

**REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JANUARY 4, 2005**

- CALL TO ORDER

MINUTES:

PRESENT: COUNCILWOMAN MONCRIEF and COUNCILMAN WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TOM GREEN, ASSISTANT DEPUTY CITY CLERK VICKY DARLING AND DEPUTY CITY CLERK LEAN COLEMAN

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:04)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JANUARY 4, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

CONSENT DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Weekly

ABEYANCE ITEM - Discussion and possible action regarding an Exclusive Negotiating Agreement between City Parkway V and Related Companies for the Union Park property bounded by Grand Central Parkway, Bonneville Avenue and the UPRR Rail line, APN 139-34-110-003 - Ward 5 (Weekly)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Through a Request For Proposal process, Related Companies has been selected as Master Developer to furtherance the development of the 61-acre parcel known as Union Park. City Parkway V has negotiated an Exclusive Negotiating Agreement (ENA) with Related Companies that outlines the duties and responsibilities of both parties during the negotiation of the Disposition and Development Agreement. The ENA allows up to 120 days to bring a Disposition and Development Agreement for City Council approval.

RECOMMENDATION:

Staff recommended approval. The 12/14/2004 Real Estate Committee held this item in abeyance to 1/4/2005.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Exclusive Negotiating Agreement
3. Disclosure of Principals
4. Location Map
5. Submitted at meeting - Revised Exclusive Negotiating Agreement

MOTION:

COUNCILMAN WEEKLY recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.

MINUTES:

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

SCOTT ADAMS, Director, Office of Business Development, summarized the revisions and terms of the Exclusive Negotiation Agreement (ENA). The main revisions dealt with time frames for submittals. DAVID ROARK, Real Estate and Asset Manager, added that the owner(s) and operator(s) of the proposed project are listed on the disclosure form.

TOM McGOWAN, Las Vegas resident, expressed opposition to exclusive outsourcing on the proposed project, as he felt that there are other competent developers, locally and around the world. MR. ADAMS responded to MR. McGOWAN'S questioning by stating that the project is for the entire 61 acres owned by Union Park. The purpose of the ENA period is to allow the developer to do the research

REAL ESTATE COMMITTEE MEETING OF: JANUARY 4, 2005

MINUTES - Continued:

and definitively lay out the master plan for this 61 acres. Of the \$500,000 deposit, \$250,000 would be held in cash and refundable; however, the other \$250,000 which may be used to offset due diligence studies and any additional out-of-pocket expenses that the developer incurs will be lost if an agreement is not reached. Although there will be a housing component on the site, it is undetermined at this time what portion of that component would consist of affordable housing. MR. McGOWAN closed by stating that the people of this city should benefit from this project.

COUNCILMAN WEEKLY replied that the project was sent out for bid to find a developer who had the professionalism and track record necessary for this project. It was noted that a percentage of the tax increment from this property will be dedicated for redevelopment and affordable housing. This developer presented the best proposal to develop the vision for the project. He added that he had the opportunity to travel with the Mayor to New York and Florida to see similar projects done by this developer. He stressed the intent to include an initiative for subcontracting with qualified minority business owners and for staffing from within the redevelopment area. COUNCILMAN WEEKLY commended the developer on keeping the public informed about the project.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:05 - 3:22)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JANUARY 4, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

CONSENT

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Weekly

Discussion and possible action regarding an Exclusive Negotiating Agreement with Expertise School of Beauty, LLC, to develop an approximate 8,000 square-foot office building on a site approximately 0.8-acres in the Las Vegas Enterprise Park (a portion of APN 139-21-313-001) - Ward 5 (Weekly)

Fiscal Impact:

No Impact

Amount:

Budget Funds Available

Dept./Division:

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Expertise School of Beauty, LLC, would like to develop an approximate 8,000 square-foot school and retail complex to provide cosmetology training and related services for its students. This Exclusive Negotiating Agreement reserves a site approximately 0.8-acres in the Las Vegas Enterprise Park for the project until August 1, 2005, for a \$5,000 earnest money deposit unless extended by Expertise School of Beauty, LLC, for one year with an additional \$5,000 earnest money deposit.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Exclusive Negotiating Agreement
2. Disclosure of Principals Form
3. Site Map

MOTION:

COUNCILMAN WEEKLY recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.

MINUTES:

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

SCOTT ADAMS, Director, Office of Business Development, explained that this is an Exclusive Negotiating Agreement (ENA) with Expertise School of Beauty to allow them until August 1, 2005 to enter into an agreement with the City for an .8-acre site in the Enterprise Park, with a \$5,000 earnest money deposit. The project is an approximate 8,000 square-foot school with a significant job training component for the entire area. Staff recommended approval.

