

1 RESOLUTION NO. _____

2 RESOLUTION CONSENTING TO THE REAL ESTATE MANAGER OF THE CITY OF LAS
3 VEGAS (“CITY”) BIDDING ON THE PURCHASE OF ANY OR ALL OF CERTAIN REAL
4 PROPERTIES LOCATED AT 304 JACKSON AVENUE (APN 139-27-111-041), 308 JACKSON
5 AVENUE (APN 139-27-111-040), AND 833 F STREET (139-27-310-007), LAS VEGAS, NEVADA
6 (EACH A “PROPERTY” AND COLLECTIVELY, THE “PROPERTIES”) AT THE CLARK
COUNTY TREASURER TRUSTEE AUCTION, AND APPROVING AND AUTHORIZING THE
REAL ESTATE MANAGER OF THE CITY TO EXECUTE ANY REASONABLE AND
NECESSARY DOCUMENTS, AS APPROVED AS TO FORM BY THE CITY’S CITY ATTORNEY
OFFICE, RELATED TO THE ACQUISITION OF THE PROPERTIES BY THE AGENCY

7 WHEREAS, the Agency adopted on March 5, 1986, that plan of redevelopment entitled, to-wit: the
8 Redevelopment Plan for the Downtown Las Vegas Redevelopment Area pursuant to Ordinance 3218, which
9 redevelopment plan has been subsequently amended on February 3, 1988, by Ordinance 3339; on April 11,
10 1992, by Ordinance 3637; on November 4, 1996, by Ordinance 4036; on December 17, 2003, by Ordinance
11 5652; on May 17, 2006, by Ordinance 5830; on December 16, 2015, by Ordinance 6488; and on February
12 18, 2026, by Ordinance 6941 (the “Redevelopment Plan for Redevelopment Area 1”); and

13 WHEREAS, the Agency adopted on August 15, 2012, that plan of redevelopment entitled, to-wit:
14 the City of Las Vegas Redevelopment Plan for Redevelopment Area 2 pursuant to Ordinance 6205, which
15 redevelopment plan has been subsequently amended on September 21, 2016 by Ordinance 6549 (the
16 “Redevelopment Plan for Redevelopment Area 2” which, together with the Redevelopment Plan for
17 Redevelopment Area 1, is collectively referred to as the “Redevelopment Plan”); and

18 WHEREAS, the Redevelopment Plan identifies and designates an area within the corporate
19 boundaries of the City of Las Vegas (the “Redevelopment Area”) as in need of redevelopment in order to
20 eliminate the environmental deficiencies and blight existing therein; and

21 WHEREAS, each of the Properties is in the Redevelopment Area and each Property is anticipated to
22 be auctioned by Clark County, Nevada at the Clark County Treasurer Trustee Auction on May 7, 2026 (the
23 “County Auction”), or such later date if there is a postponement of the County Auction for any Property; and

24 WHEREAS, the anticipated bid price for each Property at the County Auction is as follows: (i)
25 Property located at 304 Jackson Avenue, Las Vegas, Nevada; bid price of up to \$458,547; (ii) Property
26 located at 308 Jackson Avenue, Las Vegas, Nevada; bid price of up to \$211,006; and (iii) Property located at

1 833 F Street, Las Vegas, Nevada; bid price of up to \$348,082 (the bid price for each Property is referred to
2 herein as a "Purchase Price"); and

3 WHEREAS, the collective bid price for all of the Properties is anticipated to be not more than One
4 Million Seventeen Thousand Six Hundred Thirty-Five and 00/100 Dollars (\$1,017,635.00); and

5 WHEREAS, the Agency desires to have the City's Real Estate Manager bid on each of the Properties
6 at the County Auction on behalf of the Agency up to a maximum purchase price of each Property's Purchase
7 Price as set forth in this Resolution; and

8 WHEREAS, the Agency desires to have the City's Real Estate Manager acquire all of the Properties
9 at the County Auction or, if unable to do so, acquire as many of the Properties at the County Auction as may
10 be possible; and

11 WHEREAS, the Agency desires that the City's Real Estate Manager be authorized to execute any
12 reasonable and necessary documents, as approved as to form by the City's City Attorney Office, related to
13 the acquisition of each Property; and

14 WHEREAS, the Agency has determined that the proposed purchase of each Property is for the
15 purpose of economic development and is in compliance with and furtherance of the goals and objectives of
16 the Redevelopment Plan.

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1 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of the Agency that (i)
2 the bidding on and potential acquisition of all or any of the Properties at the County Auction by the City's
3 Real Estate Manager, up to the Purchase Price for each Property as set forth in this Resolution, is hereby
4 approved and determined to be in compliance with and in furtherance of the goals and objectives of NRS 279
5 and the Redevelopment Plan, and (ii) each of the Chairperson of the Governing Board of the Agency, the
6 Executive Director of the Agency, the Finance Officer of the Agency, and the City's Real Estate Manager is
7 hereby authorized to execute any and all documents and to perform any additional acts necessary to acquire
8 all or any of the Properties at the County Auction as provided in this Resolution.

9 THE FOREGOING RESOLUTION was passed, adopted and approved this _____ day of
10 _____, 2026.

11 CITY OF LAS VEGAS
12 REDEVELOPMENT AGENCY

13 BY _____
14 SHELLEY BERKLEY, Chairman

15 ATTEST:

16 _____
17 DR. LUANN D. HOLMES, MMC
18 Secretary

19 APPROVED AS TO FORM

20 *Sandra D. Turner* 4-22-26
21 Sandra D. Turner Date
22 Deputy City Attorney

23 **Sandra D. Turner**
24 **Deputy City Attorney**

25 Resolution No. ____-2026

26 RDA/CC Meeting: ____/____/2026
RDA Item: _____ CC Item: _____

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EXHIBIT A
PURCHASE AND SALE AGREEMENT