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WHEREAS, the City of Las Vegas (the "City") owns certain real property that is located at 1888 Stella Lake Street in the Redevelopment Area, and identified as Parcel Number APN 139-21-313-016, commonly known and referred to as the "Las Vegas Enterprise Park" (hereinafter "Enterprise Park"): and

WHEREAS, Enterprise Park contains 2.42 acres of land (the “Site”) that Nevada Health Centers, Inc (hereinafter “Developer”) desires to purchase for the development and construction of a two story medical office building, approximately 25,000 square feet in size that will retain 73 local jobs through relocation, create 8 new positions and 39 construction jobs during the building process (the “Project”); and

WHEREAS, the City desires to sell the Site in Enterprise Park to the Developer and the Developer desires to purchase the Site from the City to construct a two story medical office building for less than fair market value to provide medical related services to the community; and

1 WHEREAS, the City has obtained an appraisal of the Site as required by NRS
2 268.063; and

3 WHEREAS, the City staff has determined that the establishment and operation of
4 the medical office building will be of benefit to the City by promoting economic development
5 because the medical facility is likely to (1) retain local jobs already created by the Developer; (2)
6 create jobs or other business opportunities for nearby residents; (3) increase local revenues
7 (property tax revenue, business tax revenue and sales tax revenue) from desirable sources; and
8 (4) increase levels of human activity in the area around the Project; and

9 WHEREAS, the City Council of the City of Las Vegas has considered that the
10 operation of a medical office building in Enterprise Park will promote economic development
11 by facilitating the establishment of a new medical office building, as well as, the retention,
12 support and expansion of existing jobs within the Redevelopment Area and the City.

13 NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the
14 City of Las Vegas hereby finds and determines that the purchase of the Site in Enterprise Park by
15 the Developer is for economic development purposes, as well as the benefit of the City.

16 THE FOREGOING RESOLUTION was passed, adopted and approved this
17 ____ day of _____, 2011.

18 CITY OF LAS VEGAS

19 By: _____
OSCAR B. GOODMAN, Mayor

20 ATTEST:

21 BEVERLY K. BRIDGES, MMC, City Clerk

22 APPROVED AS TO FORM:

23 

24 3/28/11
Date