

CLARK COUNTY REDEVELOPMENT AGENCY AGENDA ITEM

Petitioner: Shani Coleman, Director of Operations

Recommendation:

Approve and authorize the Director of Operations to prepare the Public Purpose/Impact Analysis Report required by NRS 279.486 in connection with a proposed project consisting of the construction and installation of certain improvements to the Clark County-owned parking lot at Commercial Center, 953 East Sahara Ave. (APN 162-10-510-001) (For possible action)

FISCAL IMPACT:

Fund #:	2350.00	Fund Name:	N/A
Fund Center:	2000999000	Funded PGM/Grant:	N/A
Amount:	Not to Exceed \$19,952,316		
Description:	Parking Lot Upgrade		
Additional Comments:	N/A		

BACKGROUND:

On May 21, 2025, the Clark County Redevelopment Agency Board (RDA) received a vision plan for the Historic Commercial Center prepared by Gensler. The vision plan included a recommendation that the southwest quadrant of the Commercial Center parking lot be upgraded and reconfigured in a way that would allow temporary activations for uses such as concerts, festivals and other cultural activities.

In alignment with the recommendations from the Gensler report, the tenant at 800 Liberace Ave has requested the RDA pay for a series of improvements to the Commercial Center parking lot that would assist in their decision whether to redevelop the leased space at 800 Liberace Ave as a 18+ live music venue.

Upon review, it was determined by the District Attorney's Office that several of the requested improvements would be prohibited by the terms of the deed restriction encumbering the parking lot, which limits the use of the parking lot only to the parking of vehicles and pedestrian access. Therefore, the improvements under consideration in this proposed project include only: (1) new lighting to entire parking lot; (2) extension of all flatwork at specified locations; (3) construction of a passenger pickup/drop-off zone; (4) the installation of removable parking bollards throughout SW area of parking lot; (5) new striping throughout entire lot; and (6) demo and replacement of entire parking lot with striping to accommodate new features and layouts.

The Department of Real Property Management estimates the total project costs to be \$19,952.316.

Pursuant to NRS 279.486, the Board of County Commissioners must consent to a proposed redevelopment project before the RDA may pay for all or part of the cost of the construction or installation of any improvements. The RDA must submit a detailed report to the Board which includes the projected costs of the project and an explanation of how the project will assist in the elimination of blight. The Board may thereafter consent to the project only if it finds that the improvements will benefit the redevelopment area or the immediate neighborhood and no other reasonable means of financing the improvements are available.

Cleared for Agenda

05/20/2026

File ID#

26-1603

