

City of Las Vegas

REAL ESTATE COMMITTEE MEETING
CITY HALL, 400 STEWART AVENUE
CITY MANAGER'S CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>
MONDAY, MAY 15, 2000
3:00 P.M.

REAL ESTATE COMMITTEE – COUNCILMEN MACK AND WEEKLY

CALL TO ORDER:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES: Approval of the Minutes of the meeting of May 1, 2000

NEW BUSINESS:

- 1 Discussion and possible action on entering into negotiations with the Roman Catholic Church of Las Vegas for Acceptance of Offer for the Purchase and Sale of Real Property located at the intersection of Lake Mead and Lexington (Ward 5 - Weekly)
- 2 Report on a Resolution authorizing the Manager of the Real Estate and Asset Division to execute certain amendments to the Incubator Lease and Management Agreements at the Las Vegas Business Center
(NOTE: This item is a companion to a discussion resolution on the 5/17/2000 City Council meeting)

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

(Mailing required under the provisions of NRS Chapter 241)

Eva Cotton, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 9th day of **May, 2000**, a copy of NOTICE, the attached of which is a true and correct copy of the Public Hearing - re: **A Real Estate Committee Meeting** to be held on the 15th day of **May, 2000** 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.

NOTARY PUBLIC in and for said County and State



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

1. On the City Clerk's Bulletin Board at the Downtown Transportation Center;
2. In the Senior Citizens Center, 450 E. Bonanza Road;(Faxed)
3. Clark County Government Center, 500 S. Grand Central Parkway; (Faxed)
4. On the Public Bulletin Board at the Plaza Level of City Hall, 400 E. Stewart Avenue (near the entrance to the Court Clerk's Office);
5. On the Special Bulletin Board at the Plaza Level of City Hall, 400 E. Stewart Avenue (in the walkway area between Metro and Municipal Court); and

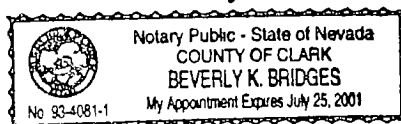

Signature

City Clerk
DEPARTMENT

Subscribed and sworn to before me

this 10th day of May, 2000

Brendy K. Bridges
NOTARY PUBLIC in and for said County and State



**ANNOTATED MINUTES
REAL ESTATE COMMITTEE MEETING
CITY HALL, 400 EAST STEWART AVENUE
8TH FLOOR CONFERENCE ROOM
3:00 P.M.
MONDAY, MAY 15, 2000**

CALL TO ORDER: Councilman Mack called the meeting to order at 3 02 p m.

ATTENDANCE: Michael Mack, City Councilman
Lawrence Weekly, City Councilman
Terri Ponticello, Deputy City Attorney
David Roark, Manager, Real Estate & Asset Management
Doug Selby, Deputy City Manager

MINUTES:

The Minutes of the Regular meeting of May 1, 2000, were approved by reference

(3 02)
1-8

- 1 DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO NEGOTIATIONS WITH THE ROMAN CATHOLIC CHURCH OF LAS VEGAS FOR ACCEPTANCE OF OFFER FOR THE PURCHASE AND SALE OF REAL PROPERTY LOCATED AT THE INTERSECTION OF LAKE MEAD AND LEXINGTON (WARD 5 - WEEKLY)

David Roark, Manager of Real Estate & Asset Management, explained that the two pieces of property are located adjacent to property that the City is about to complete escrow and across from the Doolittle Community Center. It would be advantageous for the City to purchase this property from the Roman Catholic Church because it would complete the City's efforts along this corridor for possible future expansion.

No one appeared in opposition.

There was no further discussion.

Councilman Weekly recommended that Item 1 be forwarded to the Full Council with a "Do Pass" recommendation. Councilman Mack concurred.

(3.02 - 3:04)
1-13

- 2 REPORT ON A RESOLUTION AUTHORIZING THE MANAGER OF THE REAL ESTATE AND ASSET DIVISION TO EXECUTE CERTAIN AMENDMENTS TO THE INCUBATOR LEASE AND MANAGEMENT AGREEMENTS AT THE LAS VEGAS BUSINESS CENTER (**NOTE: THIS ITEM IS A COMPANION TO A DISCUSSION RESOLUTION ON THE 5/17/2000 CITY COUNCIL MEETING**)

David Roark, Manager of Real Estate & Asset Management, noted that this item is to inform the Real Estate Committee Board that a Resolution will be presented at the 5/17/00 City Council

Meeting to allow the Manager of the Real Estate and Asset Division to carry out future amendments that are required to the Incubator Lease and Management Agreements. Such amendments will not alter the rent, provide for monetary matters or change the address of the premises.

