

**RESOLUTION NO. R-26-2024**

**A RESOLUTION DIRECTING THE CITY TREASURER TO GIVE NOTICE OF THE SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.**

**WHEREAS**, the City has heretofore created Special Improvement District Nos. 607, 609, 610, 611, 612, 810, 812, 813, 814, 815, 816 and various other districts as identified in the Notice below (the “Districts”); and

**WHEREAS**, the City Council has directed and hereby reaffirms its direction to the City Treasurer to collect and enforce the assessments in the Districts in the manner provided by the Consolidated Local Improvements Law; and

**WHEREAS**, the assessment installments on certain properties in the Districts have not been made and are delinquent; and

**WHEREAS**, the City Council desires that the City Treasurer proceed with a notice of sale of the delinquent property as provided in Nevada Revised Statutes (“NRS”) 271.545.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:**

Section 1. The City Council hereby directs the City Treasurer to give notice of the sale of the properties subject to the lien of delinquent assessments in the Districts. The City Council hereby exercises its option to cause the whole amount of the unpaid principal of the assessments to become due and payable as provided in NRS 271.410. The sale shall take place at 2:00 p.m. on July 30th, 2024 in the City Council Chambers, Las Vegas City Hall Complex 495 S. Main Street-2<sup>nd</sup> Floor Las Vegas, Nevada, 89101 which the Council hereby finds is a convenient location.

Section 2. The notice of sale shall be substantially as follows:

(Form of Notice of Sale)

Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on July 30<sup>th</sup>, 2024, at the City Council Chambers, Las Vegas City Hall, 495 S Main St – 2<sup>nd</sup> Floor, Las Vegas, Nevada, sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment District Nos. 607, 609, 610, 611, 612, 810, 812, 813, 814, 815, 816 and various others to the City of Las Vegas:

<u>Name of Owner</u>	<u>Description of Property</u>	<u>District No.</u>	<u>Total Amount Due to Date of Sale*</u>
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*[insert in notice as published as mailed a list containing the information described in the above table headings for each delinquent parcel.]*

\* Includes the whole assessment, accrued interest upon the whole amount of unpaid principal to the date of delinquency, interest upon unpaid principal and accrued interest from the date of delinquency to July 30<sup>th</sup>, 2024 at rate not exceeding 2 percent per month, penalties and collection costs, including attorney's fees.

\*\* Effective for the City's Special Assessment Districts created after July 1, 2019, a certificate of sale expires and is null and void 3 years after the date on which the redemption period ends, except as otherwise provided in NRS § 271.595(6). If the holder of a certificate of sale does not submit to the treasurer a demand for deed before the certificate of sale expires, no deed may be executed to the holder of the certificate, as provided in NRS § 271.595(7).

Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on that property as is listed above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS 271.555 to NRS 271.575 and ordinances adopted by the City Council. The sale shall be continued from day to day as provided in NRS 271.555. The property sold is subject to redemption as provided in NRS 271.595. If not redeemed as provided in that Section, after

expiration of the period of redemption, the City Treasurer will issue a deed to the property on demand of the certificate holder in the manner provided in NRS 271.595.

The City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to the above parcels, as provided in NRS 271.410. As provided in that section, at any time prior to the date of sale the owner may pay the amount of delinquent installments with accrued interest, all penalties and costs of collection accrued including but not necessarily limited to any attorney's fees, and shall thereupon be restored the right to thereafter pay in installments in the same manner as if default had not been made. A property owner may obtain from the Las Vegas City Treasurer the amount that he/she is required to pay to the City in order to be restored to the right to pay his/her assessments in installments pursuant to NRS 271.410(2).

**\*\*PLEASE TAKE NOTICE** that according to records available to the City of Las Vegas, you are the owner of or have an interest in a mortgage, deed of trust, or other lien or other interest in one of the properties listed above. The City intends to conduct a sale of these properties in accordance with the provisions of the above notice and Nevada Revised Statutes. The sale is being held because the special assessments levied against the subject property have not been paid. Your ownership of or mortgage, deed of trust, other lien or other interest in the property could be adversely affected by the sale. Under Nevada law, deeds to property sold, which are issued after the period of redemption specified in NRS 271.595, convey the entire fee simple title to the property described, stripped of all liens and claims except the liens of other special assessments and general taxes. See NRS 271.600.\*\*

IN WITNESS WHEREOF, I have affixed my signature as of \_\_\_\_\_  
/s/ SUSAN HELTSLEY  
Director of Finance

**\*\*Insert in mailed notice only.**

(End of Form of Notice of Sale)

Section 3. The Notice provided in Section 2 above shall be published once a week for 3 consecutive weeks prior to the date of sale and shall be mailed by first class mail, postage prepaid, at least 20 days before the sale to each owner of a parcel which is subject to sale as provided in the Notice, and to each person who has a property interest in any of that property that is recorded, if that property interest could be adversely affected by the sale. The City Clerk is directed to make such publication and mailing. An affidavit of publication is hereby required to be filed with the City Clerk. The City Clerk shall also make out an affidavit that the mailing as described above has been made and file that affidavit in his/her records.

Section 4. The City Treasurer is directed to obtain the names and addresses of the property for which there is a delinquent assessment from the records of the County Assessor or such other source or sources as the City Clerk deems reliable. The list of names and addresses must have been revised within 12 months prior to the date of sale.

Section 5. The officers of the City are hereby authorized to take all action necessary to effectuate the provisions of this resolution.

Section 6. This resolution is effective on passage and approval.

