

# **Resolution and Economic Development Agreement** **1610 & 1790 West Fourth Street Properties** *August 23, 2023*



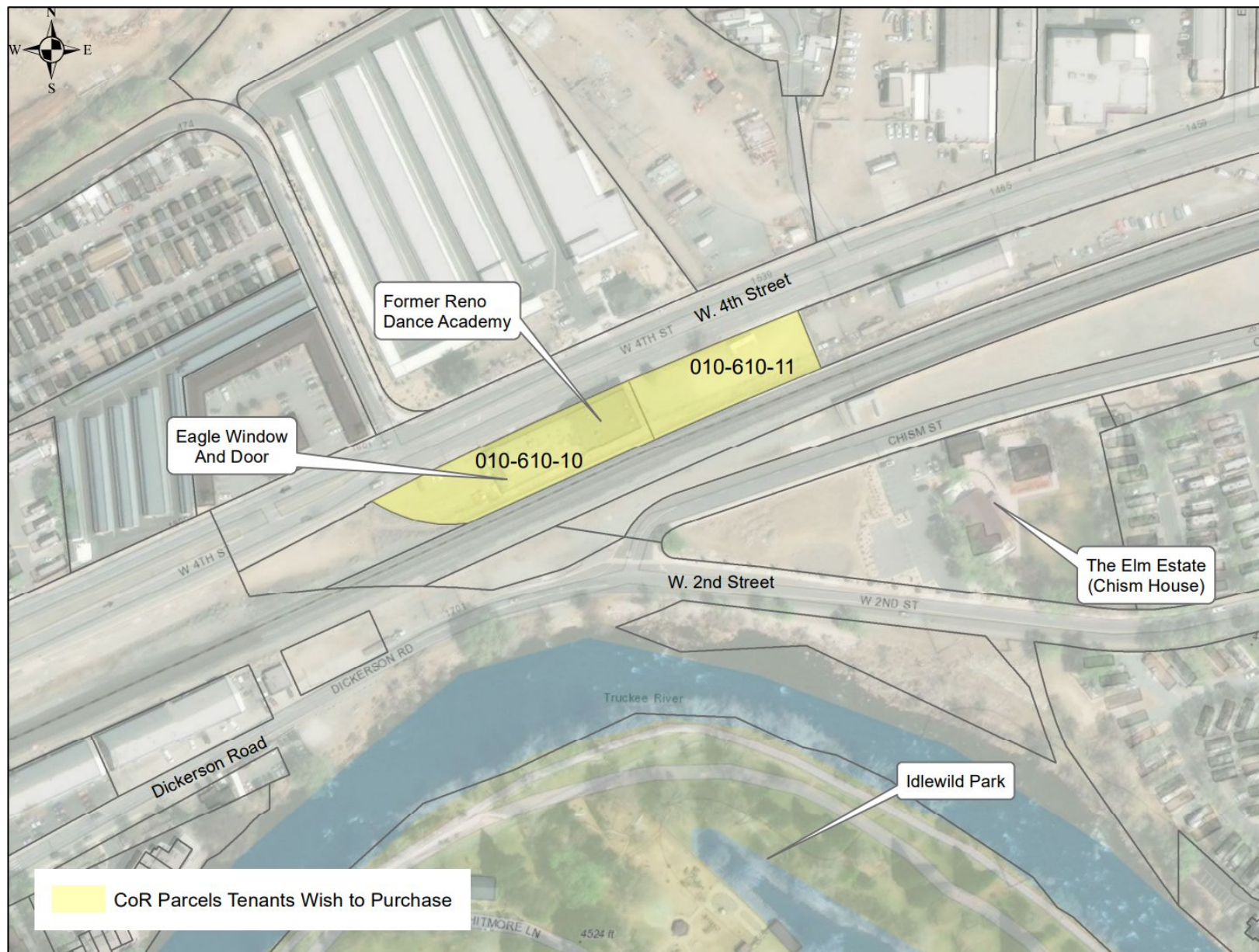


# Recommending Sale of Property:

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- City received a letter of interest from the current leaseholder and building owner, JM Ranches.
- On January 25, 2023 Council directed staff to move forward with negotiating a sale through an Economic Development Agreement.
- Buyer has offered full appraisal price and plans to invest and expand.







