

## **RESOLUTION NO.**

### **RESOLUTION DIRECTING THE DEPUTY CITY TREASURER (FINANCE DIRECTOR) TO GIVE NOTICE OF THE SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; RATIFYING ALL ACTIONS PREVIOUSLY TAKEN; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.**

**WHEREAS**, the City has heretofore created Special Improvement District Nos. 1999 No. 2, 2010 No. 2, 2011 No. 1, 2013 No. 1 and 2019 No. 1; and

**WHEREAS**, the City Council has directed and hereby reaffirms its direction to the City Treasurer to collect and enforce the assessments in the Districts in the manner provided by the Consolidated Local Improvements Law; and

**WHEREAS**, pursuant to the Reno City Charter and City Council Resolution 6146 the City Finance Director is the Deputy City Treasurer authorized to act on behalf of the City Treasurer; and

**WHEREAS**, the assessment installments on certain properties in the Districts have not been made and are delinquent; and

**WHEREAS**, the City Council desires that the Deputy City Treasurer (Finance Director) proceed with a notice of sale of the delinquent property as provided in Nevada Revised Statutes ("NRS") 271.545.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RENO, NEVADA:**

Section I. The City Council hereby directs the Deputy City Treasurer to give notice of the sale of the properties subject to the lien of delinquent assessments in the Districts. The City Council hereby exercises its option to cause the whole amount of the unpaid principal of the assessments to become due and payable as provided in NRS § 271.410. **The sale shall take place at 1:00 p.m. on Tuesday, July 22, 2025, at City Hall Council Chambers, 1 East First Street, 1st Floor, Reno, Nevada, which the Council hereby finds is a convenient location.**

Section 2. The notice of sale shall be substantially as follows:

(Form on next page)

(Form of Notice of Sale)

Notice is hereby given that the Deputy City Treasurer of the City of Reno will at the hour of 1:00 p.m. on July 22, 2025 at City Hall, 1 East First Street, 1<sup>st</sup> Floor, Reno, Nevada, sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment District Nos. 1999 No. 2, 2010 No. 2, 2011 No. 1, 2013 No. 1 and 2019 No. 1; and to the City of Reno:

<u>Name of Owner</u>	<u>Description of Property</u>	<u>District</u> <u>No.</u>	<u>Total Amount Due to</u> <u>Date of Sale*</u>
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*[insert in notice as published as mailed a list containing the information described in the above table headings for each delinquent parcel.]*

\*Includes whole amount of unpaid assessment, accrued and delinquent interest to \_\_\_\_\_, penalties and collection costs, including attorney fees.

Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on that property as is listed above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS § 271.555 to NRS § 271.575. The sale shall be continued from day to day as provided in NRS §271.555. The property sold is subject to redemption as provided in NRS § 271.595. Pursuant to NRS §271.595(1)(a) the City Council determines that any property that does not otherwise have a permanent residential dwelling unit constructed thereon shall be deemed to have a significant permanent improvement thereon if at the time of the sale the Washoe County Assessor's public records demonstrate that the parcel's "taxable building value" is ten percent (10%) or more of the "taxable land value." If not redeemed as provided in that Section, after expiration of the period of redemption, the Deputy City Treasurer will issue a deed to the property on demand of the certificate holder in the manner provided in NRS §271.595.

The City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to the above parcels, as provided in NRS § 271.410. As provided in that section, at any time prior to the date of sale the owner may pay the amount of delinquent installments with accrued interest, all penalties and costs of collection accrued including but not

necessarily limited to any attorneys' fees and shall thereupon be restored the right to thereafter pay in installments in the same manner as if default had not been made. A property owner may obtain from the Reno Deputy City Treasurer the amount that he/she is required to pay to the City in order to be restored to the right to pay his/her assessments in installments pursuant to NRS § 271.410(2).

**PLEASE TAKE NOTICE** that according to records available to the City of Reno, you are the owner of or have an interest in a mortgage, deed of trust, or other lien or other interest in one of the properties listed above. The City intends to conduct a sale of these properties in accordance with the provisions of the above notice and Nevada Revised Statutes. The sale is being held because the special assessments levied against the subject property have not been paid. **Your ownership of or mortgage, deed of trust, other. - lien or other interest in the property could be adversely affected by the sale.** Under Nevada law, deeds to property sold, which are issued after the period of redemption specified in NRS §271.595, convey the entire fee simple title to the property described, and the state law provides authority that it be stripped of all liens and claims except the liens of other special assessments and general taxes. *See* NRS § 271.600.

IN WITNESS WHEREOF, I have affixed my signature as of \_\_\_\_\_2025.

/s/ Vicki Van Buren

Deputy City Treasurer

\*Insert in mailed notice only.

(End of Form of Notice of Sale)

Section 3. The Notice provided in Section 2 above shall be published once a week for three consecutive weeks prior to the date of sale and shall be mailed by first class mail, postage prepaid, at least 20 days before the sale to each owner of a parcel which is subject to sale as provided in the Notice, and to each person who has a property interest in any of that property that is recorded, if that property interest could be adversely affected by the sale. The City Clerk is directed to make such publication and mailing. An affidavit of publication is hereby required to be filed with the City Clerk. The City Clerk shall also make out an affidavit that the mailing as described above has been made and file that affidavit in his/her records.

Section 4. The Deputy City Treasurer is directed to obtain the names and addresses of the property for which there is a delinquent assessment from the records of the County Assessor or such other source or sources as the City Clerk deems reliable. The list of names and addresses must have been revised within 12 months prior to the date of sale.

Section 5. The officers of the City are hereby authorized to take all action necessary to effectuate the provisions of this resolution.

Section 6. This resolution is effective on passage and approval.

Upon motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing Resolution was passed and adopted this 21<sup>st</sup> day of May, 2025 by the following vote of the Council:

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this 21<sup>st</sup> day of May, 2025.

\_\_\_\_\_  
HILLARY L. SCHIEVE  
MAYOR OF THE CITY OF RENO

ATTEST:

\_\_\_\_\_  
MIKKI HUNTSMAN  
CITY CLERK AND CLERK OF THE CITY  
COUNCIL OF THE CITY OF RENO, NEVADA