TOM McGOWAN, Las Vegas resident, was provided the disclosure form which listed the owner(s) and operator(s) of the proposed project. MR. McGOWAN approved of the project.

GWENDOLYN BRAIMOH, Owner, Expertise School of Beauty, pointed out that the actual square footage of the building is almost 11,000 square feet. She was concerned whether the .8 acres was sufficient and would allow for parking. DAVID ROARK, Real Estate and Asset Manager, responded that the project would be within the total square footage of the lot, which is approximately 30,000

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MINUTES - Continued:

square feet. DEPUTY CITY ATTORNEY TOM GREEN reassured MS. BRAIMOH that during the ENA process, any questions or concerns would be handled prior to reaching the final agreement.

COUNCILMAN WEEKLY praised the Expertise School of Beauty on their business and service. Since their inception, many men and women in Las Vegas have had the opportunity to work in various shops and/or become owners of their own shops. This school is exactly the type of organizations that he supports 100%.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:22 - 3:27)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JANUARY 4, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

CONSENT

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Weekly

Discussion and possible action regarding an Exclusive Negotiating Agreement with the Foundation for an Independent Tomorrow to develop a 12,600 square-foot office building on an approximate 1-acre site in the Las Vegas Enterprise Park (a portion of APN 139-21-313-001) - Ward 5 (Weekly)

Fiscal Impact:

No Impact

Amount:

Budget Funds Available

Dept./Division:

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Foundation for an Independent Tomorrow (FIT), a Nevada nonprofit corporation, would like to develop a 12,600 square-foot office building to provide its program services for persons seeking enhanced employment opportunities through vocational training and job placement. This Exclusive Negotiating Agreement reserves an approximate 1-acre site in the Las Vegas Enterprise Park for the building until August 1, 2005, for a \$5,000 earnest money deposit unless extended by FIT for one year with an additional \$5,000 earnest money deposit.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Exclusive Negotiating Agreement
2. Disclosure of Principals Form
3. Site Map

MOTION:

COUNCILMAN WEEKLY recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.

MINUTES:

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

SCOTT ADAMS, Director, Office of Business Development, explained that this is an Exclusive Negotiating Agreement (ENA) with the Foundation for an Independent Tomorrow to allow them until August 1, 2005 to develop a 12,600 square foot office building on an approximate one-acre site in the Las Vegas Enterprise Park, with a \$5,000 earnest money deposit. Staff recommended approval.

TOM MCGOWAN, Las Vegas resident, was provided the disclosure form which listed the owner(s) and operator(s) of the proposed project. He felt that this project was positive and should be inclusive in the Las Vegas Centennial Celebration.

COUNCILMAN WEEKLY stated he had an opportunity to meet with representatives from the Foundation for an Independent Tomorrow to discuss their organization, which focuses on enhancing employment opportunities and vocational training. He felt that their organization would be a great

REAL ESTATE COMMITTEE MEETING OF: JANUARY 4, 2005

MINUTES - Continued:

enhancement in the community.

JANET ROGERS, Foundation for an Independent Tomorrow, thanked City for their support.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:27 - 3:31)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JANUARY 4, 2005

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Weekly

Discussion and possible action regarding a Land Purchase Agreement between the City of Las Vegas (City) and Investment Equity Development (IED) for the sale of approximately 4.58-acres of City owned land located in the vicinity of Cheyenne Avenue and Durango Drive, APNs 138-08-801-006 and -007 for development of an office park (\$2,900,700 revenue less shared closing costs - Golf Course Enterprise Fund) - Ward 4 (Brown)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The City purchased the APNs in 1997 in conjunction with the development of Durango Hills Golf Course. The City wishes to sell the APNs consisting of approximately 4.58-acres and has marketed the APNs for sale since February 2004. Investment Equity Development submitted a Letter of Intent for consideration on July 21, 2004. IED is interested in developing an office park that would be complementary to the surrounding area. The City would like to proceed with consideration of the Land Purchase Agreement.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Land Purchase Agreement

MOTION:

COUNCILMAN WEEKLY recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.

MINUTES:

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, stated that this purchase agreement is for the sale of two parcels, approximately five acres, in the vicinity of Cheyenne Avenue and Durango Drive. The amount of land that can be developed is less than 3.5 acres due to an easement with the water district for a well site that is on the property. A 70-foot wide strip of this property is being used as an emergency exit for the reclamation center. Nothing can be built on top of the land, which automatically devalues the property. Staff felt that a very good project can be built on this property, and the purchase amount is just above appraisal. Staff recommended approval.

