

Meeting Minutes September 26, 2006
Southern Nevada Regional Planning Coalition
Federal Lands Disposal Subcommittee

In Attendance: Mayor Michael L. Montandon, City of North Las Vegas
Mayor Jim Gibson, City of Henderson
Commissioner Boggs McDonald, via telephone
Juan Palma, BLM
Joseph Dirosario, Nellis AFB
Angie Lara, BLM

I. Call to Order; notice of agenda conformance with Open Meeting Law requirements.

The meeting of SNRPC Federal Land Subcommittee Federal Lands Disposal Subcommittee was called to order by the City of North Las Vegas Mayor Michael L. Montandon, Committee Chair. Meeting began at 11:50 a.m. on Tuesday, September 26, 2006, in the City Manager's Conference Room, at the City of North Las Vegas City Hall, 2200 Civic Center Drive, North Las Vegas, Nevada, 89030. Donna M. Gamble, City of North Las Vegas, confirmed that the meeting was in conformance with N.R.S. 241 Nevada Open Meeting Law Requirements.

II. Approval of Agenda for September 26, 2006

Meeting agenda approved.

III. Approval of Minutes of the May 31, 2006.

Minutes approved as amended (attendee Mayor Oscar "Goodman")

IV. Discussion of August 2, 2006, oral auction.

Juan Palma, BLM, began discussion with "white paper". BLM felt sale was not successful because of diversity of parcels, location of parcels, and infrastructure. BLM suggesting that December sale be changed to Spring. Other recommendations include spending more time with entities and given the market conditions, entities need to coordinate parcels for sale. BLM recommended that an Ad Hoc committee be formed to meet with BLM staff monthly to talk through various issues. Each entity could sit down and go into more details and talk about larger issues of entities.

Mayor Montandon agreed that a "technical type" meeting take place prior to land nominations. Meetings could discuss assemblage of acreage better and diversity of land. Discussion about not having land sales when demand is low. Mayor Montandon also suggested a market study to determine overall demand for land in the market.

Mayor Gibson agreed that since the auctions, the market run up has been artificial and not market driven. Agreed that land be appraised again and find out real cost. Would like to postpone (Henderson's) parcels previously nominated but would hate for sale to be delayed too long.

Mayor Montandon did not consider last sale failure since \$9 million realized. Felt that there was an inherent problem that beginning bid is market value. Most sales, the ending price is market value or slightly above.

Ronnie Hawkins, Department of Interior Appraiser, market is driven by supply and demand. Appraisers position that even if a lot of land was available for sale, the property would still be purchased - it would just go to a different source. Investors would buy land and hold on to the land longer.

Mayor Gibson commented that if an investor was in the middle of the transaction before going to the final developer, money would be in the economy but just in a different way. He believes that public builders and large builders have monopolized the market. There are several things that has happened in the market, and they are not all bad.

Juan Palma said the objective of BLM is to sell land for appraised value. If land sells for more than appraised value, the market drives the cost up.

Mayor Montandon suggested new appraisals to see if the land sells. Mayor Gibson asked if there was a limit to the time from appraisal to sale. BLM responded that there is not limit from appraisal time to sale date. Juan Palma proposed sale in Spring 2008 instead of Fall 2007. If conditions change, we should not have a sale just for the sake of having a sale.

Mayor Montandon commented that larger parcels are easier to plan from a City's point of view. Those are the type of technical discussions that Ad Hoc Committee could address.

BLM is requesting Ad Hoc Committee to meet monthly and discuss specific issues for each particular jurisdiction. Mayor Gibson encouraged more discussion and felt the Ad Hoc Committee would be a good avenue to talk about issues.

Angie Lara said be mindful when nominating projects, be aware of future rounds and prioritize your needs.

Commissioner Boggs McDonald fully supports an Ad Hoc Committee and encourages everyone to work with staff. She said sometimes it makes sense to have smaller parcels and sometimes the larger ones are better. She said the market will regulate itself.

Mayor Montandon commented that two meetings ago the BLM made a formal request to the committee to limit auctions to one auction per year. He wanted to commend BLM for their professionalism.

Committee recommends appointment of an Ad Hoc Committee. Names will be provided to board secretary Donna M. Gamble within the next two weeks. Ad Hoc Committee names and contact information will be forwarded to BLM. BLM will then schedule and coordinate meetings.

V. Set next meeting date and location.

Next meeting will be scheduled as needed and entities will be contacted.

VI. Public Comments

Juan Palma reported that littering and dumping is an eyesore for all and BLM will rollout a campaign to educate public. October 12 will be kickoff event. Senator Ensign and other members of congressional delegation are invited. Television, radio, and newspaper will be used to unveil campaign. Volunteers will also help with this project. Republic Services will help with event and an invitation is extended to all to participate and attend.

VII. Adjournment.

Meeting adjourned at 12:35 p.m.