

# City of Las Vegas

**REAL ESTATE COMMITTEE MEETING  
CITY HALL, 400 EAST STEWART  
COUNCIL CHAMBERS**

**CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>**

**MONDAY, SEPTEMBER 27, 1999**

**11:30 A.M.**

**(FOLLOWING THE RECOMMENDING COMMITTEE MEETING)**

REAL ESTATE COMMITTEE - COUNCILMEN REESE AND M. McDONALD

CALL TO ORDER.

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES: Approval of the Minutes of the Regular meeting of September 13, 1999.

NEW BUSINESS.

1. Discussion and possible action to approve negotiation for the purchase of real property known as parcel numbers 162-04-601-004 and 162-04-601-005, located on Martin Luther King Boulevard, for the future construction of a fire station (\$310,000-\$340,000 from the Fire Services CPF)

CITIZENS PARTICIPATION

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

Downtown Transportation Center, City Clerk's Board  
Senior Citizens Center, 450 E. Bonanza  
Clark County Government Center, 500 S. Grand Central Parkway  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

MV

**AFFIDAVIT OF MAILING**

**(Mailing required under the provisions of NRS Chapter 241)**

STATE OF NEVADA        )  
  ) ss  
COUNTY OF CLARK     )

**Eva Cotton**, an employee of the City of Las Vegas, Nevada being first duly sworn, depose and say that on the **21<sup>st</sup>** day of **September, 1999**, a copy of NOTICE, the attached of which is a true and correct copy of the Public Hearing - **Real Estate Committee Meeting**, to be held on the **27<sup>th</sup>** day of **September, 1999**, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

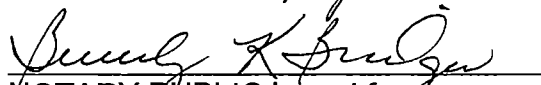


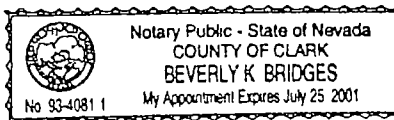
\_\_\_\_\_  
**SIGNATURE**

**City Clerk**

\_\_\_\_\_  
**DEPARTMENT**

Subscribed and sworn to before me  
this 21<sup>st</sup> day of September, 1999.

  
\_\_\_\_\_  
NOTARY PUBLIC in and for  
said County and State





**ANNOTATED MINUTES  
REAL ESTATE COMMITTEE MEETING  
CITY HALL, 400 EAST STEWART AVENUE  
COUNCIL CHAMBERS  
11:30 A.M.  
MONDAY, SEPTEMBER 27, 1999**

(FOLLOWING THE RECOMMENDING COMMITTEE MEETING)

**CALL TO ORDER:** Councilman Reese called the meeting to order at 12:47 p.m.

**ATTENDANCE:** Gary Reese, City Councilman  
Michael J. McDonald, City Councilman  
Val Steed, Chief Deputy City Attorney  
David Roark, Manager, Real Estate & Asset Management

**MIINUTES:**

The Minutes of the Regular meeting of September 13, 1999, were approved by reference.

(12:47)

**1-10**

1. DISCUSSION AND POSSIBLE ACTION TO APPROVE NEGOTIATION FOR THE PURCHASE OF REAL PROPERTY KNOWN AS PARCEL NUMBERS 162-04-601-004 AND 162-04-601-005, LOCATED ON MARTIN LUTHER KING BOULEVARD, FOR THE FUTURE CONSTRUCTION OF A FIRE STATION (\$310,000-\$340,000 FROM THE FIRE SERVICES CPF)

DAVID ROARK, Manager of Real Estate & Asset Management Division, advised that staff has been working with Fire Services and realtors for the past year to identify strategic sites on which to locate fire stations. Fifteen sites were identified within this Ward and the downtown area. Staff would like to go forward with these two parcels and make an offer. This property is one million dollars less when compared with other properties. He recommended approval of the item.

TOM McGOWAN, 720 South Casino Center Boulevard, concurred with staff's recommendation for approval and commended DAVID ROARK on a job well done. In fact, there have been a number of outstanding performances by key people within the City.

No one appeared in opposition.

There was no further discussion.

**Councilman McDonald recommended that the item be forwarded to the Full Council with a "Do Pass" recommendation. Councilman Reese concurred.**

(12:47 - 12:49)

**1-34**

**CITIZENS PARTICIPATION:**

TOM McGOWAN, 720 South Casino Center Boulevard, appeared to announce that he had no comment for this portion of the agenda. The Council is learning a hard lesson about working out difficulties. He compared it to digging a Shetland pony out so that it can be ridden into the sunset. The Council needs to think clearly because their decisions affect not only the quality of life of those living in Las Vegas now, but also the quality of life for posterity.

(12:49 - 12:52)

**1-85**

**ADJOURNMENT:**

The meeting adjourned at 12:52 p m.

