

RESOLUTION NO. _____

RESOLUTION OF THE RENO CITY COUNCIL PURSUANT TO NRS 268.063 DETERMINING THAT IT IS IN THE BEST INTEREST OF THE PUBLIC TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT TO CONVEY CITY-OWNED PROPERTY LOCATED AT 1940 EAST FOURTH STREET (APN 008-381-43) FOR FULL APPRAISED VALUE OF \$398,500.00 TO HOOTEN REAL ESTATE LLC, A NEVADA LIMITED LIABILITY COMPANY, WITHOUT FIRST OFFERING IT TO THE PUBLIC BECAUSE THE PROPERTY WILL BE SOLD FOR AN ECONOMIC DEVELOPMENT PROJECT AND WILL BE SOLD FOR ITS FAIR MARKET VALUE.

WHEREAS

- A. City owns a parcel of land located at 1940 East Fourth Street (APN 008-381-43) more particularly described in Exhibit A to the agreement attached to this Resolution (the “Property”).
- B. Hooten Real Estate LLC, a Nevada limited liability company, (the “Developer”), through a ground lease, currently leases the Property from the City. The Developer owns the building improvements and intends to invest upwards of \$150,000 in capital improvements in the building. The Developer proposes to purchase the Property to secure the land to protect the investment and expand the current commercial facility on the Property under an “Agreement for Economic Development and Purchase/Sale of Real Property (1940 East Fourth Street)” (the “EDA”).
- C. This Council determines that there is a strong need for the retention of jobs, especially given the loss of jobs due to the COVID-19 pandemic, and for the support, retention or expansion of existing commercial enterprises or facilities to create and retain employment opportunities for the residents of the City. Additionally, this Council determines that there is a need for the construction of residential housing and commercial facilities to support the establishment of new commercial enterprises or facilities or the expansion of existing commercial enterprises or facilities to create and retain opportunities for employment for residents of the City. This Council determines that the proposed EDA will retain opportunities for employment for residents of the City.
- D. NRS 268.063(1) provides that the City may sell real property for the purpose of economic development without first offering it to the general public and for less than the fair market value if this Council by resolution determines that it is in the best interest of the public to do so. The proposed project meets the definition of Economic Development under NRS 268.063(4)(a)(2).

E. Pursuant to 268.059, before this Council can sell the Property, it must obtain two independent appraisals or obtain one appraisal and then hold a public hearing on the matter of fair market value.

F. City obtained two independent appraisals from Carter-Ott Appraisal Ltd., with an estimated fair market value of \$407,000; and Johnson, Perkins, Griffin, with an estimated fair market value of \$390,000, for an average fair market value of \$398,500. Based on information in the appraisals, this Council finds that the Property has a market value of \$398,500.

G. The proposed EDA imposes a restrictive covenant requiring the Developer to expand and cause a continuation of the commercial activities described above for a period of five (5) years from the date the deed is recorded. This obligation shall be a covenant running with the land applicable to Developer and any successors, assigns, or subsequent owners of the land, which will be reserved in the deed.

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

Section 1. That the foregoing recitals are true and correct.

Section 2. That this Council finds and determines it is in the best interest of the City to sell the Property for fair market value of the Property valued at \$398,500 to Hooten Real Estate LLC, a Nevada limited liability company, without first offering it to the public because, under the proposed EDA, it will be used for the retention of existing commercial enterprises to support new commercial enterprises or expansion of existing commercial enterprises that will create or retain opportunities for employment for residents of the City.

Section 3. That this Council approves the sale of the Property for the price stated and generally under the terms and conditions stated in the attached “Agreement for Economic Development and Purchase/Sale of Real Property (1940 East Fourth Street)” and authorizes the City Manager to negotiate the final terms of the agreement that are in the best interest of the City. It is not necessary to return the final Agreement to this Council.

Section 4. That the Mayor is authorized and instructed to execute the final EDA as negotiated by the City Manager and any deeds or other documents conveying or encumbering title to the Property. The City Manager or his/her designees are hereby authorized and directed, jointly and severally, to do any and all things and to execute, deliver and record all documents as may be required to close the sale and otherwise to carry out, give effect to, and comply with the terms and intent of the EDA and this Resolution.

Section 5. That this Resolution shall be effective immediately upon adoption.

Upon motion by Councilmember _____, and seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 2025, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2025.

HILLARY SCHIEVE
MAYOR

ATTEST:

MIKKI HUNTSMAN
CITY CLERK

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 $04^{\circ}04'29''$ East, 110.75 feet to the beginning of a non-tangent curve, a radial line to said beginning bears South $10^{\circ}48'30''$ East;
- 2) 269.30 feet along the arc of a 16827.00 foot radius curve to the left through a central angle of $00^{\circ}55'01''$;
- 3) North $10^{\circ}09'27''$ 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.