

## COMMERCIAL CENTER BUSINESS ASSOCIATION



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Saturday, January 13, 2024

Department of Public Works  
500 S. Grand Central Pkwy  
#2  
LV, NV 89155  
702-455-6000

Attention: Public Works, Clark County Redevelopment, Sahara Karen Assoc, Tand Inc, Jacobs Engineering, Fire & Rescue, LVMPD

Dear Dept., Public Works Et Al

I am writing on behalf of the Commercial Center Business Association to inform you of a growing problem that has been ongoing since Early 2023

On The Site of 955 E Sahara Ave, Adjacent to 953 E Sahara Ave. Tand Inc. & Jacobs Engineering group Inc. which the County uses extensively for projects has caused an ongoing public health hazard and refuses to come into compliance, adversely affecting the 150+ business and property of Commercial Center and surrounding residential areas.

In regard to the Karen Ave Storm Drain Project: 605933-21 L2203 By Jacobs Engineering Group Inc./Tand Inc.

There has been a growing public health and safety concern for illegal dumping and storage of trash, unpermitted dwellings on the property. Human Waste Disposal, Fires, Failure to secure and maintain the property while doing construction for a public project. Allowing Homeless to build structures and live on the property for weeks/months at a time. Abandoned Vehicles/Illegal storage.

When contacted on multiple attempts the Management Adam Quinlan & Owner Tracy Hoherz were hostile and refusing to remedy the situation, stating to call Metro-although it is on property they are

leasing/using for a Clark County Public Project and owned by Sean Posner of Sahara-Karen Assoc. Inc. This public health & safety hazard has caused loss of business for the surrounding 150 plus businesses and a threat to local businesses and residents as fire and rescue have been called out for at least 4 fires on and near the homeless encampment. Including three cars being set on Fire and near a building with open businesses. It is also damaging the reputation and public image of Commercial Center and surrounding areas as it is allowed to go on.

Clark County was notified April of 2023, & throughout the preceding months through Clark County Fix it portal, and in previous years since the Vegas Village Property was bought by Sean Posner and Torn Down in 2007-the problems that persisted due to a lack of care. Clark County took no action to remedy the situation. This has been an ongoing problem dating back several years in 2017 When John Tippin of Northcap Commercial who was managing the property was informed of a similar problem. He refused to act or have the property owner clean up the trash and secure the property from homelessness and abandoned vehicles.

The Business Association through its efforts has been the only organization to work with Metro and bring out Liaisons to offer assistance to the homeless who were allowed by the property owner/manager to live on the property. The Association had abandoned vehicles towed away and hired the Services of Junkman & Security to clean up during the Pandemic & of our Clark County Parking Lot, costing thousands of dollars with no help from Clark County, in May of 2022 over \$1,500 to remove junk/litter & debris over a three day period before a May 18<sup>th</sup> festival the County Spent \$250,000 on, but could not secure and clean the area before bringing out families for a one night festival that was supposed to be aimed in helping the local businesses and would not enforce code violations.

Clark County, The owner & management of the property have the means and capability to remedy the situation, yet it persists.

This situation is not only violating County Ordinances but being irresponsible to the surrounding community.

As this property is Located in a Redevelopment area that is considered blighted, it should be receiving immediate attention and remedy, as this is clearly part of the problem irresponsible property owners, and management companies along with long standing inaction by Clark County. The continued negligence has affected the reputation and caused further blight, as this piece of property is synonymous to Commercial Center and the public sees it as a Commercial Center problem. Irresponsible property owners and lack of Action from Clark County has contributed to the blighted conditions of which a Redevelopment Agency was established to address, yet continues to collect Tax Revenues and does not address this and other ongoing problems.

**Parcel: 16210510025**

**Owner**

**Sean Posner  
Sahara-Karen Associates LLC  
2901 Florida Ave St 806**

Coconut Grove, Florida 33133

Construction Contractor on Site  
Tand General Contracting  
4500 Vandenberg Dr, North Las Vegas, NV 89081  
(702) 889-4676

Known and Reported Code Violations:

**9.04.010.450 - Rubbish**

**9.04.205 - Charges—Overflowing solid waste.**

**14.04.005 - Abandoned vehicle.**

**9.04.050. Unlawful disposal of solid waste—Identification of violator.**

**Fire Hazard**

**We are asking this matter to be addressed immediately, any further damage and loss of business as a result of this negligence is the responsibility of Tand Inc, Jacobs Engineering, Clark County Public Works & Redevelopment Agency.**

Sincerely,

Paula J. Sadler  
President & Founder

These are our sites that represent the neighborhood.

[www.commercialcenterusa.com](http://www.commercialcenterusa.com)

[www.freeparkandartlasvegas.com](http://www.freeparkandartlasvegas.com)

[www.commercialcenterdistrict.com](http://www.commercialcenterdistrict.com)

[www.villagesquarecommercialcenter.com](http://www.villagesquarecommercialcenter.com)