PASSED, ADOPTED AND APPROVED this June 5, 2024

(SEAL)

\_\_\_\_\_  
Carolyn G. Goodman, Mayor

\_\_\_\_\_  
LuAnn D. Holmes, MMC, City Clerk

Approved as to Form

  
\_\_\_\_\_  
Crislove Igeleke, Deputy City Attorney

STATE OF NEVADA        )  
                                      :SS.  
CITY OF LAS VEGAS        )

I, LuAnn D. Holmes, the duly chosen, qualified and City Clerk of Las Vegas (the “City”), in the State of Nevada, do hereby certify:

1. The foregoing pages are a true and correct copy of a resolution (the “Resolution”) passed and adopted by the Council at a meeting of the Council held on June 5, 2024.

2. The adoption of the Resolution was duly moved and seconded and the Resolution was adopted by an affirmative vote of a majority of the members of the Council as follows:

Those Voting Aye:

Carolyn G. Goodman  
Cedric Crear  
Brian Knudsen  
Victoria Seaman  
Olivia Diaz  
Francis Allen-Palenske  
Nancy Brune

Those Voting Nay:

\_\_\_\_\_

Those Absent:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. The members of the Council were present at such meeting and voted on the passage of such resolution as set forth in such minutes.

4. The Resolution was approved and authenticated by the signature of the Mayor, sealed with the City seal, attested by the City Clerk and recorded in the minutes of the Council.

5. All members of the Council were given due and proper notice of the meeting. Pursuant to NRS 241.020, Nevada Revised Statutes, written notice of the meeting was given no later than 9:00 a.m. on the third working day before the meeting including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice by 9:00 a.m. at least three working days before the meeting in accordance with the noticing standards as outlined in NRS 241.020:

- (i) The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)
- (ii) The Nevada Public Notice Website – [notice.nv.gov](http://notice.nv.gov)
- (iii) City Hall, 495 South Main Street, 1st Floor, Las Vegas, Nevada

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in the same manner in which notice is required to be mailed to a member of the Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

6. Upon request, the Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed resolution which will be discussed at the public meeting, and any other supporting materials provided to the Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

7. A copy of the notice so given of the meeting of the Council held on June 5, 2024 is attached to this certificate as Exhibit A.

8. Attached hereto as Exhibit B is the Affidavit of Publication of Notice of Sale required by Section 3 of the Resolution.

9. Attached hereto as Exhibit C (including Exhibits I and II thereto) is the Affidavit of Mailing of Notice of Sale required by Section 3 of the Resolution.

**IN WITNESS WHEREOF**, I have hereunto set my hand and the seal of the City this June 5, 2024.

(SEAL)

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LuAnn D. Holmes, MMC, City Clerk

**EXHIBIT A**  
**(Attach Notice and Agenda of Meeting)**

**EXHIBIT B**

**(Attach Affidavit of Publication of Notice of Sale)**



**EXHIBIT C**

STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF CLARK        )

**AFFIDAVIT OF MAILING**  
**NOTICE OF SALE**  
**DISTRICTS 607, 609, 610, 611, 612, 810,**  
**812, 813, 814, 815, 816 and VARIOUS**  
**OTHER DISTRICTS**

The undersigned, LuAnn D. Holmes, City Clerk of the City of Las Vegas, Nevada, hereby swears on oath or affirmation:

1. Pursuant to Section 3 of the resolution attached hereto, as evidenced by the affidavit attached as Exhibit 1 hereto, I caused to be mailed a Notice in substantially the form attached hereto as Exhibit 2 to the persons described in paragraph 2 hereof on or before July 30, 2024 being at least 20 days before the sale, which was held on July 30, 2024.

2. The Notice was mailed by certified mail to each owner of a parcel which was subject to the sale, and to each person who has a property interest in any of the property subject to the sale that is recorded in the records of the County Recorder.

3. Receipts from the certified mailing and this affidavit will be retained in the records of the City for Districts 607, 609, 610, 611, 612, 810, 812, 813, 814, 815, 816 and various other districts until all of the assessments for those Districts and all bonds pertaining thereto have been paid in full.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
LuAnn D. Holmes, MMC, City Clerk

**SUBSCRIBED AND SWORN TO** before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by LuAnn D. Holmes, City Clerk, City of Las Vegas, Nevada.

\_\_\_\_\_  
Notary Public

(SEAL)

**EXHIBIT I**

STATE OF NEVADA       )  
                                  :ss.  
COUNTY OF CLARK     )

**AFFIDAVIT OF MAILING**  
**NOTICE OF SALE**

The undersigned \_\_\_\_\_, the \_\_\_\_\_ of Assessment Management Group of the City of Las Vegas, Nevada, hereby swears on oath or affirmation:

1. Pursuant to Section 3 of the resolution attached hereto, I mailed a Notice in substantially the form attached on the attachment hereto marked Exhibit 2 to the persons described in paragraph 2 hereof on or before July 10, 2024, being at least 20 days before the sale, which was held on July 30, 2024.

2. The Notice was mailed by certified mail to each owner of a parcel which was subject to the sale, and to each person who has property interest in any of the property subject to the sale that is recorded in the records of the County Recorder.

3. Receipts from the certified mailing and this affidavit will be retained in the records of the City for Districts 607, 609, 610, 611, 612, 810, 812, 813, 814, 815, 816 and various other districts until all of the assessments for those Districts and all bonds pertaining thereto have been paid in full.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

ASSESSMENT MANAGEMENT GROUP

\_\_\_\_\_  
Title: \_\_\_\_\_

**SUBSCRIBED AND SWORN TO** before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, \_\_\_\_\_ of Assessment Management Group.

(SEAL)

\_\_\_\_\_  
Notary Public

**EXHIBIT II**

**(Attach Copy of Notice as Mailed)**