



*Las Vegas*

Agenda Item No.: 57.

**AGENDA SUMMARY PAGE  
CITY COUNCIL MEETING OF: MARCH 19, 2014**

**DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT**

**DIRECTOR: WILLIAM ARENT**

Consent  Discussion

**SUBJECT  
RESOLUTIONS:**

R-7-2014 - Discussion for possible action regarding a Resolution finding that the proposed sale of parcels to the Community Development Programs Center of Nevada, totaling approximately 3.35 acres located at Laurelhurst and Westmoreland Drives (APNs 138-25-504-001 and -002) is for the purposes of economic development and redevelopment - Ward 5 (Barlow) [Note: This item is related to Item 50]

**Fiscal Impact**

**No Impact**

**Augmentation Required**

**Budget Funds Available**

**Amount:**

**Funding Source:**

**Dept./Division:**

**PURPOSE/BACKGROUND:**

The purpose of this resolution is for a finding that the proposed sale of parcels at Laurelhurst and Westmoreland Drives (City's Property) to Community Development Programs Center of Nevada (CDPCN), a Nevada non-profit corporation, is for the purposes of economic development and redevelopment and in the best interest of the public. CDPCN is purchasing the City's Property for an affordable income housing project that will include the development of at least 60 affordable income housing units together with a club house and amenities for use by the residents of the affordable income housing units.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Resolution No. R-7-2014
2. Public Purpose/Impact Analysis

Motion made by RICKI Y. BARLOW to Approve

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-BOB COFFIN); (Abstain-None); (Did Not Vote-None); (Excused-None)

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### Minutes:

BILL ARENT, Director of Economic and Urban Development, described Items 50 and 57, as they were considered together, concerning the sale of City land located at the corner of Laurelhurst and Westmoreland Drives to Community Development Programs Center of Nevada (CDPCN), owned by FRANK HAWKINS, at the higher price of the two appraisals, as agreed to by the buyer. The property will be used for affordable housing development. MR. ARENT went over the terms of the sale, as outlined in the Agenda Memo attached as backup, and showed a site map of the land and the surrounding properties. Staff believes this is a good fit for the area and recognizes that MR. HAWKINS is well known as a reputable developer that builds a quality product.

SHARON BULLOCK, representing CDPCN, was present and indicated for MAYOR GOODMAN that the development will be for rental units with on-site management. MR. ARENT added that staff does not believe the development will have a negative impact on traffic, but a site development plan review will be submitted later for review to the City Council.

COUNCILMAN COFFIN noted that the appraisal came in low because it is a difficult parcel and that the acquisition cost for the property was over \$4 million in litigation. CITY ATTORNEY BRAD JERBIC interjected that the City acquired the property through negotiations with the owners, and some of those parcels were sued the City and the developer at the time. That portion alone was a little over \$1 million in litigation involving the condominium units identified on the site map in yellow. MR. ARENT added that of the 80 units, six units were settled at a cost of \$1,345,000.

COUNCILMAN COFFIN suggested vacating Westmoreland Drive in order to add more parcels, if the residents are not impacted, for sale in order for the City to make more money. MR. ARENT commented that staff has reviewed the entire commercial piece and explored the possibility of vacating parts of Laurelhurst or Westmoreland Drives, but the nearby shopping center is privately owned and is not on a hard corner, which creates an adjacency issue. He recommended approval of the sale.

MAYOR GOODMAN questioned how the residents would access their apartments if the two streets are vacated. MR. ARENT replied that all of Westmoreland Drive could not be vacated because it abuts to properties.

JORGE CERVANTES, Executive Director of Community Development, explained that the challenge in vacating either drive is that the loading docks are located to the rear; therefore, the drives have to remain accessible to accept deliveries. Another consideration is the utilities servicing the existing properties.

COUNCILMAN BEERS digressed from the subject and asked if the commercial parcel is City owned and if it would make sense to put it on the market at the same time. MR. ARENT indicated that it is on the market and market inquiries tend to be toward commercial development.

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MAYOR GOODMAN asked if the residents to the west and south have been contacted and made aware of what is coming. MR. ARENT indicated that that part of the process has not been reached yet. These agreements involve the real estate transaction.

MR. ARENT informed COUNCILMAN COFFIN that the property depicted on the site map with a white roof is owned by Burke Bloom and has had a variety of tenants.

COUNCILMAN BARLOW emphasized that this is a very important project in the Redevelopment Area that he has been working on before he was elected to office, but it was halted by the lawsuits. He supported staff's recommendation noting that the residents support the project, and it is a step in the right direction that will create jobs and bring families back. He asked MR. ARENT to continue to work with the developer on building a quality project.

