

RESOLUTION NO. R-50-2025

RESOLUTION AUTHORIZING THE CITY OF LAS VEGAS TO SELL DESERT PINES GOLF COURSE (APN 139-36-502-004) FOR THE PURPOSE OF ECONOMIC DEVELOPMENT WITHOUT FIRST OFFERING IT TO THE PUBLIC AND FOR LESS THAN FAIR MARKET VALUE, TO DESERT PINES MASTER DEVELOPMENT LLC, AND MAKING THE DETERMINATION THAT THE SALE IS IN THE BEST INTERESTS OF THE PUBLIC

WHEREAS, the City of Las Vegas owns certain real property commonly known as the Desert Pines Golf Course (the "Property"), which Property is further described in the Disposition and Development Agreement between the City of Las Vegas, as the seller, and Desert Pines Master Development LLC, as the purchaser, which is attached hereto as Exhibit "A" (the "Agreement"); and

WHEREAS, the City of Las Vegas desires to sell the Property to Desert Pines Master Development LLC for the purpose of providing affordable multi-family housing, for sale homes, and commercial and neighborhood amenities; and

WHEREAS, two (2) independent appraisals of the Property have been obtained as required by Nevada Revised Statutes 268.063; and

WHEREAS, the proposed sale is for an amount that is less than the highest appraised value of the Property and therefore is for an amount which is less than fair market value; and

WHEREAS, the City previously issued a Request for Proposal process to select a developer for the Property and Desert Pines Master Development LL (through its affiliate) was chosen as the developer; and

WHEREAS, Nevada Revised Statutes 268.063 authorizes the City to sell, lease or otherwise dispose of real property for the purposes of redevelopment or economic development without first offering the real property to the public and for less than fair market value, if the City Council finds, by resolution, that it is in the best interests of the public to do so; and

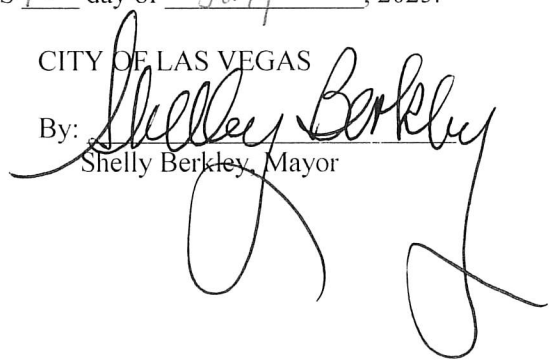
WHEREAS, the proposed sale of the Property to Desert Pines Master Development, LLC is for the purpose of economic development and is in the best interests of the public because it will (i) support the East Las Vegas Plan recommendation for housing and amenities in the East Las Vegas area in order to increase the number of persons living in the City of Las Vegas urban core, (ii) will support businesses in the downtown area and will attract further business development necessary to improve economic development, (iii) provide

1 amenities for people who work in and visit in this neighborhood and East Las Vegas area, (iv) provide 1,671
2 direct and 1,103 indirect and induced jobs, and (v) generates total new state and local taxes estimated at
3 \$16,500,000 over the scheduled development of the project.

4 NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council that the sale of the Property
5 pursuant to the Agreement without offering it to the general public and for less than fair market value is for
6 the purpose of economic development and is in the best interests of the general public for the above stated
7 reasons and the City Council hereby approves the sale of the Property pursuant to the Agreement.

8 PASSED, ADOPTED AND APPROVED THIS 16th day of July, 2025.

9 CITY OF LAS VEGAS

10 By: 
Shelly Berkley, Mayor

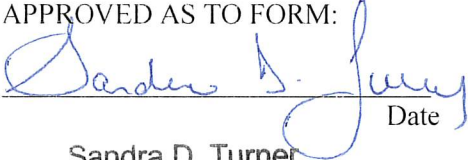
11 ATTEST:

12 
13 LUANN D. HOLMES, MMC
CITY CLERK

14
15 Date of City Council Approval:

16 July 16, 2025
Date

17
18 APPROVED AS TO FORM:

19  7-3-25
Date
20 Sandra D. Turner
21 Deputy City Attorney

22
23
24
25 RESOLUTION NO. R-XX-2025

CC Meeting XX/XX/2025
CC Item# 43