

**ANNOTATED AGENDA  
REAL ESTATE COMMITTEE MEETING  
CITY HALL, 400 EAST STEWART AVENUE  
10TH FLOOR, CITY MANAGER'S CONFERENCE ROOM  
3:00 P.M.  
JUNE 4, 1997**

**CALL TO ORDER:** Councilman Adamsen called the meeting to order at 3:10 p.m. in the City Manager's Conference Room, 10th Floor, 400 E. Stewart Avenue, Las Vegas, Nevada 89101.

**ATTENDANCE:** Councilman Arnie Adamsen, Committee Member  
Councilman Gary Reese, Committee Member  
Larry Barton, City Manager  
Steve Houchens, Deputy City Manager  
Lynn Macy, Deputy City Manager  
John Redlein, Chief Deputy Civil City Attorney  
George Stevens, Director, Finance & Business Services  
Mike Majewski, Manager, Economic Development Division  
David Roark, Manager, Office of Real Estate and Asset Management

**EXCUSED:** Councilman Gary Reese, Committee Member

**MINUTES:**

The Minutes of the Regular meeting of May 23, 1997, were approved.  
(3:10)

(NOTE: Item No. 1 was discussed after Item No. 2.)

1. **ABEYANCE ITEM** - DISCUSSION AND POSSIBLE ACTION DIRECTING THE CITY MANAGER TO ENTER INTO NEGOTIATIONS WITH A DEVELOPER TO DESIGN, CONSTRUCT AND OPERATE A GOLF COURSE ON CITY-OWNED LAND AT VEGAS VALLEY AND STEPHANIE STREET AND TO LEASE THE LAND FROM THE CITY.

Deputy City Manager Houchens stated that approximately a year ago interest was expressed in developing alternative uses to the water control facility located within the County, however, it is City owned. The specific concept was for an 18 hole golf course. The land currently serves as a buffer for the treatment plant for neighbors. On April 2, 1997 a Request for Proposal was issued for conceptual, background, principle, and financial information. Of the 35 requests mailed, only three responded within the terms and conditions of the proposal, but subsequent to that, two of the respondents withdrew,

## REAL ESTATE COMMITTEE MEETING

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leaving the Walters Group as the remaining respondent. He recommended the City enter into negotiations concerning the possible lease of the property for the design and construction of a public golf course.

Councilman Adamsen asked if a reasonable negotiating period would be necessary to put in concrete terms the amount available for construction and development and the fees that would be paid by residents. He then confirmed that \$14 million is the amount the developer intends to invest in this golf course. He stressed that the City is interested in providing affordable, valuable golf to the local residents, whether they be City or County. He questioned the direction that would be taken in negotiating the lease of the property.

Deputy City Manager Houchens responded that in interviews discussions were held about the significant investment, and the City indicated there are difficulties which include a very high and significant power line which traverses the property. The Walters Group, however, feels that \$14 million is not unreasonable for the course it is considering. He added that the Group's Request for Proposal includes green fees of \$36 a round for residents and a return to the City on the investment for its use of the property.

He indicated that in terms of a negotiating stance, City staff would consider minimizing the cost to the citizens; however, because the property is located within the County, it would be hard to limit the savings to City residents only. Staff will seek a maximum return to the City within reason of other comparable land leases it has made. The proposal would benefit the City in that the subject property, which currently serves as a buffer to the nearby residents, would generate revenue.

Councilman Adamsen confirmed that treated water would be used for irrigation purposes, and that it would specifically be stated in the agreement. He stressed that the City would need tight assurances that the rates would remain affordable even if the developer were to run into unforeseen development costs. Chief Civil Deputy City Attorney Redlein pointed out that according to the developer golf carts will be required so it will probably run up the fees from \$36 to \$52, but it will still be less expensive than a commercial course. The developer also intends to build a nice country club with a nicely developed course, not a bargain based on where a person can golf for \$20. Councilman Adamsen stated that it is necessary that the City ensure that the fees will be inexpensive, especially when the announcement goes out.

City Manager Barton advised that the purpose of Request for Proposal was to generalize the proposal, and the Walters Group has made its proposal. Now the City can negotiate towards the guidance of Council to limit the maximum amount of Tee charges, green fees, and use of the course. If the use of a cart would be the Council's preference, then it will be negotiated, even if an agreement may not be met, but approval of this item will just allow staff to enter into negotiations with the only remaining applicant.

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Councilman Adamsen stated the recommendation to the Full Council would be that the City Manager and staff enter into negotiations with the Walters Group to design a golf course on the City property and that the City's posture be to negotiate the best value while balancing a business decision.

**NOTE: The following comments were made at the 5/27/97 City Council meeting under the Real Estate portion and made a part of these minutes at the request of Councilman Adamsen:**

JOE MAVIGLIA complained about the rates being offered to senior citizens and stated that they destroy his desire to play golf. He indicated that the only place that offers reasonable rates is the Municipal Golf Course. MAYOR JONES agreed that it is inexpensive, however, pointed out that not one penny has been invested into the course in several years to improve it.

