



AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JULY 19, 2017

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

SUBJECT:

RA-6-2017 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 Muller Construction (Owner), located at 2133 Industrial Road (APN 162-04-803-006), 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 76 (R-34-2017)]

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:

Muller Construction will undertake improvements to the property located 2133 Industrial Road (APN 162-04-803-006) that includes new lighting; a security system; structural improvements; façade upgrades; new signage; replacement of windows, doors and gates; painting; and restriping of parking area. 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-6-2017
2. Public Purpose Impact Analysis
3. Site Map
4. Submitted at Meeting - PowerPoint Presentation

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Motion made by BOB COFFIN to Approve

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

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

Minutes:

BILL ARENT, Director of Economic and Urban Development, stated that this item is part of the Visual Improvement Program (VIP), to renovate a 7,000 square foot warehouse located on Industrial Road. The business owner will be making significant improvements including new lighting, a new security system, structural improvements, facade upgrades, new signage, replacement of windows, doors and gates, painting and resurfacing the parking area. They are investing a total of \$478,000 into the property which included \$78,000 into the exterior, and they are eligible for a \$23,000 VIP match. This business is creating 9 full-time and 5 part-time jobs as well as retaining the existing 15 full-time and 10 part-time jobs they will also employ five construction workers to help with the project. MR. ARENT thanked business owner SUSAN MULLER and J.D. CALHOUN of Muller Construction.

MR. CALHOUN and CESAR MALAGA, President of Muller Construction, appeared and MR. CALHOUN stated that Muller Construction is a contractor that engages in commercial and civil work. Some of their clients include local governments, city municipalities and industrial and educational institutions.

A PowerPoint presentation, which was submitted as a backup, showed photographs of the property and renderings of what it would look like once the proposed improvements have been made.

MR. CALHOUN expressed his appreciation regarding how smoothly this process has been and that City staff was very helpful.

MR. MALAGA stated that the subject building was in poor condition when they purchased it. It did not have any windows, the first floor was boarded up, there was graffiti, the sewer and water did not work and people were sleeping inside of it. He described the changes that will be made which included new stucco, 600 square feet of aluminum art panels on the front of the building, changing out 45 windows, making the exterior stairs compliant with ADA (Americans with Disabilities Act) requirements and removing asbestos from the interior.

COUNCILMAN COFFIN appreciated their compliments regarding City staff and that they invested in and moved their business downtown.

MR. CALHOUN expressed his appreciation and stated that without these funds, they may not be able to complete the redevelopment part of this project.

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MAYOR GOODMAN asked for the nearest cross streets to the site, and MR. ARENT replied it was near Sahara Avenue and Industrial Road. The Mayor commented that the street needed asphalt maintenance, and COUNCILMAN COFFIN said it was in the rotation.

See Item 76 under the July 19, 2017 City Council meeting for related discussion.

