



City of Las Vegas

Agenda Item No.: 5.

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JULY 20, 2016

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

SUBJECT:

RA-6-2016 Discussion for possible resolution regarding a Resolution finding the project proposed by the Commercial Visual Improvement Program (CVIP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Gerby Investments I, LLC, located at 1007 South Main Street (APN 139-33-811-026), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the CVIP Agreement by the RDA (Not-to-Exceed \$25,000 - RDA Special Revenue Fund) - Redevelopment Area - Ward 3 (Coffin) [NOTE: This item is related to Council Item 56 (R-30-2016)]

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount: \$25,000.00

Funding Source: RDA Special Revenue Fund

Dept./Division: Economic and Urban Development/RDA

PURPOSE/BACKGROUND:

Gerby Investments I, LLC, will undertake interior and exterior improvements to the property located at 1007 South Main Street (APN 139-33-811-026) that include installation of fence with sliding gates, removal of roof and replace with patio cover, pour new concrete patio, removal of existing rolling steal door and install French doors. This CVIP Agreement will assist with the cost of improvements. Approval will adopt findings that the CVIP Agreement is in compliance with and furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Staff recommends approval and to authorize the Chairman of the RDA to execute all related documents as required, following approval as to form by the City Attorney.

BACKUP DOCUMENTATION:

1. Resolution No. RA-6-2016
2. Public Purpose Impact Analysis
3. Site Map
4. Submitted at Meeting - PowerPoint Presentation

Motion made by BOB COFFIN to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

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Minutes:

BILL ARENT, ARENT, Director of Economic and Urban Development, introduced DORON GERBY, Gerby Investments, LLC, and ANTHONY LUZI. MR. ARENT indicated this project is part of the Visual Improvement Program (VIP) where the Redevelopment Agency (RDA) makes improvements to the exterior of commercial properties in the downtown area to enhance the overall business viability of the area. This approximately 4,000 square foot property is located in Ward 3, and it will have two fine arts tenants; one of the two tenants is MR. LUZI of Bash Fine Art. The gallery is located in the Arts District, and the property owner already has made improvements to the interior and is now looking to make improvements to the exterior to enhance the property in order to increase further rental desirability. The owner will be installing a commercial-grade aluminum patio cover modifying the front Main Street entrance, replacing a chain link fence with an iron gate, and removing asphalt in the yard area and replacing it with colored concrete and exposed aggregate. The applicant is eligible for a \$25,000 VIP reimbursement, given the investment of \$50,000. There will be a facade easement to make sure the property is maintained for five years. MR. ARENT showed photos of the current property and what it will look like once the improvements are complete.

MR. GERBY stated that the improvements will create an inviting atmosphere, and it will help other art gallery tenants in the area. CHAIR GOODMAN verified with MR. GERBY that he will start construction as soon as he receives approval.

In response to MEMBER COFFINS query, MR. LUZI explained that his gallery represents a genre of artists in the contemporary area of fine art that runs the gamut from pop surrealism to contemporary fortitude. The interior improvements are also pleasant and the exterior improvements will be an enhancement to the neighborhood, as well as help the prosperity of the business. He looks forward to the development of Main Street, which will be an asset to the business. The improvements to the rear of the building with access to Third Street are paramount to the success of this business, and it will provide an opportunity to have special events at the gallery. Next month he will be hosting a fundraising event with the Deegan Jones Foundation to raise funds for students scholarships.

MEMBER COFFIN thanked the applicant for being foresighted to recognize that First Street is going to be an easier entrance.