

RESOLUTION NO. 4270

(Direct Land Sale to Henderson Redevelopment Agency – 52 Lynn Lane, 31 W. Basic Rd.,
35 W. Basic Road and 39 W. Basic Road)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, CLARK COUNTY, NEVADA EXPRESSING INTENT TO SELL 52 LYNN LANE, 31 W. BASIC ROAD, 35 W. BASIC ROAD AND 39 W. BASIC ROAD TO THE HENDERSON REDEVELOPMENT AGENCY PURSUANT TO NRS 277.050.

- WHEREAS, the City of Henderson (“City”) owns four vacant lots located in the Southeast Quarter (SE 1/4) of Section 18, Township 22 South, Range 63 East, M.D.M., City of Henderson, Clark County, Nevada, more particularly described in the Notice of Sale attached hereto as Exhibit A, identified as 52 Lynn Lane, Assessor’s Parcel Number 179-18-810-032, 31 W. Basic Road, Assessor’s Parcel Number 179-18-810-035, 35 W. Basic Road, Assessor’s Parcel Number 179-18-810-034, and 39 W. Basic Road, Assessor’s Parcel Number 179-18-810-033 (collectively, the “Property”); and
- WHEREAS, the Henderson Redevelopment Agency (“Agency”) is a governmental entity formed, existing and exercising its powers pursuant to the provisions of the Community Redevelopment Law, Nevada Revised Statute Sections 279.382, et seq. (“Community Redevelopment Law”) and is a “public agency” as that term is used in NRS 277.050; and
- WHEREAS, the Agency has been negotiating with Motus, LLC (“Developer”) for the purchase and re-development of the Property; and
- WHEREAS, Developer proposes to build a multi-unit, residential project on the Property; and
- WHEREAS, the Agency intends to purchase the Property from the City so it can convey the Property to Developer for redevelopment purposes pursuant to NRS 268.063; and
- WHEREAS, the Property has been appraised and the fair market value established at \$210,000; and
- WHEREAS, there is currently no public use of the Property; and
- WHEREAS, pursuant to the provisions of NRS 277.050, the City Council may sell real property to another public agency without advertising for public bids so long as the payment is for the current appraised value of the real property; and
- WHEREAS, pursuant to NRS 277.050(6) Notice of the adoption of the resolution and of the time and place of the public meeting must be published in a newspaper of general circulation published in the county in which the public agency or any part thereof is situated, not less than twice, on successive days, the last publication to be not less than 7 days before the date of the public meeting; and

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

SECTION 1. The City Council finds that the sale of the Property to the Agency pursuant to NRS 277.050, without first offering the Property to the public, in the manner set forth in this Resolution and the Notice of Sale attached hereto as Exhibit A, consisting of one (1) page, which is hereby made a part of this Resolution (collectively, this “Resolution”), will be in the best interest of the public.

SECTION 2. The price for which the Property may be sold is hereby designated as Two Hundred Ten Thousand and No/100 Dollars (\$210,000.00), which is the current appraised value of the Property, and such price must be paid in cash.

SECTION 3 The sale of the Property shall be subject to approval by the City Council of a written purchase and sale agreement between the City and Agency in accordance with the terms and conditions set forth herein and such additional terms and conditions as may be approved by the City Council.

SECTION 4. The public meeting at which City Council will consider approval of a purchase and sale agreement between the City and Agency is January 2, 2018, at 6 p.m., or as soon after such time as practical, in the City Council Chambers, 240 Water Street, Henderson, Nevada 89015.

SECTION 5. 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 2, 2018.

SECTION 6. A copy of this Resolution can be obtained in the Office of the City Clerk, 240 Water Street, Henderson, Nevada.

SECTION 7. This resolution is effective upon adoption unless stated otherwise in the notice.

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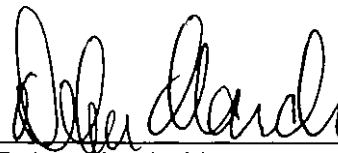
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PASSED, ADOPTED, AND APPROVED THIS 21ST DAY OF NOVEMBER, 2017, BY THE
FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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

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



Debra March, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

Exhibit A
NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the City of Henderson, Nevada, a municipal corporation and political subdivision of the State of Nevada, intends to sell that certain real property consisting of four vacant lots located in the Southeast Quarter (SE 1/4) of Section 18, Township 22 South, Range 63 East, M.D.M., identified as Lots 1, 2, 3 and 12, Block 17 Henderson Townsite, as shown by map thereof on file in Book 3, Page 42 of Plats, Official Records, Clark County, Nevada and identified as Assessor's Parcel Numbers. 179-18-810-032, -033, -034 and -035 (collectively, the "Property"), zoned DX, without first offering the Property to the public, pursuant to NRS 277.050, subject to the following:

DATE, TIME AND PLACE OF PROPOSED SALE

The Property is to be sold to the Henderson Redevelopment Agency for \$210,000.00, which is the current appraised value, pursuant to NRS 277.050.

The public meeting at which City Council will consider approving a binding purchase and sale agreement between the City and Agency is January 2, 2018, at 6 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 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 party 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 November, 2017.

SABRINA MERCADANTE, MMC, CITY CLERK