



AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 1, 2018

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

SUBJECT:

RA-18-2018 - A Discussion for possible action 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 Abraham Enterprises, LLC (Owner) located at 811 South 6th Street (APN 139-34-410-207), 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 1 Ward 3 (Coffin) [NOTE: This item is related to Council Item 33 (R-42-2018)]

Fiscal Impact

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No Impact

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Augmentation Required

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Budget Funds Available

Amount: \$25,000

Funding Source: RDA Special Revenue Fund

Dept./Division: Economic and Urban Development/RDA

PURPOSE/BACKGROUND:

Abraham Enterprises, LLC will undertake improvements to the property located at 811 South 6th Street (APN 139-34-410-207) that include major upgrades made to formerly boarded-up offices that will be occupied by a new enterprise. Improvements will be made to the buildings façade, courtyard, parking lot and landscaping. 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-18-2018
2. Public Purpose Impact Analysis
3. Site Map
4. Submitted at Meeting - PowerPoint Presentation

Motion made by BOB COFFIN to Approve

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

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

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Minutes:

JASON THOMPSON, Deputy Economic and Urban Development Director, reported this application is regarding an agreement for funding through the Commercial Visual Improvement Program (CVIP) for a project by Abraham Enterprises, LLC. He went over the PowerPoint presentation submitted for the record, which included a photo of the condition of the property and a drawing of the proposed improvements. Improvements will be made to the building façade, the courtyard and the parking lot. Total upgrade costs will amount to \$131,750, which makes the project eligible for reimbursement in the amount of \$55,000.

ALFRED J. ABRAHAM, owner of Abraham Enterprises, LLC, commented that remediation has taken place on the property. The renovated office space will be used for a real estate business and a property management company. The total investment in improvements to the property will exceed \$250,000.

After reviewing the before photo, MEMBER TARKANIAN mentioned that the proposed improvements for the building look nice, and CHAIR GUNTER verified that the building was built in 1948. She wondered if the property has historical status. MEMBER COFFIN was not certain the property is on a list of properties worth preserving.

MEMBER COFFIN thanked MR. ABRAHAM for investing in downtown and expressed his desire to keep the tile roof, despite MR. ABRAHAM'S representation that it would have to be replaced because it leaks, causing mold in the building. MEMBER COFFIN said the roof adds character to the neighborhood and it would be nice to keep it for the front of the building. MR. ABRAHAM said he would consult the architect to see what could be done.

MEMBER TARKANIAN said the design is very modern.

MR. ABRAHAM indicated to the Chair that the project should be completed within two months.