

RESOLUTION NO.--- R-22-2018

RESOLUTION FINDING THE SECOND RESTATED AND AMENDED PURCHASE AND SALE AGREEMENT BETWEEN CITY PARKWAY V, INC. AND NEVADA H&C DISTILLING COMPANY, LLC CONCERNING THE PROPOSED SALE OF 59,481 SQUARE FEET OF VACANT LAND THAT IS A PART OF 301 WEST MESQUITE AVENUE (portion of APN 139-27-401-037) IS IN THE BEST INTEREST OF THE PUBLIC

WHEREAS, City Parkway V, Inc. owns approximately 204,530 square feet of land that is part of 301 West Mesquite Avenue (the "Property") and further described in Exhibit "A" of the SECOND RESTATED AND AMENDED PURCHASE AND SALE AGREEMENT BETWEEN CITY PARKWAY V, INC. AND NEVADA H&C DISTILLING COMPANY, LLC ("Agreement"); and

WHEREAS, City Parkway V, Inc. desires to sell the Property to Nevada H&C Distilling Company, LLC for the purposes of business retention, business expansion and job creation which contribute to the City's efforts to revitalize the central core of downtown Las Vegas by retaining at least 3 direct jobs in downtown Las Vegas and facilitating the creation of up to 10 direct jobs; and

WHEREAS, the proposed sale is for an amount that is less than the highest appraised value of the Property as determined by two appraisals. The difference between the highest appraised value and the sale price is \$66,386.00. The difference is offset by the direct and indirect economic impacts generated by the private investment and expansion of the existing business; and

WHEREAS, Nevada Revised Statutes 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, by resolution, that it is in the best interests of the public to do so; and

WHEREAS, the proposed sale of the Property to Nevada H&C Distilling Company, LLC qualifies under the above-referenced statute as a sale for purposes of economic development because it will:

Provide for the support, retention or expansion of existing commercial enterprises;
and

Thereby create and retain opportunities for employment for residents of the City;
and

WHEREAS, the presence of Nevada H&C Distilling Company, LLC, as a corporate entity to be located in the City of Las Vegas, will contribute significantly to the potential for successful economic development of the Property and downtown Las Vegas, a potential that may not be as great if the Property is offered to the public.

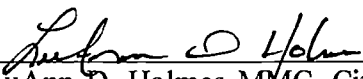
NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City Of Las Vegas that has determined that the sale of the Property without offering it to the public is for purposes of economic development and is in the best interests of the public and, that the Agreement is hereby approved .

PASSED, ADOPTED AND APPROVED THIS 4th day of April, 2018.

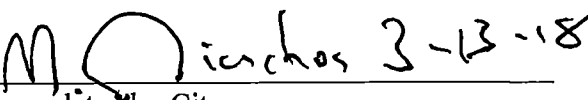
CITY OF LAS VEGAS


By: Carolyn G. Goodman, Mayor

ATTEST:


LuAnn D. Holmes, MMC, City Clerk

APPROVED AS TO FORM:


Counsel to the City