



**AGENDA SUMMARY PAGE**  
**Redevelopment Agency**  
**Meeting of: May 20, 2026**

Agenda Item No.:  
{{item.number}}

**DEPARTMENT: Economic & Urban Development**  
**DIRECTOR: Dina Babsky**

**DISCUSSION**

**SUBJECT:**

RA-XX-2026 - Discussion for possible action regarding a Resolution finding the project proposed by the Tenant Owner Participation Agreement (TOPA) between the City of Las Vegas Redevelopment Agency (RDA) and JSG, OZB, LLC, (Tenant) and Charleston OZB, LLC, (Owner) located at 1551 South Commerce Street (APN 162-03-210-008), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the TOPA by the RDA (Not-to-Exceed \$74,500 - RDA Special Revenue Fund) - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to Council Item XX (R-XX-2026)]

**FISCAL IMPACT:**

Budget Funds Available  
Amount: \$74,500  
Funding Source: RDA Special Revenue Fund  
Dept./Division: Economic and Urban Development/RDA

**PURPOSE/BACKGROUND:**

This comprehensive infrastructure and safety improvement project is located at 1551 South Commerce Street in the heart of the Arts District. The primary objective of the project is to install a new Reduced Pressure Zone Device Assembly (RPDA) Backflow Prevention Device, integrated with a dedicated fire suppression line, to serve not only the subject property but also provide shared fire protection capabilities to neighboring buildings within the district. This forward-thinking initiative represents a collaborative effort among multiple property owners and stakeholders, designed to enhance public safety, ensure compliance with updated fire codes, and promote long-term sustainability across the neighborhood. The concept of a shared RPDA and fire suppression system has been under discussion and planning for over ten years, with various stakeholders working closely with city officials, fire marshals, and engineering consultants to develop a viable and code-compliant solution. This project marks a significant milestone by serving as the foundational implementation of that vision. Once complete, it will set a precedent for cooperative utility infrastructure in the Arts District, potentially paving the way for similar shared systems that improve efficiency, reduce individual property costs, and elevate overall community resilience. In addition to the shared RPDA and fire suppression line, the project includes the installation of a full fire sprinkler system within the building at 1551 South Commerce Street. This system will meet current NFPA (National Fire Protection Association) standards and local fire code requirements, providing reliable, life-saving protection for occupants and tenants, as well as safeguarding the structure from potential fire damage. To support these new systems and ensure adequate water pressure and flow, the existing underground domestic water line will be completely replaced. The upgrade will involve installing a new, high-capacity water service line with a diameter of 1.5 inches, this enhanced water infrastructure is essential to reliably support both the fire suppression system and the increased demand from domestic usage. All these improvements are critical components required to obtain the Certificate of Approval (COA) for Meraki Greek Grill, the new tenant occupying the



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space. The city's approval process mandates compliance with current health, safety, and fire codes, and this project addresses each of those requirements through strategic infrastructure investments. Beyond enabling the opening of Meraki Greek Grill, this project delivers lasting benefits to the entire Arts District by modernizing utilities, improving public safety, and establishing a model for collaborative development in urban neighborhoods. JSG, OZB, LLC, will undertake improvements to the property located at 1551 South Commerce Street (APN 162-03-210-008). This TOPA will assist with the cost of improvements. Approval will adopt findings that the TOPA 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-XX-2026
2. Public Purpose-Impact Analysis Report
3. Site Map

