

RESOLUTION NO. RA-27-2025

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2 **RESOLUTION FINDING THE PROJECT PROPOSED BY THE COMMERCIAL VIP**
3 **AGREEMENT (“CVIP”) BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT**
4 **AGENCY (“AGENCY”, STICKY IX LLC (“OWNER”) AND JOHNNY COCO’S LLC**
5 **(“CVIP PARTICIPANT”) TO BE IN COMPLIANCE WITH AND IN FURTHERANCE**
6 **OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT PLAN AND**
7 **AUTHORIZING THE EXECUTION OF THE CVIP BY THE AGENCY**

8 WHEREAS, the Agency adopted on March 5, 1986, that plan of redevelopment
9 entitled, to-wit: the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area
10 pursuant to Ordinance 3218, which Redevelopment Plan has been subsequently amended on
11 February 3, 1988, by Ordinance 3339; on April 11, 1992, by Ordinance 3637; on November 4,
12 1996, by Ordinance 4036; on December 17, 2003, by Ordinance 5652; on May 17, 2006, by
13 Ordinance 5830; and on December 16, 2015, by Ordinance 6448 (the "Redevelopment Plan");
14 and

15 WHEREAS, the Redevelopment Plan identifies and designates an area within
16 the corporate boundaries of the City of Las Vegas (the “Redevelopment Area”) as in need of
17 redevelopment in order to eliminate the environmental deficiencies and blight existing therein;
18 and

19 WHEREAS, the Agency approved on October 20, 2004 the form for the
20 Commercial VIP Agreement, the Commercial VIP Affidavit, and the Commercial VIP Manual,
21 in order to provide funding to owners of commercial properties located within the
22 Redevelopment Area for the purpose of making improvements to the exterior of such
23 commercial properties and/or for the development of a vacant parcel with a new commercial
24 building; and
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1 WHEREAS, Owner is the owner of real property and improvements located at
2 32 West Imperial Avenue, and which parcel is commonly known as APN 162-03-105-015 (the
3 “Site”); and

4 WHEREAS, CVIP Participant is the tenant of the real property located at 32
5 West Imperial Avenue and is undertaking certain exterior improvements to the property in
6 accordance with the CVIP; and

7 WHEREAS, the Agency has considered the findings that no other reasonable
8 means of financing the building, facilities or structures or other improvements on the Site are
9 available; and

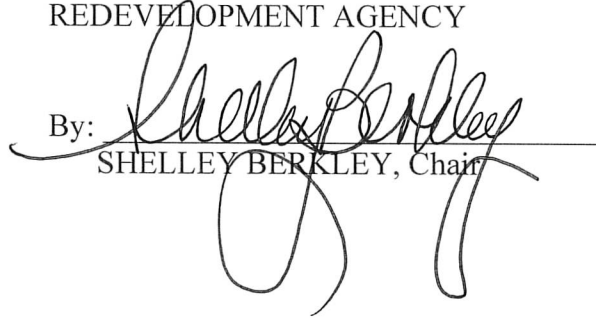
10 WHEREAS, the Governing Body of the Agency has determined that the CVIP
11 (attached hereto as Exhibit A), which provides for the contribution of funds to CVIP Participant
12 for making physical, visual improvements to the building on the Site, all as more fully set forth
13 in the CVIP, is in compliance with and in furtherance of the goals and objectives of the
14 Redevelopment Plan; and

15 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of
16 the Agency that the CVIP is hereby approved and determined to be in compliance with and in
17 furtherance of the goals and objectives of NRS 279 and the Redevelopment Plan, and the
18 Chairperson of the Governing Board of the Agency is hereby authorized and directed to
19 execute the CVIP for and on behalf of the Agency, and to execute any and all additional
20 documents (including any Attachments to the CVIP) and to perform any additional acts
21 necessary to carry out the intent and purpose of the CVIP.
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THE FOREGOING RESOLUTION and CVIP was passed, adopted and approved this 15th day of October, 2025.

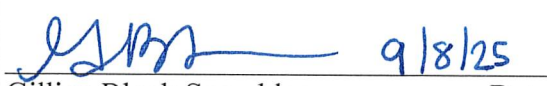
CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

By: 
SHELLEY BERKLEY, Chair

ATTEST:


DR. LUANN D. HOLMES, MMC
Secretary

APPROVED AS TO FORM:

 9/8/25
Gillian Block Segerblom Date
Deputy City Attorney

Resolutions No. RA-___-2025

RDA/City Council Meeting 10/15/2025
RDA Item 6 CC Item 40