

SDA Links E-Mails.txt

From: Mark Vincent  
Sent: Monday, June 27, 2005 4:21 PM  
To: City Manager, Management; Scott Adams; Dick Goecke  
Cc: Public Affairs Office  
Subject: Nevada Links Media Inquiry

Importance: High

Yes, it's already happened...

Adrian Packer (RJ) called to inquire about Walters' Nevada Links and Stallion Mountain golf course land (although Draft ASP #80 isn't public yet, she must be on the trail of something). She asked if I was around when we sold the Nevada links property to Walters and I said no (a little white lie as I had just started employment but knew nothing about the deal).

She asked how we go about placing deed restrictions on property we sell. I told her that other than economic development or RDA property, we usually sell excess property through an anonymous agent to the highest bidder. I told her the land around WPCF was unusual, and to the best of my knowledge the deed restriction on the Nevada Links were the result of the WPCF wishing to maintain an "odor barrier" around the plant. Thus, the land was first leased, then sold to Nevada Links with the restriction that it remain non-residential. I told her she could refer to PW, but my understanding was that technology had advanced such that the plant odor wasn't much of a problem any more, and that we were willing to remove the deed restrictions for a price. She inquired how we arrived at the price and I directed her to OBD (sorry Scott). She asked about appraisal values. I told her I was unsure if an appraisal was performed when we originally sold the land, and she inquired if the deed restrictions would have affected the appraised value. I reminded her that I did not know if an appraisal was performed when we originally sold the land, but that the Assessor's appraisal was likely unaffected since the land was being used as a golf course and that the Assessor would have appraised the land based on that usage, not "highest and best" usage. She also asked about the Stallion Mountain, but concluded that golf course conversion was a County issue, not City.

Based on her questions and my replies, she may contact others within the City.

From: Scott Adams  
Sent: Monday, June 27, 2005 11:57 AM  
To: Doug Selby  
Subject: CM Reese Briefing

CM Reese was emphatic about not expanding the jail on the Stewart-Mojave site.

Also, he mentioned the Mayor is having serious reservations about the Billy Walters/Links deal and needs to be briefed ASAP.

Scott D. Adams  
Director  
Office of Business Development