

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF RENO
REDEVELOPMENT AGENCY APPROVING A
QUITCLAIM DEED RELATING TO THE REAL
PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER
008-381-43, LOCATED AT 1940 EAST FOURTH STREET,
RENO, NEVADA, TO THE CITY OF RENO, FOR THE
PURPOSES OF REDEVELOPMENT PURSUANT TO NRS
279.472 AND OTHER MATTERS WHICH PERTAIN TO OR
ARE NECESSARILY CONNECTED THEREWITH.**

WHEREAS, the Redevelopment Agency of the City of Reno (the “Agency”) is a Redevelopment Agency formed, existing and exercising its powers within the City of Reno, Nevada (the “City”) pursuant to Nevada Community Redevelopment Law, Nevada Revised Statutes 279.382 et seq. (the “Community Redevelopment Law”); and

WHEREAS, on July 11, 1983, the City Council of the City of Reno (the “City Council”) established the Downtown Project Redevelopment Area (the “Downtown Project Area”) and adopted the Redevelopment Plan for the Downtown Project Redevelopment Area by Ordinance No. 3316 (as amended, the “Downtown Plan”), and on August 24, 2005, the City Council established Redevelopment Project Area No. 2 (“Project Area No. 2” and together with the Downtown Project Area, the “Project Areas”), and adopted the Redevelopment Plan for Project Area No. 2 by Ordinance No. 5726 (as amended, the “Project Area No. 2 Plan” and together with the Downtown Plans, the “Redevelopment Plans”); and

WHEREAS, the City and Agency are the joint owners of certain real property in the City of Reno, which is more particularly described as and depicted in Exhibit A, attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, the Property, received in December 2006 from Union Pacific Railroad as part of the Reno Transportation Rail Access Corridor (“ReTRAC”) Project, is currently leased to Truckee River LLC, a Nevada limited liability company, which also owns the building improvements; and

WHEREAS, due to the size, shape and encumbrances, the Property is no longer needed for any City or Agency needs; and

WHEREAS, the City desires to sell the property to the leasehold owner to upgrade and expand the existing commercial enterprises that will create or retain opportunities for employment for residents of the City; and,

WHEREAS, the Agency desires to quitclaim its interest in the property so that the City may sell the Property pursuant to NRS 268.063(1)(4)(a)(2); and,

WHEREAS, NRS 279.472 authorizes a governing body to sell or lease real property without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the county in which the land lies.

WHEREAS, after notice and public hearing, the Agency Board believes that selling the Property to the leasehold owner to upgrade, and expand the existing commercial enterprises that will create or retain opportunities for employment for residents of the City is in the best interests of the Agency and is directly consistent with the Agency's redevelopment goals;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF RENO REDEVELOPMENT AGENCY BOARD:

Section 1. The Agency Board hereby finds that the foregoing recitals are true and correct.

Section 2. The Agency Board hereby declares it is in the best interest of the Agency to quitclaim its interest in the Property to the City for the purposes of redevelopment and economic development without offering the property to the public to NRS 279.472.

Section 3. The Agency Board hereby approves the Quitclaim Deed set forth in Exhibit B. The Chairperson is hereby authorized on behalf of the Agency to execute the Quitclaim Deed, and the Executive Director is hereby authorized to make revisions to the Deed, approved by Agency Counsel, which do not materially or substantially increase the Agency's obligations thereunder, and to take all actions necessary or appropriate to carry out and implement the Quitclaim Deed and to administer the Agency's obligations, responsibilities and duties to be performed under the documents herein approved and authorized to be executed.

Section 4. The Agency Secretary is hereby authorized and directed to attest the signature of the Chairman as may be required in connection with the execution and delivery of the Quitclaim Deed in accordance with this Resolution. The members, officers, and agents of the Agency are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver the Agreement and otherwise to carry out, give effect to, and comply with the terms and intent of this Resolution and the documents herein approved and authorized to be executed.

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Section 5. This resolution shall take effect immediately upon its passage.

Upon motion by Boardmember _____, and seconded by Boardmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 2025, by the following vote of the Redevelopment Agency Board:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

APPROVED this _____ day of _____, 2025.

