

RESOLUTION NO. 4632

Direct Land Sale of 1125 Nevada State Drive to the Board of Regents of the Nevada System of Higher Education, on Behalf of Nevada State University

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA EXPRESSING ITS INTENT TO SELL APPROXIMATELY 5.49 ACRES OF REAL PROPERTY, MORE OR LESS, UPON WHICH IS LOCATED AN APPROXIMATE 33,499 SQUARE FOOT BUILDING, WITH AN ADDRESS OF 1125 NEVADA STATE DRIVE, HENDERSON, NV 89002, CURRENTLY IDENTIFIED AS CLARK COUNTY ASSESSOR'S PARCEL NUMBERS 179-34-313-002, 179-34-313-004 AND 179-34-410-009 LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., TO THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, ON BEHALF OF NEVADA STATE UNIVERSITY FOR \$2,929,103.05 PURSUANT TO THE PROVISIONS OF NRS 268.061(1)(E)(2).

- WHEREAS, the City of Henderson (the "City") is the owner of approximately 5.49 acres of real property, more or less, upon which is located an approximate 33,499 square foot building ("Building"), with an address of 1125 Nevada State Drive, Henderson, NV 89002, currently identified as Clark County Assessor's Parcel Numbers 179-34-313-002, 179-34-313-004 and 179-34-410-009 ("APN's") located in the Southwest Quarter (SW 1/4) of Section 34, Township 22 South, Range 63 East, M.D.M., (the "Property"); and
- WHEREAS, the City, as "Lessor," and the Board of Regents of the Nevada System of Higher Education, on behalf of Nevada State University (the "Board"), as "Lessee," are parties to that certain Commercial Lease dated November 6, 2012, as amended by that certain First Amendment to Commercial Lease dated August 6, 2019 (collectively, the "Lease") for the Property, which Lease expires November 5, 2032; and
- WHEREAS, the City, as Lessor, has continuously leased the Property to the Board, as Lessee, since August 7, 2001, through prior lease agreements; and
- WHEREAS, the current annual rent pursuant to the Lease is Ten and 00/100 Dollars (\$10.00); and
- WHEREAS, the Board has requested that the City sell the Property to the Board so that the Board may utilize the Property for continued educational purposes, as part of the mission of Nevada State University, and other purposes related to the mission of the Nevada System of Higher Education.
- WHEREAS, pursuant to the provisions of Nevada Revised Statutes ("NRS") 268.061(1)(e)(2), City may sell real property owned by City to the State or another governmental entity without first offering the real property to the public and for less than fair market value, provided that the sale restricts the use of the real property to a public use, and the City Council of the City of Henderson ("City Council") has determined by resolution that the sale will be in the best interest of the City; and

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WHEREAS, pursuant to the Henderson City Charter Section 2.320, the City may sell real property to another political subdivision of the State for nominal consideration whenever the public interest requires such a disposition, provided that the consideration paid must equal the cost of the acquisition to the City ("Acquisition Cost").

WHEREAS, the Acquisition Cost was Two Million Nine Hundred Twenty-Nine Thousand One Hundred Three and 05/100 Dollars (\$2,929,103.05); and

WHEREAS, the Board has made significant capital improvements to the Property since August 7, 2001; and

WHEREAS, the City desires to sell the Property to the Board for the Acquisition Cost; and

WHEREAS, the Board will pay closing costs associated with conveyance of the Property to the Board, including Standard ALTA Owner's Title Policy, Extended Coverage for Title Policy, Recording Fees, Real Property Transfer Tax and Escrow Fees; and

WHEREAS, the sale of the Property restricts the use of the real property to a public use and will be in the best interest of the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada that:

SECTION 1. In accordance with NRS 268.061(1)(e)(2), the City Council hereby finds that the sale of the real property identified in the Notice of Sale attached hereto as Exhibit A, consisting of 2 pages, and the Purchase and Sale Agreement and Joint Escrow Instructions, between the Board and the City ("PSA") attached hereto as Exhibit B, consisting of 35 pages, in the manner set forth in this Resolution, Notice of Sale, and PSA, restricts the use of the real property to a public use and is in the best interest of the City.

