

**CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM**

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve the purchase of 11860 Southern Highlands Parkway, Las Vegas, NV 89141 located Southeast from the intersection of Dean Martin Drive and Southern Highlands Parkway (APN 191-05-301-016) which is a ±7,325 square foot, one-story office/medical office building on ±0.79 acres of fully developed land for use by UMC; fund the purchase price of \$2,150,000, and \$10,000 for closing costs; ratify the appraisal dated August 11, 2021 by Southwest Property Consultants, Inc.; and authorize the Director of Real Property Management or her designee to sign escrow documents and any other related documents to complete the transaction. (For possible action)

FISCAL IMPACT:

Fund #:	5430.011	Fund Name:	University Medical Center
Fund Center:	300099901	Funded PGM/Grant:	N/A
Amount:	\$2,150,000 purchase plus \$10,000 closing costs		
Description:	UMC property acquisition		
Additional Comments:	N/A		

BACKGROUND:

On July, 8, 2021, Clark County (County) submitted an offer to purchase property on behalf of UMC located at 11860 Southern Highlands Parkway, Las Vegas, NV 89141 located Southeast from the intersection of Dean Martin Drive and Southern Highlands Parkway (APN 191-05-301-016) which is a ±7,325 square foot, one-story office/medical office building on ±0.79 acres of fully developed land.

This acquisition will allow UMC to grow its existing Primary Care facility and provide growth potential for a future quick care as a long-term commitment to this area.

The County's Department of Real Property Management has completed due diligence inspections, appraisal and ALTA survey. County and Seller shall each pay their normal closing costs at the time of escrow closing.

This item was presented to the County's Long Range Planning Committee on October 14, 2021.

Cleared for Agenda

11/16/2021

File ID#

21-1622