



Las Vegas

Agenda Item No.: 48.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF SEPTEMBER 17, 2008

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

Consent Discussion

SUBJECT: Public Hearing to consider the report, expenses to recover costs for abatement of dangerous building demolition and assess civil penalties located at 4950 West Dorrell Lane. **PROPERTY OWNERS:** YDIRT DEV & INV, LLC (\$10,121.85 General Fund) - Ward 6 (Ross)

Fiscal Impact

No Impact Augmentation Required

Budget Funds Available

Amount: \$10,121.85

Funding Source: General Fund

Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired W.A. Construction. To date, there have been twenty-three (23) inspections conducted at this location. The value of the property based on the sale date of January 2006 was \$870,000.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$7,949 invoice for W.A. Construction services and \$550 invoice for CamAir asbestos survey in addition to other fees assessed for a total of \$10,121.85.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosures
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

Motion made by STEVEN D. ROSS to Approve with civil penalties for a total \$163,500

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

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)



DATE: SEPTEMBER 17, 2008

Minutes.

MAYOR GOODMAN declared the Public Hearing open.

A videotape was shown, but a copy was not submitted.

DEVIN SMITH, Manager of Neighborhood Response, read the Purpose/Background and recommendation sections related to the subject property. He stated that W. A. Construction was hired to do an abatement. MR. SMITH noted the total lien on the subject property could be \$127,471.85. MR. SMITH added that DAVE ABRAHAM was the first person to contact him regarding this matter and the fees. At that time, he advised MR. ABRAHAM that the Council has the discretion to assess the actual amount in penalties, but he could address the matter at this meeting.

DAVE ABRAHAM, Co-Owner, 8315 West Sahara Avenue, Suite 290, stated the subject property was an assemblage of seven properties in the area, totaling 12.9 acres. He updated the Council concerning the site, which consisted of four structures. One homeowner chose to physically relocate his house and another one chose to relocate their double-wide trailer. The properties have been boarded up and are in foreclosure. Fencing has been placed around the entire 12.9 acre site and maintained accordingly. They have received offers; however, the values of the properties have reduced substantially. To date, funding has not been feasible to redevelop the site.

MR. ABRAHAM emphasized that the owners did not ignore the City. They have met with City staff, sent in correspondence and believed they were making strides in rectifying this issue. He pointed out that assessing civil penalties would raise the land value and drastically hamper their efforts in selling the property. In addition, they are attempting to satisfy the fees in the amount of \$10,121.85 for the report of expenses. With that, MR. ABRAHAM asked the Council for leniency and to abate any additional penalties.

In reviewing staff's backup, MAYOR GOODMAN confirmed MR. ABRAHAM'S efforts to keep in contact with staff. Responding to the Mayor's query concerning the condition of the property and the number of notices/inspections, MR. ABRAHAM explained that the properties were old when purchased, but the investors were hoping to do a quick sale. Unfortunately, the investors do not have sufficient monies to upgrade the properties, so the property is now vacant land.

COUNCILMAN ROSS noted the process began in August 2006. Although staff's reports indicate 23 inspections, there have been 34 actions by staff. He thanked staff for the documentation and history on this property and pointed out that the owners have had sufficient time to rectify the problems. When he met with the owners, he supported their goals and does not feel that the owners have relayed their best in completing these goals. He is aware of the expenses incurred for certain services that are not recouped, and the taxpayers' monies have been spent in correcting these problems. The Councilman assessed the lien at \$163,500.

MAYOR GOODMAN declared the Public Hearing closed.