



Las Vegas

Agenda Item No.: 37.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF NOVEMBER 4, 2009

DEPARTMENT: CITY MANAGER
DIRECTOR: ELIZABETH N. FRETWELL

☐ Consent ☒ Discussion

SUBJECT:
ADMINISTRATIVE:

Discussion and possible action regarding an Exclusive Negotiation Agreement between City Parkway IV-A, Inc. and PH ICE, LLC, to conduct feasibility investigations on property located at 301 West Mesquite Avenue (APN 139-27-401-307) - Ward 5 (Barlow)

Fiscal Impact

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No Impact

☐ Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

PH ICE, LLC, wishes to conduct feasibility investigations for construction of an office building on property owned by City Parkway IV-A, Inc., a wholly owned subsidiary of the city of Las Vegas, located at 301 West Mesquite Avenue in downtown Las Vegas.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Exclusive Negotiation Agreement
2. Site Map

Motion made by GARY REESE to Approve

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

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

Minutes:

BILL ARENT, Director of Office of Business Development, confirmed for COUNCILMAN REESE that the subject site is where a previous car race was held and tires stored on site were burned. The site has since been cleaned and signed off by the State Environmental Protection Agency after inspection. MR. ARENT indicated that the Molasky Group has expressed interest in studying the site for an office development for the U.S. Immigration and Customs Enforcement. The site will be studied for one year, and the developer has given a refundable

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earnest deposit of \$55,000.00. There are several agreements dealing with parking, staging and billboard advertisements, all of which can be terminated if the City of Las Vegas (City) goes forward with the agreement with the Molasky Group. This agreement does not involve selling the property but rather to strictly study the site. The Molasky Group is also aware of future expansion of the US 515, which could have an impact on the site.

IRWIN MOLASKY, Chairman of the Board, and RICHARD WORTHINGTON, President of the Molasky Group, were introduced. MR. MOLASKY requested approval to begin the process to study the site, which has its constraints and challenges.

MR. WORTHINGTON thanked the Council and staff for their assistance and expressed excitement about doing the study. The proposed development is three stories and could create up to 200 jobs. It will not be a facility to house immigrants temporarily. He referred to the diagram on display and pointed out the irregularities of the site. He felt fortunate to propose this development and looks forward to bringing before Council the Development and Disposition Agreement (DDA).

COUNCILMAN ROSS looked forward to this significant development, as it is appropriate and will change the entire face of the corridor. MR. WORTHINGTON referred to City Parkway IV and its track record. MR. MOLASKY assured that this is a new venture, but one that can be the start of a larger concentration of office buildings in this area.

TODD FARLOW complimented the Molasky Group on doing a beautiful job with its previous development. He wondered if the proposed development would be a LEED certified building. MR. WORTHINGTON replied that there are strict government standards, but believes it would be.

ANTHONY HODGES stated this proposed development is progress at its best.

STEVEN SPUN, co-owner of 418 Mosquite Avenue, agreed with having an office development and looked forward to change in this area.

MR. ARENT stated this project will generate tax revenue, as it is located within the redevelopment area. He also thanked STONEY DOUGLAS, Office of Business Development, and his team for their efforts.

Referring to the Internal Revenue Service and the Molasky buildings, COUNCILMAN REESE commented that the City is making headway in bringing development to this area. He extended the Council's assistance in seeing this development come to fruition and asked the developer to consider a labor agreement for residents in the area relative to jobs.