

RESOLUTION NO. 4458

(Direct Land Sale of 0.03 acres to Rennick Properties Las Vegas, LLC)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA EXPRESSING ITS INTENT TO SELL APPROXIMATELY 0.03 ACRES, MORE OR LESS, OF REAL PROPERTY TO RENNICK PROPERTIES LAS VEGAS, LLC, A NEW YORK LIMITED LIABILITY COMPANY, PROPERTY OWNER OF 417 JEFFERSON BOULEVARD, HENDERSON, NEVADA, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 62 EAST M.D.M. PURSUANT TO THE PROVISIONS OF NRS 268.061(1)(e)(1)(II).

WHEREAS, the City of Henderson ("City") is the owner of approximately 0.03 acres, more or less, of real property currently zoned RH-36 (High Density Multifamily Residential), generally located east of the intersection of Moser Drive and Rexford Drive, further identified as Clark County Assessor's Parcel Number 178-01-602-002 ("City Property"); and

WHEREAS, Rennick Properties Las Vegas, LLC, a New York limited liability company ("Buyer") owns property adjacent to the City Property, located at 417 Jefferson Boulevard, and further identified as Clark County Assessor's Parcel Number 178-01-602-014 (the "Buyer Property"); and

WHEREAS, Buyer desires to purchase the City Property, consisting of approximately 0.03 acres, more or less, to combine with Buyer Property; and

WHEREAS, City Property has been appraised by an independent appraiser and has a fair market value of One Thousand Three Hundred and NO/100 Dollars (\$1,300.00); and

WHEREAS, Buyer has proposed to pay all costs associated with conveyance of the City Property to Buyer; and

WHEREAS, the sale of the City Property to Buyer will have no adverse effect on the City's use and operation of municipal utilities on the City Property, nor on any other public utility's current use and operation of public facilities on the City Property; and

WHEREAS, the sale of the City Property would be in the best interest of the City; and

WHEREAS, pursuant to the provisions of Nevada Revised Statutes (“NRS”) 268.061(1)(e)(1)(II), the City may sell real property owned by the City to a person who owns real property located adjacent to the real property being sold, without first offering the real property to the public and for less than fair market value, provided that the City Council of the City of Henderson (“City Council”) has determined by resolution that the sale would be in the best interest of the City and the real property is a parcel that, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property offered for sale; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada that:

SECTION 1. In accordance with NRS 268.061(1)(e)(1)(II), the City Council hereby finds that the sale of the real property identified in the Notice of Sale attached hereto as Exhibit A, consisting of 2 pages, and the Purchase and Sale Agreement and Joint Escrow Instructions, between Buyer and the City (“PSA”) attached hereto as Exhibit B, consisting of 23 pages, in the manner set forth in this Resolution, Notice of Sale and PSA, is in the best interest of the City.

SECTION 2. The sale of City Property shall be subject to receipt and acceptance by City Council of the PSA executed by Buyer, in accordance with the terms and conditions set forth herein, including the requirement that the City Property be remapped with the Buyer Property into one (1) legal parcel, and such additional terms and conditions as may be approved by the City Council.

SECTION 3. The public meeting at which City Council will consider and possibly accept and approve the PSA for City Property is January 25, 2022 at 4:00 p.m., or as soon after such time as practical, in the City Council Chambers, 240 Water Street, Henderson, Nevada 89015.

SECTION 4. The City Clerk is hereby authorized and directed to post this Resolution in those designated public places within the City set forth in the Notice of Sale and to publish the Notice of Sale not less than 30 days prior to January 25, 2022.

SECTION 5. A copy of this Resolution and Notice of Sale can be obtained in the Office of the City Clerk, 240 Water Street, Henderson, Nevada.

SECTION 6. This Resolution is effective upon adoption unless stated otherwise in the notice.

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Direct Land Sale of 0.03 acres to Rennick Properties Las Vegas, LLC

PASSED, ADOPTED, AND APPROVED THIS 21<sup>ST</sup> DAY OF DECEMBER, 2021, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:  
Debra March, Mayor  
Councilmembers:  
John F. Marz  
Michelle Romero  
Dan K. Shaw  
Dan H. Stewart

Those voting nay:     None  
Those abstaining:    None  
Those absent:         None

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Debra March, Mayor

ATTEST:

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Jose Luis Valdez, CMC, City Clerk

Exhibit A  
NOTICE OF DIRECT LAND SALE

NOTICE IS HEREBY GIVEN that the City of Henderson, Nevada, a municipal corporation and political subdivision of the State of Nevada ("City"), intends to make a direct sale that certain real property consisting of approximately 0.03 acres, more or less, generally located near the intersection of Moser Drive and Rexford Drive, identified as Clark County Assessor's Parcel Number 178-01-602-002, located in the Northeast Quarter (NE 1/4) of Section 1, Township 22 South, Range 62 East M.D.M. as identified on Schedule 1 hereto, without first offering the property to the public and at fair market value, pursuant to the provisions of NRS 268.061(1)(e)(1)(II), subject to the following:

DATE, TIME AND PLACE OF PROPOSED SALE; TERMS AND CONDITIONS

The Property is to be sold to Rennick Properties Las Vegas, LLC, a New York limited liability company ("Buyer"), for valuable consideration, subject to all existing easements and encumbrances of record, and reserving a five-foot (5') non-exclusive easement to the City over the Property for public facilities.

The public meeting at which City Council will consider and possibly accept and approve a binding purchase and sale agreement between the City and Buyer is January 25, 2022, at 4:00 P.M., or as soon after such time as practical, in the City Council Chambers, 240 Water Street, Henderson, Nevada 89015.

Resolution No. \_\_\_\_\_ and this Notice of Direct Land Sale shall be posted at the Henderson Multigenerational Center, 250 S. Green Valley Parkway; City Hall, 240 Water Street, 1st Floor Lobbies; Whitney Ranch Recreational Center, 1575 Galleria Drive; and Fire Station No. 86, 1996 E. Galleria Drive. Any interested parties may obtain copies of the resolution and notice in the Office of the City Clerk, 240 Water Street, Henderson, Nevada.

THIS NOTICE IS GIVEN pursuant to and subject to Section 2.320 of the Charter of the City of Henderson, Nevada.

For more information, contact the City Clerk's Office at 240 Water Street, P.O. Box 95050, Henderson, Nevada 89009-5050.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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JOSE LUIS VALDEZ, CMC, CITY CLERK

Schedule 1 to Notice of Direct Land Sale  
Depiction of the City Property



Exhibit B  
THE PSA  
(Attached)