TOM MCGOWAN, Las Vegas resident, was provided the disclosure form which listed the owner(s) and operator(s) of the proposed project. He was pleased to see more local entities becoming more involved with projects in Southern Nevada. In addition, he pointed out that it was important to continue

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MINUTES - Continued:

considering the needs of the people.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:31 - 3:35)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JANUARY 4, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

TOM McGOWAN, Las Vegas resident, submitted his written comments. His comments recognized COUNCILWOMAN MONCRIEF on some of her accomplishments while representing citizens in Ward 1.

(3:35 - 3:38)

1-973

THE MEETING ADJOURNED AT 3:38 P.M.

Respectfully submitted:

LEAN COLEMAN, DEPUTY CITY CLERK

January 5, 2005

TM / RE CITE MTG: [3P TUES. 4 JAN, '05 (8M FLA)] (CH: CW J. Moncrief)
CIT, PARTIC.

• Tom McGowan. RESIDENT OF WARD 1 IN THE CITY OF LAS VEGAS.

IN THE INTEREST OF FAIRNESS, AND THE GIVING OF CREDIT WHERE CREDIT IS JUSTIFIABLY DUE, IT'S IMPORTANT TO RECOGNIZE: -

1. DURING HER TERM OF ELECTED OFFICE AS THE COUNCIL MEMBER REPRESENTATIVE OF WARD 1: -

(A) COUNCILWOMAN JANET MONCRIEF WAS PUBLICLY ADVISED OF, AND IMMEDIATELY DIRECTED HER STAFF TO ADDRESS AND RESOLVE A PUBLIC NUISANCE ISSUE IN THE FORM OF OVERGROWN WEEDS AND BUSHES IMPACTING THE PEDESTRIAN SIDEWALK ON GARCES AVENUE BETWEEN CASINO CENTER BLVD. AND FIRST STREET, IN WARD 1. THAT NUISANCE WAS TIMELY AND EFFECTIVELY ABATED, COMPLETELY AND PERMANENTLY.

(B) OTHER ISSUES PROMPTLY ADDRESSED AND ABATED BY C/W MONCRIEF AND HER OFFICE STAFF INCLUDE, BUT ARE NOT LIMITED TO: -

(1) THE PUBLIC SAFETY - ENDANGERING UNLAWFUL DISCHARGE OF WEAPONS OUTSIDE THE ICE HOUSE RESTAURANT AND COCKTAIL LOUNGE;

(2) UNLAWFUL STREET PARKING BY PATRONS OF THE ICE HOUSE LOUNGE WHICH MADE IT IMPOSSIBLE FOR THE #108 CAT BUS TO PICK UP AND DISCHARGE PUBLIC MASS TRANSIT PASSENGERS AT THE DESIGNATED BUS STOP ACROSS FROM THE ICE HOUSE;

(TM, CMT)

(3) THE RESTORATION OF THE #108 BUS STOP AT ITS DESIGNATED ORIGINAL LOCATION, (BUT WHICH SUBSEQUENTLY WAS RE-ROUTED BY THE COUNCIL AND THE RTC TO SERVE THE PRIVATE COMMERCIAL INTEREST OF THE PREMIUM OUTLET RETAIL MALL, IN DIS-SERVICE TO THE WARD 1-RESIDENT PUBLIC, INCLUDING SENIORS AND HANDICAPPED DISABLED PERSONS;

and:

(4) TERMINATION OF THE LIQUOR LICENSE HELD BY 'TREASURES' EXOTIC DANCE (STRIP) CLUB, IN COMPLIANCE WITH APPLICABLE LAW.

-- AND MORE.

2. THEREAS, CURRENT ALLEGATIONS BY RECALL ELECTION CANDIDATE AND/OR THEIR SUPPORTERS THAT CWO MONCRIEF HAS BEEN LESS THAN EFFICIENT AND EFFECTIVE AS THE REPRESENTATIVE FOR WARD 1 ARE PATENTLY FALSE, GROUNDLESS, UNFAIRLY BIASED AND SELF-EVIDENT AS ULTERIOR MOTIVATED IN SERVICE TO POLITICAL EXPEDIENCY.

THE VERBATIM TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MINUTES OF TODAY'S MEETING, IN COMPLIANCE WITH NRS 241, THE NEVADA OPEN MEETINGS LAW.

THANK YOU,

(SUBMITTED)

(21) 01-05-05 mailed ORIG to 912 S. Casino Ctr #C, 10/

C.P.

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