Deputy City Attorney Terri Ponticello informed the Board that there are limitations to the authority given to the Manager of Real Estate and Asset Division to sign off on these amendments. Most of amendments have no fiscal impact and would housekeeping items. If the Resolution is passed, these amendments will no longer have to come before the Real Estate Committee.

No one appeared in opposition.

There was no further discussion.

Councilman Weekly recommended that Item 2 be forwarded to the Full Council with a "Do Pass" recommendation. Councilman Mack concurred.

(3:04 - 3:06)
1-65

CITIZENS PARTICIPATION:

Savo Litvinov, 117 North Maryland Parkway, questioned how the managers of his apartment complex can be stopped from accepting cash upfront to tenants who are drug dealers, prostitutes and others who create an undesirable atmosphere within the complex. The manager's only consideration is income as a result of pressure from the owners. Councilman Weekly responded that Metro can be called to handle disruptive people. Councilman Mack added that the City Code Enforcement can enforce any City code violations, but the City has limitations in those types of situations. Mr. Litvinov suggested a better management company could benefit the complex, area and the City. Councilman Mack shared Mr. Litvinov's frustrations to which the City has responded with various redevelopment efforts. He suggested that Mr. Litvinov continue his policing activities.

(3:06)
1-120

ADJOURNMENT:

The meeting adjourned at 3:06 p.m.

/ac

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MAY 15, 2000

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on entering into negotiations with the Roman Catholic Church of Las Vegas for Acceptance of Offer for the Purchase and Sale of Real Property located at the intersection of Lake Mead and Lexington (Ward 5 - Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

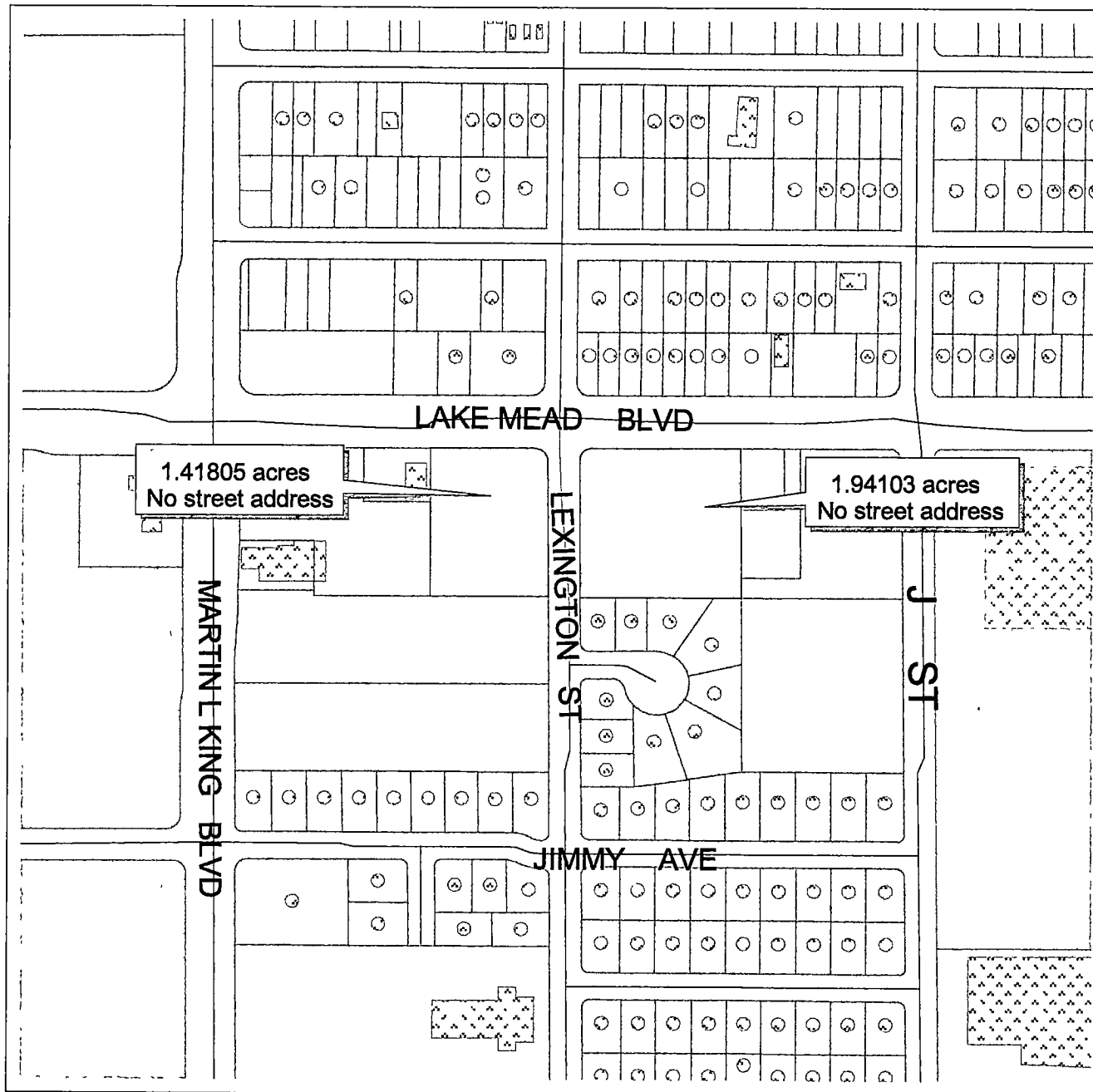
In an effort for the City of Las Vegas to provide further neighborhood senior and youth activity programs within Ward 5's area, staff is proposing that we purchase additional property for future expansion possibilities. This property is located across the street and adjacent to the Doolittle Community Center and another purchase agreement on another property which was recently approved on May 3, 2000.

