

**RESOLUTION OF THE CITY OF RENO
REDEVELOPMENT AGENCY APPROVING A
QUITCLAIM DEED RELATING TO THE REAL
PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER
010-610-18, LOCATED AT 1220 AND 1250 WEST 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 Flyers Properties, LLC, a California 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 _____, 2024, by the following vote of the Redevelopment Agency Board:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2024.

HILLARY SCHIEVE
CHAIR

ATTEST:

MIKKI HUNTSMAN
SECRETARY

EXHIBIT A:

All that certain real property situate in the Southeast One-Quarter of Section 10, Township 19 North, Range 19 East. M.D.M., City of Reno, County of Washoe, State of Nevada, described as follows:

PARCEL 5A-1

BEGINNING at the northwest corner of Parcel 5B, as shown on Parcel Map Waiver #5, Record of Survey for City of Reno, Union Pacific Railroad Corridor Boundary, Record of Survey Map No. 5392, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada on April 4, 2012, as File No. 4100101, Official Records;

Thence from said POINT OF BEGINNING South $12^{\circ}59'56''$ East, along the westerly line of said Parcel 5B and it's southerly prolongation, 70.40 feet to a point lying on the northerly line of the Railroad ReTRAC parcel, also described as the southerly line of said Parcel 5A, as shown on said map;

THENCE along said northerly line, along the arc of a non-tangent curve to the left, radial to a bearing of South $13^{\circ}30'55''$ East, concave southeasterly, having a radius of 8606.00 feet, through a central angle of $04^{\circ}01'42''$, a distance of 605.09 feet to the southwest corner of Parcel 5A as shown on said map;

THENCE departing said northerly line, North $17^{\circ}32'37''$ West, along the westerly line of said Parcel 5A, a distance of 76.83 feet to the northwest corner of said Parcel 5A;

THENCE along the northerly line of said Parcel 5A, along the arc of a non-tangent curve to the right, radial to a bearing of South $16^{\circ}19'55''$ East, concave southeasterly, having a radius of 7908.00 feet, through a central angle of $01^{\circ}45'18''$, a distance of 242.23 feet;

THENCE continuing along said northerly line, North $75^{\circ}25'22''$ East, 368.60 feet to said POINT OF BEGINNING, containing 43,405 square feet, more or less.

APN: 010-610-18

Document No. 4968451 is provided pursuant to the requirements of Section 6.NRS 111.312.

EXHIBIT B:
Quitclaim Deed

APN: 010-610-18

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 _____ Date _____
Hillary L. Schieve, Mayor

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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Thence from said POINT OF BEGINNING South 12°59'56" East, along the westerly line of said Parcel 5B and it's southerly prolongation, 70.40 feet to a point lying on the northerly line of the Railroad ReTRAC parcel, also described as the southerly line of said Parcel 5A, as shown on said map;

THENCE along said northerly line, along the arc of a non-tangent curve to the left, radial to a bearing of South 13°30'55" East, concave southeasterly, having a radius of 8606.00 feet, through a central angle of 04°01'42", a distance of 605.09 feet to the southwest corner of Parcel 5A as shown on said map;

THENCE departing said northerly line, North 17°32'37" West, along the westerly line of said Parcel 5A, a distance of 76.83 feet to the northwest corner of said Parcel 5A;

THENCE along the northerly line of said Parcel 5A, along the arc of a non-tangent curve to the right, radial to a bearing of South 16°19'55" East, concave southeasterly, having a radius of 7908.00 feet, through a central angle of 01°45'18", a distance of 242.23 feet;

THENCE continuing along said northerly line, North 75°25'22" East, 368.60 feet to said POINT OF BEGINNING, containing 43,405 square feet, more or less.

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