SECTION 2. The sale of the Property shall be subject to receipt and acceptance by City Council of the PSA executed by the Board, in accordance with the terms and conditions set forth herein, and such additional terms and conditions as may be approved by the City Council.

SECTION 3. The public meeting at which City Council will consider and possibly accept and approve the PSA for the Property is July 15, 2025, at 4:00 p.m. or as soon after such time as practical, in the City Council Chambers, 240 Water Street, Henderson, Nevada 89015.

SECTION 4. The City Clerk is hereby authorized and directed to post this Resolution in those designated public places within the City set forth in the Notice of Sale and to publish the Notice of Sale not less than 30 days prior to July 15, 2025.

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SECTION 5. A copy of this Resolution and Notice of Sale can be obtained in the Office of the City Clerk, 240 Water Street, Henderson, Nevada and shall be posted at the Henderson Multigenerational Center, 250 S. Green Valley Parkway; City Hall, 240 Water Street, 1st Floor Lobbies; and Whitney Ranch Recreational Center, 1575 Galleria Drive; and the Notice of Sale will be published in the Las Vegas Review-Journal for three consecutive weeks, on June 6, 2025, June 13, 2025, and June 20, 2025.

SECTION 6. This Resolution is effective upon adoption unless stated otherwise in the notice.

PASSED, ADOPTED, AND APPROVED THIS 3rd DAY OF JUNE, 2025, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:

Michelle Romero, Mayor

Councilmembers:

Carrie Cox

Monica Larson

Jim Seebock

Dan H. Stewart

Those voting nay: None

Those abstaining: None

Those absent: None

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

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Exhibit A
NOTICE OF DIRECT LAND SALE

NOTICE IS HEREBY GIVEN that the City of Henderson, Nevada, a municipal corporation and political subdivision of the State of Nevada ("City"), intends to make a direct sale of that certain real property consisting of approximately 5.49 acres of real property, more or less, upon which is located an approximate 33,499 square foot building ("Building"), with an address of 1125 Nevada State Drive, Henderson, NV 89002, currently identified as Clark County Assessor's Parcel Numbers 179-34-313-002, 179-34-313-004 and 179-34-410-009 ("APN's") located in the Southwest Quarter (SW 1/4) of Section 34, Township 22 South, Range 63 East, M.D.M., (the "Property"), as identified on Attachment 1, attached hereto, to the Board of Regents of the Nevada System of Higher Education, on behalf of Nevada State University, for \$2,929,103.05 pursuant to the provisions of NRS 268.061(1)(e)(2), subject to the following:

DATE, TIME, AND PLACE OF PROPOSED SALE; TERMS AND CONDITIONS

The Property is to be sold to the Board of Regents of the Nevada System of Higher Education, on behalf of Nevada State University, (the "Board"), for \$2,929,103.05, subject to all existing easements and encumbrances of record.

The public meeting at which City Council will consider and possibly accept and approve a binding purchase and sale agreement between the City and the Board is July 15, 2025, at 4:00 P.M., or as soon after such time as practical, in the City Council Chambers, 240 Water Street, Henderson, Nevada 89015.

Resolution No. 4632 and this Notice of Direct Land Sale shall be posted at the Henderson Multigenerational Center, 250 S. Green Valley Parkway; City Hall, 240 Water Street, 1st Floor Lobbies; and Whitney Ranch Recreational Center, 1575 Galleria Drive. Any interested parties may obtain copies of the Resolution and this Notice of Direct Land Sale in the Office of the City Clerk, 240 Water Street, Henderson, Nevada. This Notice of Sale shall be published in the Las Vegas Review-Journal for three consecutive weeks, on June 6, 2025, June 13, 2025, and June 20, 2025.

THIS NOTICE IS GIVEN pursuant to and subject to Section 2.320 of the Charter of the City of Henderson, Nevada and NRS 268.061.

For more information, contact the City Clerk's Office at 240 Water Street, P.O. Box 95050, Henderson, Nevada 89009-5050.

Dated this 3rd day of June, 2025.

JOSE LUIS VALDEZ, CMC, CITY CLERK

Attachment 1 to Notice of Direct Land Sale
Depiction of the City Property



Exhibit B
Purchase and Sale Agreement

(See Attached)