There was no further discussion.

**Councilman Adamsen stated the matter would go to Full Council with a "Do Pass" recommendation, authorizing staff to enter into negotiations.**

(3:15 - 3:23)

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2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE A LAND SALE AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND AMERICAN STORES PROPERTIES, INC. TO PURCHASE LAND IN THE LAS VEGAS TECHNOLOGY CENTER.**

Jeff Timbers, American Stores Properties, Inc., Salt Lake City, Utah, was present.

Mr. Majewski indicated the subject company is a national grocery and drug store chain. This company is seeking to purchase 3.2 acres of current available property in the Las Vegas Technology Center at \$7 a square foot to develop a concept that is unique to the State of Nevada. They will be providing a venue to show the handicapped what available technology, in terms of prosthetics, exists for assisted living and teach them how to use, purchase, and have the equipment installed in their homes or apartments.

Mr. Timbers stated they hope to develop the project, and they want to locate in the Technology Center to be near major medical facilities. They feel this will be a valuable service to clients of the homes and the medical community. Councilman Adamsen concurred and confirmed that the facility will be located on the south side of Cathedral Rock.

Councilman Adamsen welcomed the company to the Las Vegas Technology Center and stated he looks forward to the ground breaking and ribbon cutting.

There was no further discussion.

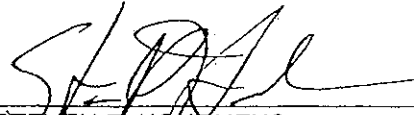


CITY COUNCIL

MEETING OF  
June 9, 1997

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AGENDA DOCUMENTATION



TO: CITY COUNCIL

FROM: STEVEN P. HOUCHENS  
DEPUTY CITY MANAGER

SUBJECT: DISCUSSION AND POSSIBLE ACTION DIRECTING THE CITY MANAGER TO ENTER INTO NEGOTIATIONS WITH A DEVELOPER TO DESIGN, CONSTRUCT AND OPERATE A GOLF COURSE ON CITY-OWNED LAND AT VEGAS VALLEY AND STEPHANIE STREET AND TO LEASE THE LAND FROM THE CITY

PURPOSE/BACKGROUND

Approximately a year ago, interest was expressed over alternative uses of property owned by the City adjacent to our water pollution control facility at the crossroads of Stephanie and Vegas Valley. The specific concept considered was for an 18 hole public golf course. The subject land currently serves as a buffer for the treatment plant from neighboring residences and businesses. It should be noted that the City owns the land, although it is located in the unincorporated area of Clark County and, accordingly, subject to the zoning and licensing ordinances and regulations of that government.

On April 21, 1997, requests for proposals were submitted to each of 36 companies who had experience in the design and construction of public golf courses. The requests for proposals asked for conceptual information concerning the design of the course, background information about other courses, financial information of the company, operational pro forma financial statements, and other information as deemed important by the resposdee.

Of the 36 requests mailed, three responded within the terms and conditions of the RFP. Since then, two of the three respondents have withdrawn their proposal (see attached). This has left the Walters Group as the only remaining respondent.

