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WHEREAS, the City of Las Vegas (“City”) owns that certain parcel of real property, Assessor’s Parcel Number 139-27-504-019, more commonly described as 314 Foremaster Lane, Las Vegas, Nevada 89101 (the “Property”); and

WHEREAS, COURTYARD HRC, a nonprofit corporation organized and existing under the laws of the State of Nevada (“Master Landlord”), is the owner of a leasehold interest in the Property and those existing facilities on the Property pursuant to the Site Lease (the “Site Lease”) dated August 6, 2020 between the City of Las Vegas (as the “Fee Owner”), and Master Landlord, which includes the Corridor of Hope building; and

WHEREAS, the Master Landlord has substantially rehabilitated the Property and leased the Property and the existing improvements back to City pursuant to that Lease Agreement dated August 6, 2020 (the “Master Lease”) and has assigned its right to receive payments under the Master Lease and its right to enforce its interest and rights under the Master Lease in the event of a default under the Master Lease by the City, to LVCIC Sub-CDE IX, LLC, a Nevada limited liability company (the “CDE Lender”); and

WHEREAS, the City desires to sublease to STATE OF NEVADA, DEPARTMENT OF ADMINISTRATION, PUBLIC WORKS DIVISION, BUILDINGS AND GROUNDS, hereinafter referred to as Sublessee, for and on behalf of the DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF WELFARE AND SUPPORTIVE SERVICES, hereinafter referred to as Subtenant approximately 1,046 usable square feet of office space, along with Subtenant's pro-rata occupancy 7.03% of 1,827 square feet of common area space for a total of 128.438 square feet (the "Demised Premises") at the Property for the purpose of facilitating homeless services; and

WHEREAS, Nevada Revised Statute (“NRS”) 268.061 authorizes the City to sell or lease any real

1 property owned by the City without complying with the provisions of this NRS section and NRS 268.059
2 and 268.062 to the State or another governmental entity if: (I) The sale or lease restricts the use of the real
3 property to a public use; and (II) The City adopts a resolution finding that the sale or lease will be in the best
4 interest of the City; and

5 WHEREAS, the City intends to sublease the Demised Premises to the Sublessee/Subtenant for the
6 public use as office space for the purpose of facilitating homeless services pursuant to NRS 268.061; and

7 WHEREAS, Sublessee/Subtenant has agreed to sublease the Demised Premises subject to the terms
8 and conditions of a Sublease Agreement (the "Sublease") negotiated between the Sublessee/Subtenant and
9 the City; and

10 WHEREAS, the proposed sublease of the Demised Premises to the Sublessee/Subtenant qualifies
11 under NRS 268.061 as a public use; and

12 WHEREAS, the City has determined that the proposed sublease of the Demised Premises to the
13 Sublessee/Subtenant pursuant to the Sublease is for a public use and is in the best interests of the City; and

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1 NOW, THEREFORE, BASED UPON THE FOREGOING, THE CITY COUNCIL HEREBY
2 FINDS that the sublease of the Demised Premises to the Sublessee/Subtenant, subject to the terms and
3 conditions of a Sublease Agreement negotiated between the parties, is for a public use pursuant to NRS
4 268.061 and is in the best interests of the City.

5 THE FOREGOING RESOLUTION was passed, adopted and approved this _____ day of
6 _____, 2024.

7 CITY OF LAS VEGAS

8
9 BY _____
CAROLYN G. GOODMAN, Mayor

10 ATTEST:

11
12 _____
LUANN D. HOLMES, MMC
City Clerk

13
14 APPROVED AS TO FORM

Dimitri P. Dalacas
Deputy City Attorney

15  6/5/24
16 Deputy City Attorney Date

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