# How Does the City Sell Property?

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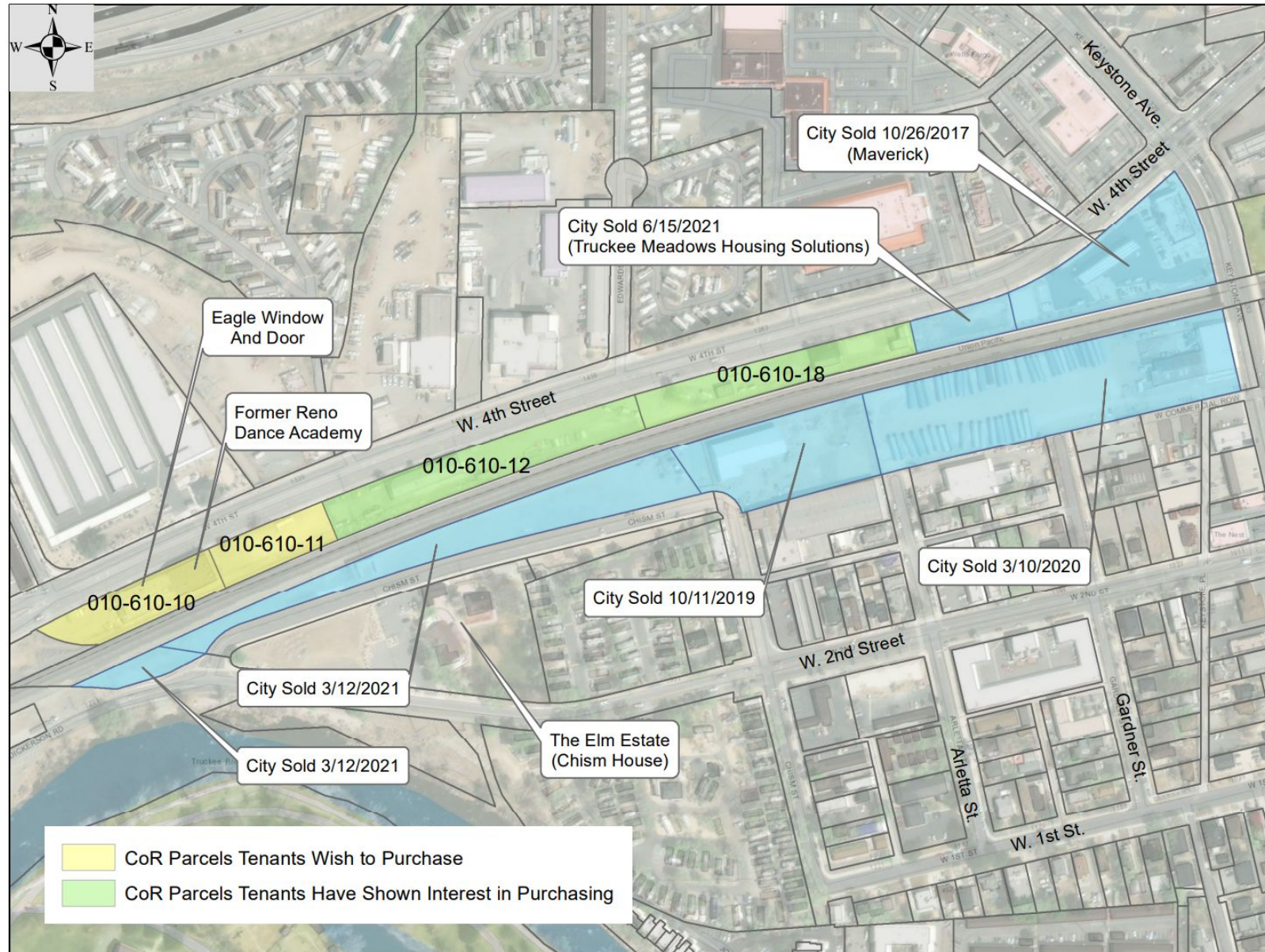
- 1) Public Auction
- 2) NRS 268.063
  - a) City may sell, lease or dispose of property for the purpose of Redevelopment or Economic Development:
    - i) Without first offering it to the public
    - ii) For less than fair market value
  - b) Before doing so must:
    - i) Obtain Appraisals
    - ii) Adopt a Resolution finding that is it in the best interest of the public to sell the property.
  - c) Economic Development means:
    - i) New or expanded commercial enterprises
    - ii) Residential housing

# ReTRAC Project Land:

- The City obtained ownership from Union Pacific Railroad as part of the ReTRAC project in 2006.
- Later conveyed into joint ownership with the Redevelopment Agency when reparceled.







# Offer:

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- Two Appraisals received
  - \$880,000 & \$860,000
  - Fair Market Value: \$870,000
- Offer:
  - \$870,000
  - Must retain existing commercial enterprises for 5 years.

# Recommendation:

- Approval of the Resolution stating it is in the best interest of the city to convey City owned property to JM Ranches for full appraisal value of \$870,000.
- Authorization City Manager to finalize agreement, the Mayor to execute any Deeds, and City Manager to execute and deliver all documents to close the sale.