



Las Vegas

Agenda Item No.: **44.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 6, 2011

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding the Disposition and Development Agreement between the City of Las Vegas and the Nevada Health Centers, Inc. for the construction of a medical office building and acquisition of a 2.42 acre site in Enterprise Park, located at 1888 Stella Lake Street (APN 12-001-5016), Ward 5 (Barlow) [NOTE: This item is related to Council Item 50 (R-142011)]

Fiscal Impact

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No Impact

☐

Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division: EUD/ Business Development

PURPOSE/BACKGROUND:

Nevada Health Centers, Inc. wishes to purchase a 2.42 acre site in Enterprise Park so as to construct a two story medical office facility consisting of at least 25,000 square feet and sufficient onsite parking at 1888 Stella Lake Street for medical and administrative office use. They will also provide overflow parking for Foundation for an Independent Tomorrow.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Disposition and Development Agreement
2. Site Map

Motion made by RICKI Y. BARLOW 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 Economic and Urban Development, stated the project will be located in the Enterprise Park. Nevada Health Centers is a non-profit company that provides care for area residents. The site plan and renderings for the proposed 30,000 square foot facility will be presented during the City Council afternoon portion. Seventy-three jobs will be relocated at this facility with the creation of eight new full time positions. The company will hold a job fair,

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working closely with COUNCILMAN BARLOW to ensure that residents of that community are aware of those job opportunities. The negotiated purchase price was based upon fair market value and a 40 percent discount below the high appraised value at \$348,480, representing \$3.30 per square foot; . The company is scheduled to break ground in May of 2011 and have the facility completed by the end of the year.

MAYOR GOODMAN indicated that the rendering he saw depicted a beautiful building that will add prestige to Enterprise Park.

COUNCILMAN BARLOW verified that the development will bring 89 construction jobs; 81 are permanent jobs with eight new jobs. Some funding is from ARRA (American Reinvestment Recovery Act) and requires the company to break ground in May. A certain amount of ARRA money is retained until the project is completed.

THOMAS CHASE, Chief Executive Officer for the developer, explained that the ARRA grant was awarded to Nevada Health Centers in December 8, 2009 and they have until December 7, 2011 to obligate the funds. The money is available to be released and there is an obligation to perform by a date certain. MR. BRENT added that if the construction does not complete, the City has the ability to repurchase the property at the original sale price. MR. CHASE stated they expect to complete the project before December 8, 2011.