/vwd

## INTER-OFFICE MEMORANDUM

September 27, 19

**TO:**

COUNCILMAN GARY REESE  
 COUNCILMAN MICHAEL J McDONALD  
 REAL ESTATE COMMITTEE

**FROM:**

JEFF MARESH, DIRECTOR  
 OFFICE OF BUSINESS DEVELOPMENT

**SUBJECT:**

September 27, 1999, Real Estate Committee Agenda Item/Discussion and possible action to approve negotiation for the purchase of real property known as parcel numbers 162-04-601-004 and 162-04-601-005, located on Martin Luther King Boulevard, for the future construction of a fire station (\$310,000-\$340,000 from the Fire Services CPF)

**COPIES TO:**

MAYOR OSCAR B. GOODMAN  
 COUNCILMAN LARRY BROWN  
 COUNCILWOMAN LYNETTE B McDONALD  
 VIRGINIA VALENTINE  
 STEVEN P HOUCHEMENS  
 DOUGLAS SELBY  
 CHIEF TREVIÑO  
 DEPUTY CHIEF GRACIA  
 DAVID ROARK

**PURPOSE/BACKGROUND:**

For the past year, Real Estate & Asset Management and the Fire Department have been working on land acquisitions for potential future fire stations. Through multiple listing, we identified approximately fifteen (15) different locations. The above referenced sites are the ones chosen as being the most economically feasible and the most appropriate for response time in answering alarms.

**FISCAL IMPACT:**

\$310,000-\$340,000

**STAFF RECOMMENDATION:**

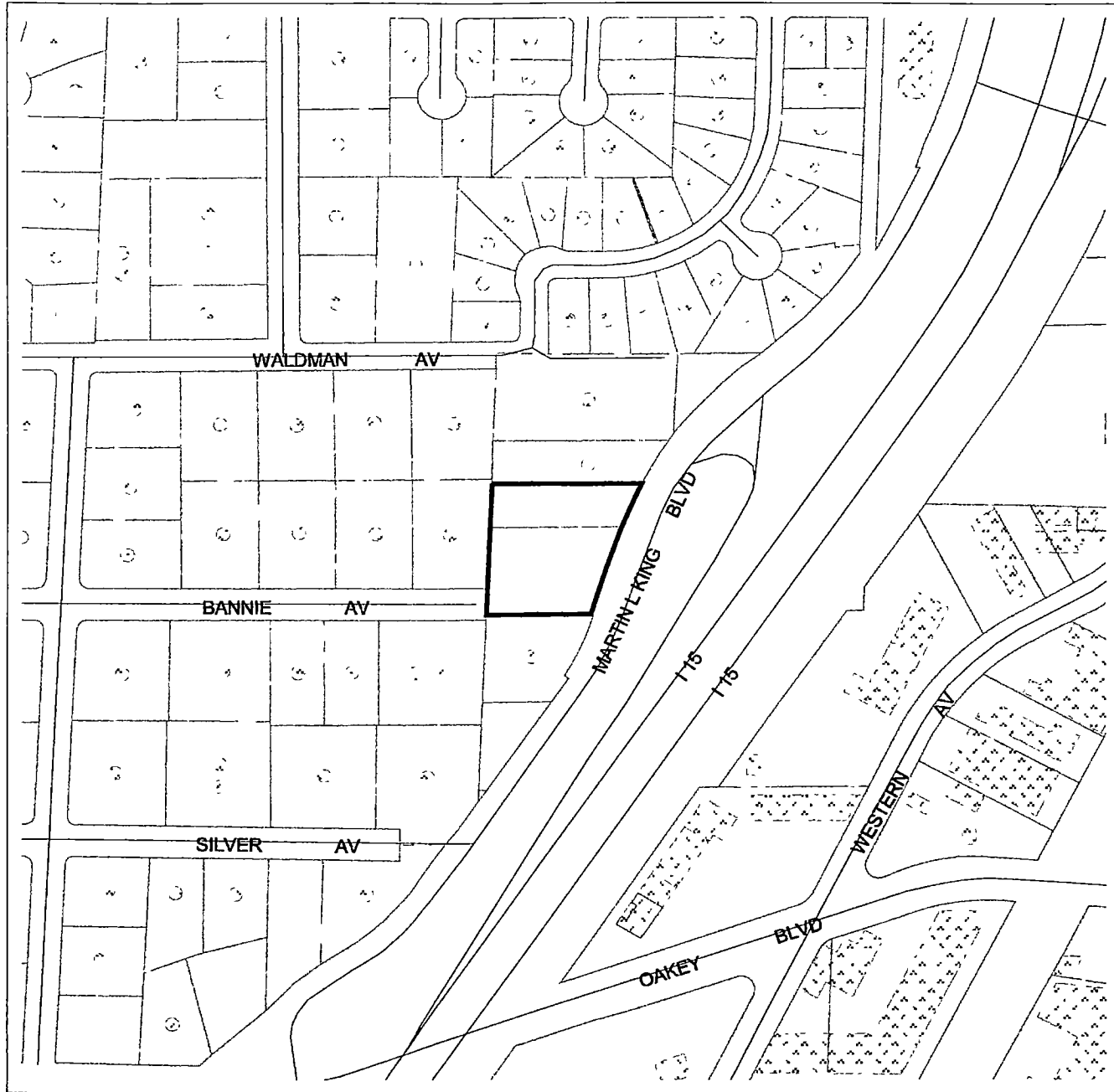
Staff recommends approval to negotiate a purchase contract to be brought back to Council for consideration.

**BACK UP DOCUMENTATION:**

1 Site Map

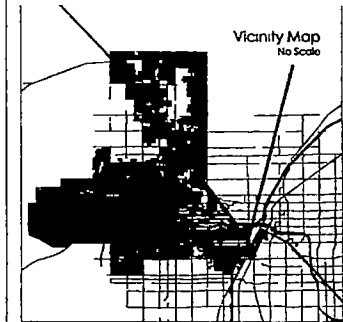
092799 re fire #10

**Agenda Item #1**



# Proposed Station 10 Site

-  Street Centerline
-  Building Footprints
-  Selected Site
-  Parcels
-  Right of Way



Real Estate & Asset Management



1 3600



Date of Data: 1999/04/17