by NRS 271A.080(1), (2), (3), (4), (5), (6) and (7) and NRS 360.855 as part of the process to establish the proposed TID (APN 162-08-418-002).

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Resolution No. R-7-2018
3. Site Map
4. Submitted at Meeting - Letter Requesting Tourism Improvement District for Area 15 from Kaempfer Crowell and Executive Summary Tourism Improvement District Study Consideration from Fisher Brothers by Staff

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Motion made by LOIS TARKANIAN to Approve

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

MICHELE FIORE, BOB COFFIN, RICKLY BARLOW, CAROLYN G. GOODMAN, LOIS TARKANIAN, STAVROS S. ANTHONY, STEVEN G. SEROKA; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

BILL ARENT, Director of Economic and Urban Development, reported this item is a resolution to introduce a Tourism Improvement District proposal that has been requested by a developer of a new project proposed for the City. This has been requested by ATTORNEY JENNIFER LAZOVICH, Kaempfer Crowell, who is representing the developers of Area 15. MR. ARENT had a copy of the request and a summary of the project; he read the cover letter and submitted the documentation, which is attached as backup.

This incentive is authorized by state law as an economic development tool to help support new tourism projects. The City of Las Vegas previously supported two Tourism Improvement Districts; this request is for a new project in Ward 1 which is proposed for the northwest corner of Rancho Drive and Desert Inn Road. The project would be built on a privately-owned 15-acre parcel and would consist of approximately 1,250,000 square feet of leasable area for themed entertainment and interactive retail. Prior to considering an ordinance for adopting the District, there is an explicit process outlined in Nevada Revised Statutes, NRS 271A, which he outlined. MR. ARENT stated the City would hire a consultant from a pre-approved list from the Nevada Commission on Tourism to conduct a study, and the project developer has agreed to reimburse the City for that expense. This resolution does not commit to approve the District, but it starts the process and authorizes staff to hire the consultant. The process requires a public hearing from the Nevada Commission on Tourism and would require a future public hearing at a City Council meeting. MR. ARENT stated staff recommended approval.

COUNCILWOMAN TARKANIAN was very excited to have this for Ward 1 and thought it would bring in many tourists.

COUNCILMAN COFFIN stated a Tourism Improvement District is complicated and controversial to some people. This is a blighted area where at least two businesses have failed, and it is important to incentivize businesses within the city limits to be creative and improve and to get something permanent in that location. He was in support of this item.