FISCAL IMPACT

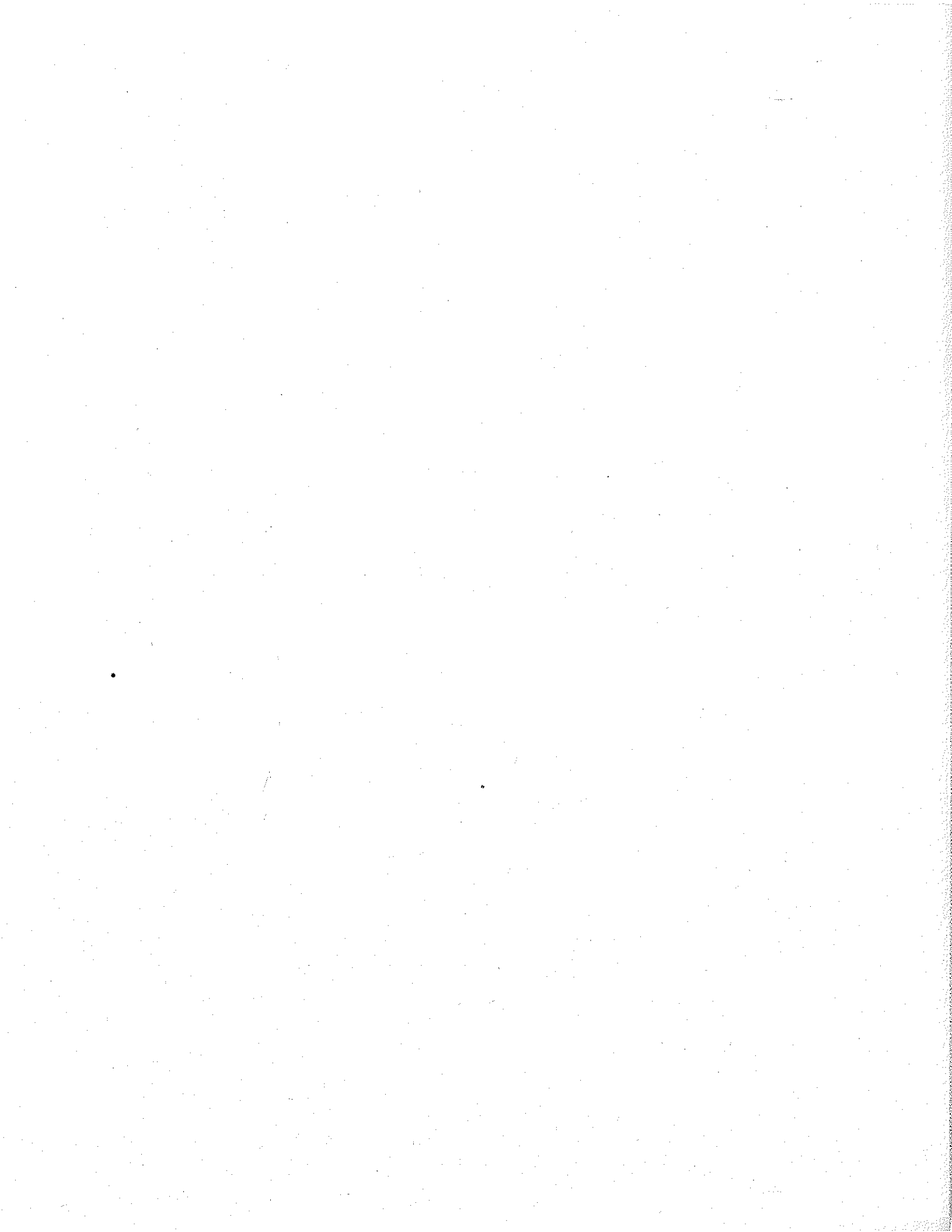
N/A

RECOMMENDATION

At this time, we recommend that staff be authorized to enter into negotiations with the Walters group on a possible lease of this property for the design, construction, and operation of a public golf course.

Agenda Item

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# City of Las Vegas

## SPECIAL

REAL ESTATE COMMITTEE MEETING  
CITY HALL, 400 EAST STEWART  
10<sup>TH</sup> FLOOR, CITY MANAGER'S CONFERENCE ROOM  
THURSDAY, JULY 10, 1997  
5:30 P.M.

REAL ESTATE COMMITTEE - COUNCILMEN ADAMSEN AND REESE

CALL TO ORDER:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

1. Discussion and possible action to approve a lease and management agreement with The Walters Group/Southwest Golf Ltd. Partnership or an affiliated entity for City-owned property located at Vegas Valley and Stephanie.

### 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

**ANNOTATED MINUTES  
SPECIAL REAL ESTATE COMMITTEE MEETING  
CITY HALL, 400 EAST STEWART AVENUE  
10TH FLOOR, CITY MANAGER'S CONFERENCE ROOM  
5:30 P.M.  
JULY 10, 1997**

**CALL TO ORDER:**

Councilman Reese called the meeting to order at 5:57 p.m. in the City Manager's Conference Room, 10th Floor, 400 E. Stewart Avenue, Las Vegas, Nevada 89101.

**ATTENDANCE:**

Councilman Gary Reese, Committee Member  
Steve Houchens, Deputy City Manager  
John Redlein, Chief Deputy Civil City Attorney  
Teresita Ponticello, Deputy City Attorney  
David Roark, Manager, Office of Real Estate and Asset Mgmt.  
Robert Genzer, Manager, Current Planner  
Gabriela S. Portillo-Brenner, Deputy City Clerk

**EXCUSED:**

Councilman Arnie Adamsen

1. DISCUSSION AND POSSIBLE ACTION TO APPROVE A LEASE AND MANAGEMENT AGREEMENT WITH THE WALTERS GROUP/SOUTHWEST GOLF LTD. PARTNERSHIP OR AN AFFILIATED ENTITY FOR CITY-OWNED PROPERTY LOCATED AT VEGAS VALLEY AND STEPHANIE.

William Walters, The Walters Group, was present.

Deputy City Manager Houchens indicated that on June 9, 1997, the City Council directed staff to enter into negotiations with the Walters Group. This decision was based on a Request for Proposal that the City had previously sent out to approximately 36 golf course developers. The Walters Group was one of three respondents. The remaining respondents pulled out through the course of the review process.

The negotiations have been consistent with the Request for Proposal, as well as the response by the Walters Group. He pointed out that the subject agreement coincides with the current Desert Pines Golf Course agreement, which has been very successful. He proceeded to outline the terms and conditions of the subject agreement, as submitted in the back-up documentation.

Councilman Reese stated the golf course is needed and appropriate to buffer the wastewater treatment facility.

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There was no further discussion.

**Councilman Reese recommended the matter be forwarded to Full Council with a "Do Pass" recommendation.**

(5:57 - 6:02)

**CITIZENS PARTICIPATION:**

None.

**ADJOURNMENT:**

The meeting adjourned at 6:02 p.m.

/gpb