

## STAFF REPORT

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**Date:** September 25, 2024

**To:** Mayor and City Council

**Through:** Jackie Bryant, Interim City Manager

**Subject:** Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the disposition of property located at 1940 East Fourth Street (APN 008-381-43), Reno, Nevada in response to a Letter of Interest by Hooten Real Estate LLC.

**From:** Bryan McArdle, Revitalization Manager

**Department:** City Manager's Office

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**Summary:**

Staff requests direction regarding a Letter of Interest received by Hooten Real Estate LLC (Hooten) to purchase the land they are currently leasing (APN 008-381-43) from the City and Redevelopment Agency. The City of Reno Management Policy covering the Disposition of City-Owned Real Property (eff. 06-25-19), Section IX. C. requires Council to determine if and how the property should be disposed.

**Alignment with Strategic Plan:**

Economic and Community Development  
Fiscal Sustainability

**Previous Council Action:**

There is no recent Council action relevant to this item.

**Background:**

The City obtained ownership of the land from the Union Pacific Railroad (UPRR) transfer as part of the ReTRAC project in 2006 and later conveyed the property into joint ownership with the Redevelopment Agency when all of the ReTRAC parcels were re-parceled. Hooten is the current leaseholder, as well as the owner of the building located at 1940 East Fourth Street.

**Discussion:**

In accordance with the City of Reno Management Policy covering the Disposition of City-Owned Real Property (eff. 06-25-19), staff seeks Council direction on the disposition of this

parcel.

Hooten, who owns the building improvements, is looking to secure the land to protect their current operations. Staff reviewed this particular area and sees no need for any of the parcels along this portion of Fourth Street for redevelopment due to their shape, size and location.

At this time staff is requesting direction and authorization from Council and Redevelopment Agency Board to proceed with negotiation with Hooten and order appraisals and return to Council with a purchase and sale agreement for approval pursuant to NRS 268.059 and 268.063.

This parcel is inside of the Redevelopment area but to be consistent with other sales of ReTRAC parcels, it is recommended that RDA quitclaim their interest in the property to the City and sell under City statutes.

**Financial Implications:**

Since the ReTRAC Revenue Bonds have been paid in full, the sale proceeds can be used for other financial needs of the City.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Recommendation:**

Staff recommends Council and the Redevelopment Agency Board provide direction regarding the potential sale of the property located at 1940 East Fourth Street (APN 008-381-43), Reno, Nevada, to Hooten Real Estate LLC.

**Proposed Motion:**

I move to approve staff recommendation.

**Attachments:**

Hooten Letter of Intent to Purchase Property Hooten Aerial Map