HILLARY SCHIEVE
CHAIR

ATTEST:

MIKKI HUNTSMAN
SECRETARY

EXHIBIT A:

All that certain real property situated in the County of Washoe, State of Nevada, described as follows:

All that certain parcel of land situate within portions of the Northeast One-Quarter (NE $\frac{1}{4}$) of Section Eleven (11), the North One-Half (N $\frac{1}{2}$) of Section Twelve (12), Township Nineteen (19) North, Range Nineteen (19) East, and the Northwest One-Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, State of Nevada, and being portions of Parcel 8C per Document No.4100106, and shown on Parcel Map Waiver, Record of Survey No. 5395, File No. 4100107, both recorded April 4, 2012, in the Official Records of Washoe County, Nevada, said parcels being more particularly described as follows:

COMMENCING at the North $\frac{1}{4}$ Corner of said Section 7, as marked by a 2" brass cap in a monument well stamped "1/4 COR PLS 3917", also being on the East city limit line of the City of Reno; thence along said city limit line also being the center section line of said Section 7, South $00^{\circ}49'12''$ West, 72.90 feet to the Northeast Corner (NECor) of said Parcel 8C also being on the ReTRAC Corridor; thence departing said NECor, city limit line and center section line and along the boundary of said Parcel 8C and said ReTRAC Corridor the following two (2) courses:

- 1) from a radial line that bears South $00^{\circ}54'48''$ East, 2480.18 feet along the arc of a 11661.39 foot radius curve to the left through a central angle of $12^{\circ}11'09''$;
- 2) South $76^{\circ}56'34''$ West, 20.99 feet to the South right-of-way of East Fourth Street, also being the beginning of a non-tangent curve, a radial line to said beginning bears North $11^{\circ}32'14''$ East;

Thence departing said boundary and ReTRAC Corridor and along South right-of-way, 109.42 feet along the arc of a 769.00 foot radius curve to the left through a central angle of $08^{\circ}09'10''$ to the **POINT of BEGINNING** also being the beginning of a compound curve; thence continuing along said South right-of-way the following two (2) courses:

- 1) 219.05 feet along the arc of a 769.00 foot radius curve through a central angle of $16^{\circ}19'15''$;
- 2) North $77^{\circ}03'49''$ East, 63.71 feet;

Thence departing said South right-of-way and along the following three (3) course:

- 1) South 04°04'29" East, 110.75 feet to the beginning of a non-tangent curve, a radial line to said beginning bears South 10°48'30" East;
- 2) 269.30 feet along the arc of a 16827.00 foot radius curve to the left through a central angle of 00°55'01";
- 3) North 10°09'27" West, 132.72 feet to the aforementioned South right-of-way of East Fourth Street and the **POINT OF BEGINNING**.

EXCEPTING therefrom that portion granted to the State of Nevada, acting by and through its Department of Transportation, by Deed recorded August 26, 2021, Document No. 5219674, Official Records of Washoe County.

APN: 008-381-43

NOTE: The above meets and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Washoe County, State of Nevada on April 4, 2012, as Document No. 4100108 of Official Records.

EXHIBIT B:

Quitclaim Deed

APN: 008-381-43

Recording requested by
City of Reno

When recorded, mail to:
Grantee at address stated below

Mail Tax Statements To:
Grantee at address stated below

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

QUITCLAIM DEED

Grantor: Redevelopment Agency of the City of Reno, a public body corporate and politic

Grantee: City of Reno, a municipal corporation
 P.O. Box 1900
 Reno, Nevada 89505

Grantor, for valuable consideration in hand and received, hereby quitclaims to Grantee all of Grantor's rights, title and interest in that real property located in the County of Washoe, State of Nevada, more particularly described as:

All that real property located in the City of Reno, Washoe County, State of Nevada more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH Grantor's rights title and interest in all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits, including, without limitation, any rights, title and interest of Grantor, if any, in and to all easements, privileges, leases, rental agreements, contract rights, permits, development agreements appurtenant to the rights of Grantor.

SUBJECT TO all encumbrances and liens of record.

Grantor:

REDEVELOPMENT AGENCY OF THE CITY OF RENO

By: _____

Hillary L. Schieve

Chairman of the Redevelop Agency Board

State of Nevada)

)

County of Washoe)

Acknowledgement in representative capacity

(NRS 240.1665)

This instrument was acknowledged before me on _____

By Hillary L. Schieve, Chairman of the Redevelopment Agency Board of the City of Reno.

Notary Public

Accepted:

Grantee

City of Reno, Nevada

By _____

Hillary L. Schieve, Mayor

Date _____

State of Nevada)

)

County of Washoe)

Acknowledgement in representative capacity

(NRS 240.1665)

This instrument was acknowledged before me on _____

by Hillary L. Schieve as Mayor of the City of Reno, Nevada.

Notary Public

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