

City of Las Vegas

REAL ESTATE COMMITTEE MEETING
CITY HALL, 400 STEWART
CITY MANAGER'S CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>
TUESDAY, NOVEMBER 30, 1999
3:00 P.M.

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 November 15, 1999.

NEW BUSINESS.

1. Discussion and possible action to approve a lease agreement between the City of Las Vegas and the State of Nevada, Department of Human Resources, Welfare Division, for approximately 30,840 square feet of office space located at 1621 J Street (\$16,927 68 revenue per month - 1st year)
2. Discussion and possible action to authorize staff to apply for a lease application with the Bureau of Land Management for property located at the southeast corner of Marla Street and Red Coach Avenue for a future neighborhood park site (\$100 00 - General Fund)
3. Discussion and possible action to enter into negotiations for an unsolicited offer from Las Vegas Premier Soccer Club, Inc , to develop and operate a soccer complex on undeveloped land currently under a lease application with the Bureau of Land Management, located between Buffalo Drive and Durango Drive

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

86

City of Las Vegas

12/13/99

3:25

REAL ESTATE COMMITTEE MEETING
CITY HALL, 400 STEWART
CITY MANAGER'S CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>
TUESDAY, NOVEMBER 30, 1999
3:00 P.M.

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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 November 15, 1999

3 cancelled
no dues

NEW BUSINESS:

- 1 Discussion and possible action to approve a lease agreement between the City of Las Vegas and the State of Nevada, Department of Human Resources, Welfare Division, for approximately 30,840 square feet of office space located at 1621 J Street (\$16,927 68 revenue per month - 1st year)
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- City Hall Plaza, Special Outside Posting Bulletin Board

**ANNOTATED MINUTES
REAL ESTATE COMMITTEE MEETING
CITY HALL, 400 STEWART AVENUE
8TH FLOOR CONFERENCE ROOM
3:00 P.M.
TUESDAY, NOVEMBER 30, 1999**

CALL TO ORDER: The meeting did not take place and was not called to order due to lack of a quorum.

NOTE: Deputy City Attorney Teri Ponticello announced that due to a lack of a quorum and lack of a Councilman present to preside over the meeting, no items were considered and the meeting was cancelled. All items appearing on this agenda will be rescheduled for hearing at the December 13, 1999 Real Estate Committee meeting and subsequently at the December 15, 1999 City Council meeting.

/ac

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 30, 1999

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: SHARON SEGERBLOM **CONSENT** **DISCUSSION**

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Reese and M. McDonald

Discussion and possible action to approve a lease agreement between the City of Las Vegas and the State of Nevada, Department of Human Resources, Welfare Division, for approximately 30,840 square feet of office space located at 1621 J Street (\$16,927.68 revenue per month - 1st year)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$16,927.68/mon. 1 st year
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The lease the City entered into with the State of Nevada Welfare Division in October of 1994 has expired and is currently going month to month. The Welfare Division wishes to continue to use the space and City Staff feel the Welfare Division is a good tenant. The lease has been rewritten to clarify numerous small items and has increased the rent to allow the City to recover the costs of investment and the maintenance of the building.

The term of the lease will be for 5 years with one, 5 year renewal.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Lease agreement

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 30, 1999

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: JEFF MARESH

CONSENT

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Reese and M. McDonald

Discussion and possible action to authorize staff to apply for a lease application with the Bureau of Land Management for property located at the southeast corner of Marla Street and Red Coach Avenue for a future neighborhood park site (\$100.00 - General Fund)

Fiscal Impact

No Impact

Amount: \$100.00

Budget Funds Available

Dept./Division: OBD/Real Estate & Asset Mgmt.

Augmentation Required

Funding Source: General Fund

PURPOSE/BACKGROUND:

In an effort to provide a site for a neighborhood park where actual growth has occurred, City staff desires to make application for subject land in the northwest portion of the City.

The Application encompasses an area of approximately 5 acres.

RECOMMENDATION:

Staff recommends approval.

BACKUP DOCUMENTATION:

1. Application for signature.
2. Map.

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 30, 1999

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: JEFF MARESH

CONSENT

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Reese and M. McDonald

Discussion and possible action to enter into negotiations for an unsolicited offer from Las Vegas Premier Soccer Club, Inc., to develop and operate a soccer complex on undeveloped land currently under a lease application with the Bureau of Land Management, located between Buffalo Drive and Durango Drive

Fiscal Impact

No Impact

Amount:

Budget Funds Available

Dept./Division:

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City received the unsolicited offer dated October 4, 1999, from Las Vegas Premier Soccer, Inc., a Nevada non-profit corporation. By a letter dated October 28, 1999, the City received the disclosure information for the Board of Directors of Premier. A copy of this proposal and the disclosure are attached as back up information for consideration.

RECOMMENDATION:

Staff recommends approval.

BACKUP DOCUMENTATION:

1. Proposal
2. Disclosure
3. Site Map