

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 0 RIVERSIDE DRIVE (APNs 010-590- 01 and 02, 010-591-01 and 02, 010-592-01 to 06, 010-593-01 to 06, 010-594-01 to 06, 010-595-01 to 06, 010-601-01 to 06, 010-602-01 to 04, 010-603-01 to 04 and 010-604-01) FOR \$850,000.00 TO BUILT. INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY, OR ITS ASSIGNEE, WITHOUT FIRST OFFERING IT TO THE PUBLIC FOR LESS THAN FAIR MARKET VALUE BECAUSE THE PROPERTY WILL BE SOLD FOR AN ECONOMIC DEVELOPMENT PROJECT.

WHEREAS

- A. City owns multiple parcels of land located at 0 Riverside Drive (APNs 010-590-01 and 02, 010-591-01 and 02, 010-592-01 to 06, 010-593-01 to 06, 010-594-01 to 06, 010-595-01 to 06, 010-601-01 to 06, 010-602-01 to 04, 010-603-01 to 04 and 010-604-01) more particularly described in Exhibit A to the agreement attached to this Resolution (the “Property”).
- B. BUILT. INVESTMENTS, LLC,, a Nevada Limited Liability Company, (the “Developer”), proposes to purchase the Property to secure the land for the establishment of market rate residential housing needed to support the establishment of new commercial enterprises or facilities under an “Agreement for Economic Development and Purchase/Sale of Real Property (0 Riverside Drive)” (the “EDA”).
- C. This Council determines that there is a strong need for additional housing supply 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 for residents of the City. This Council determines that the proposed EDA qualifies as an economic development project to establish residential housing needed 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 the 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)(4).

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 with an estimated fair market value of \$1,000,000; and an estimated fair market value of \$875,000. Based on information in the appraisals, this Council finds that the Property has an average fair market value of \$937,500.

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. Based on information in the appraisals, this Council finds that the Property has a market value of \$937,500.

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 less than fair market value of the Property valued at \$937,500 to BUILT. INVESTMENTS, LLC., a Nevada Limited Liability Company, or its assignee, for \$850,000 and without first offering it to the public because, under the proposed EDA, it will be used to establish residential housing needed 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 the 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 (0 Riverside Drive)" 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 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 _____, 2023, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2023.

HILLARY SCHIEVE
MAYOR

ATTEST:

MIKKI HUNTSMAN
CITY CLERK

EXHIBIT "A"

APN: 010-590-01 & 02;

010-591-01 & 02;

010-592-01 To 06;

010-593-01 To 06;

010-594-01 To 06;

010-595-01 To 06;

010-601-01 To 06;

010-602-01 To 04;

010-603-01 To 04;

010-604-01

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

All that property lying within the exterior boundaries of RIVERSIDE DRIVE CONDOMINIUMS recorded on June 26, 2007 in the Office of the County Recorder of Washoe County, Nevada as File No. 3547781, Tract No. 4795;

Excepting therefrom all that portion thereof, if any, lying below the natural ordinary high water line of the Truckee River.

Document No. 3989067 is provided pursuant to the requirements of Section 6 of NRS 111.312.