

RESOLUTION NO. R-35-2022

**RESOLUTION FINDING THAT THE PROPOSED SALE OF REAL PROPERTY  
BEARING ASSESSOR'S PARCEL NUMBER 138-31-101-004  
GENERALLY LOCATED NORTH OF ALTA DRIVE AND EAST OF SOUTH HUALAPAI WAY  
TO PANTHER ACQUISITIONS LLC IS IN THE BEST INTERESTS OF THE PUBLIC**

WHEREAS, the City of Las Vegas (“City”) owns the certain parcel of real property of approximately 12.23 gross acres acquired through the Omnibus Public Land Management Act of 2009, Public Law 111-011, Section 2603—Nevada Cancer Institute Land Conveyance, Assessor’s Parcel Number 138-31-101-004 commonly known as Alta Hualapai Transfer Parcel Two as described in that certain Memorandum of Agreement between CLV and the United States Department of the Interior, Bureau of Land Management, dated January 5, 2011 (the “MOA”), generally located North of Alta Drive and East of South Hualapai Way (the “Property”); and

WHEREAS, the City desires to sell the Property to Panther Acquisitions LLC (“Panther”) for the purpose of facilitating economic development and job creation within the City; and

WHEREAS, the Panther Acquisitions will construct no less than 100,000 gross square feet of building space as a medical office campus, which may include medical-related uses, including hospital uses and ancillary food and beverage or retail uses, which are secondary to the primary medical use (collectively, the “Project”) to expand the economic diversity and opportunities for employment for the citizens of the City and in a manner consistent with the MOA; and

WHEREAS, Nevada Revised Statute (“NRS”) 268.063 authorizes the City to sell, lease, or otherwise dispose of property for purposes of economic development, without offering it to the public, if the City Council finds, with this Resolution, that it is in the best interests of the City to do so; and

WHEREAS, the appraised fair market value of the Property pursuant to the appraisal conducted by Valbridge Property Advisors on April 13, 2022, is Eleven Million Fifty Four Thousand Dollars (\$11,054,000) (the “Appraised Value”); and

WHEREAS, at the July 20, 2022, meeting of the Las Vegas City Council, the City Council will conduct a public hearing on the fair market value of the Property and consider the Appraised Value as the sale price of the Property; and

WHEREAS, the proposed sale of the Property to Panther under NRS 268.063 as a sale of real property for purposes of economic development will facilitate the establishment of a new commercial enterprise within the City and provide opportunities for employment for the citizens of the City; and

WHEREAS, the Project will result in approximately 495 direct jobs, 73 indirect jobs, and 160 induced construction jobs, with a total estimated economic impact of approximately Twelve Million Nine

1 Hundred Eighty-Five Thousand Dollars (\$12,985,000). The Project contributes significantly to the  
2 potential for job growth and operations expansion opportunities within the City, potential that may not be  
3 as great if the Property were offered to the public at an auction.

4 NOW, THEREFORE, BASED UPON THE FOREGOING, THE CITY COUNCIL HEREBY  
5 FINDS that the sale of the Property to Panther without offering it to the public at auction is for purposes  
6 of economic development pursuant to NRS 268.063 is in the best interests of the public.

7 PASSED, ADOPTED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2022.

8  
9 **CITY OF LAS VEGAS**

10  
11 By: \_\_\_\_\_  
Carolyn G. Goodman, Mayor

12 ATTEST:

13 By: \_\_\_\_\_  
14 LuAnn D. Holmes, MMC, City Clerk

15 APPROVED AS TO FORM:

16 By: John S. Ridilla 7/5/22  
17 Deputy City Attorney Date

18 **John S. Ridilla**  
19 **Chief Deputy City Attorney**