RECOMMENDATION:

Staff recommends approval.

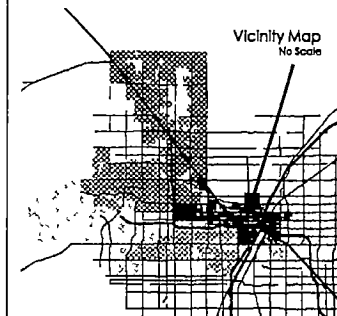
BACKUP DOCUMENTATION:

1. Site map



Site Map

- Roman Catholic Church of L V
- Street Centerline
- Building Footprints
- City of Las Vegas
- Parcels
- Right of Way



Real Estate & Asset Management



13600



Date of Data: 2000/02/09

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MAY 15, 2000

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: SHARON SEGERBLOM ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE – Councilmen Mack and Weekly

Report on a Resolution authorizing the Manager of the Real Estate and Asset Division to execute certain amendments to the Incubator Lease and Management Agreements at the Las Vegas Business Center (**NOTE: This item is a companion to a discussion resolution on the 5/17/2000 City Council meeting**)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

From time to time certain amendments are required to the Incubator Lease and Management Agreements at the Las Vegas Business Center which do not substantially and materially change the terms and conditions of the Lease and Management Agreements. Such amendments will not alter the rent, provide for monetary matters or change the address of the premises.

RECOMMENDATION:

Report only, no action needed

BACKUP DOCUMENTATION:

Resolution

**RESOLUTION AUTHORIZING THE MANAGER OF THE REAL ESTATE
AND ASSET DIVISION TO EXECUTE CERTAIN AMENDMENTS TO THE
INCUBATOR LEASE AND MANAGEMENT AGREEMENTS
AT THE LAS VEGAS BUSINESS CENTER**

WHEREAS, City is the owner of the Las Vegas Business Center (“Business Center”), located at 1951 Stella Lake Street in Las Vegas, Nevada; and

WHEREAS, City has established the Las Vegas Incubator (“Incubator”) within the Business Center to provide a supportive environment to improve the management skills of small and new businesses to stabilize them and provide for eventual expansion; and

WHEREAS, City proposes to improve the business environment to enhance the economic well-being of the community and provide employment opportunities for area residents who are of low to moderate income; and

WHEREAS, City has made available to certain businesses (the “Incubator Tenants”) certain space within the Incubator on the terms and conditions set forth in Lease and Management Agreements between the City and the Incubator Tenant; and

WHEREAS, the City desires to amend, from time to time, the Lease and Management Agreements with the Incubator Tenants to provide for changes in the Incubator Program which do not substantially and materially change the terms and conditions of the Lease and Management Agreement; and

WHEREAS, the City desires to effectuate such amendments to the Lease and Management Agreements by authorizing the Manager of the City’s Real Estate and Asset Management Office to execute such amendments as authorized by this Resolution.

NOW, THEREFORE BE IT RESOLVED that the Manager of the Real Estate and Asset Management Office is hereby authorized to execute with the City Clerk, certain amendments to the Lease and Management Agreements for the Incubator located at the Las Vegas Business Center except that amendments which alter the rent, provide for monetary matters or change the address of the Premises are to be approved by the City Council of Las Vegas and executed by the Mayor.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2000.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

J. Ponticello 4/5/00
Date

(Mailing required under the provisions of NRS Chapter 241)

Eva Cotton, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **23rd** day of **May, 2000**, a copy of NOTICE, the attached of which is a true and correct copy of the Public Hearing - re: **A Real Estate Committee Meeting** to be held on the **30th** day of **May, 2000** 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.

City Clerk
DEPARTMENT

23rd day of May, 2000

Bernard K. Snelzer
NOTARY PUBLIC in and for said County and State

