

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the Chair to sign the Resolutions of Intent to Sell Real Property at Public Auction providing for the sale of ±163.25 acres of vacant Clark County owned real property in twenty (20) individual sale units comprised of single or multiple parcels, specifying the minimum prices and terms of the sales, and setting a public 48-hour online auction for July 18, 2022 through July 20, 2022, with the final acceptance or rejection of any bids to take place at the next regularly scheduled meeting of the Board of County Commissioners on August 2, 2022. (For possible action)

FISCAL IMPACT:

Fund #:	1010.000	Fund Name:	Clark County General Fund
Fund Center:	1120102000-590920	Funded PGM/Grant:	N/A
Amount:	See table attached.		
Description:	Resolutions of Intent to Sell Clark County Real Property at Public Auction		
Additional Comments:	N/A		

BACKGROUND:

On March 18, 2014, the Board of County Commissioners approved a Department of Aviation (DOA) Surplus Land Sale Policy that outlines the responsibilities, processes and procedures to be followed by Clark County (County) during the sale of DOA surplus land to private parties at public auction.

DOA has requested that the Department of Real Property Management sell surplus land totaling ±163.25 acres (Property). The Property is identified in the Resolutions of Intent to Sell Real Property at Public Auction (Resolutions) as twenty (20) separate sale units comprised of single or multiple parcels. The Resolutions specify the minimum bid amounts and the terms of the sale. Two appraisals were prepared for each sale unit and the average of the two set the minimum sale price as required by NRS 244.281. The Property and minimum prices are described in the attached table.

The sales are also subject to the terms of the Purchase and Sale Agreement (PSA), which a template of the PSA is attached as Exhibit B to the Resolutions. The PSA contains multiple exhibits that are not made a part hereof, but are available for review on the DOA website (www.harryreidairport.com/Business/RealEstate/Auctions) and on the Commercial Real Estate Exchange, Inc. (CREXi) website (www.crex.com/properties/813814/nevada-las-vegas-land-portfolio).

A notice of sale shall be published and posted, and the 48-hour online auction shall be conducted July 18, 2022 through July 20, 2022, all according to the procedures set forth in NRS 244.282.

The sale proceeds (amount of the bid for the property that Clark County accepts) for applicable sale units will be

Cleared for Agenda

06/07/2022

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distributed under the Southern Nevada Public Land Management Act of 1998 (SNPLMA) as follows: 85% to the Bureau of Land Management, 5% to the State of Nevada, and the remainder to the DOA. The properties subject to SNPLMA are Sale Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20, as well as one of the parcels in Sale Unit 14 (APN 177-06-402-008).

The properties not subject to SNPLMA are Sale Units 13, 15, 16, as well as one of the parcels in Sale Unit 14 (APN 177-06-402-009), and 100% of the sale proceeds will be distributed to DOA.

The Property is encumbered by a Restrictive Covenant and Reservation of Avigation & Clearance Easement so that future uses are compatible with airport operations.

This item was presented to the County Long Range Planning Committee on May 11, 2022.