

**CITY OF NORTH LAS VEGAS MEETING  
AGENDA ITEM**

NUMBER: 17.

**SUBJECT:**

Approve Ground Lease Agreement with the Clark County School District for the J.D. Smith Middle School Property, Generally Located at the Southwest Corner of East Tonopah Avenue and North McDaniel Street in North Las Vegas, Nevada (APN 139-23-801-002), Pursuant to NRS 277.050 and Pursuant to Resolution No. 2669 Passed and Adopted by the North Las Vegas City Council on July 21, 2021. (Ward 1-Barron) (For Possible Action)

**REQUESTED BY:**

Dale Daffern, Director, Public Works

**WARD:**

1 - Councilmember Barron

**RECOMMENDATION OR RECOMMEND MOTION:**

It is recommended that the City Council approve the Ground Lease Agreement and authorize the Mayor to sign the Ground Lease Agreement.

**FISCAL IMPACT:**

AMOUNT: None

EXPLANATION: N/A

**ACCOUNT NUMBER:**

N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

On August 1, 2018, the City of North Las Vegas (City) and the Clark County School District (CCSD) entered into an Interlocal Agreement for the conversion and exchange of land to build a new Hartke Park and new J.D. Smith Middle School. Both properties are adjacent to each other and generally located on E. Tonopah Avenue, between N. Bruce Street and N. McDaniel Street. The parcel identified as APN 139-23-801-002 is owned by the City (City Property), and the parcel identified as APN 139-23-801-001 is owned by CCSD (District Property).

The City Property was originally improved using certain federal grant monies under the Land and Water Conservation Fund (LWCF) from the National Park Service (NPS) through its funding recipient, Nevada Division of State Parks (State Parks). The LWCF obligation remains on the City Property until a park conversion is completed. The District has completed the construction of the new school on the City Property and the new Hartke Park on the District Property. Once the park conversion is approved by NPS and State Parks and the City Council approves a resolution related to the exchange of the City Property to the District, the deeds for the land exchange can be recorded.

While the City and District wait for approval of the park conversion from NPS and State Parks, the Parties intend to enter into a ground lease that will allow the City and District to operate the new Hartke Park and new J.D. Smith Middle School.

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Dale Daffern Public Works Director	Ryann Juden City Manager	8/4/2021

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NRS 277.050 allows the City to lease real property it owns to another public agency. On July 21, 2021, the City Council passed and adopted Resolution No. 2669 declaring the Council's intent to lease the City Property to the District and providing notice to the public that it can provide any objections to the lease of the City Property at the City Council meeting on August 4, 2021. With this agenda item, the City Council intends to hear any public comment related to the lease of the City Property pursuant to NRS 277.050(5). Following such comment, the City Council will take action on the ground lease agreement. If City Council approves the ground lease agreement, the Mayor will be authorized to sign the agreement pursuant to NRS 277.050.