

**CITY OF NORTH LAS VEGAS MEETING
AGENDA ITEM**

NUMBER: 8.

SUBJECT: Approve Lease Agreement with the Nevada System of Higher Education, Board of Regents, on Behalf of the University of Nevada, Las Vegas for 455 Square Feet of Space on the First Floor of City Hall Pursuant to NRS 268.064 and Pursuant to Resolution No. 2676 Passed and Adopted by the North Las Vegas City Council on September 15, 2021. (Ward 1-Barron) (For Possible Action)	
REQUESTED BY: Delen Goldberg, Assistant City Manager	WARD: 1 – Councilman Barron
RECOMMENDATION OR RECOMMEND MOTION: Staff recommends that the City Council approve a Lease Agreement according to the terms and conditions therein.	
FISCAL IMPACT: AMOUNT: None EXPLANATION: N/A	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The City owns certain real property at 2250 Las Vegas Boulevard North, North Las Vegas, Nevada 89030. The Nevada System of Higher Education, Board of Regents, on behalf of University of Nevada, Las Vegas (“UNLV”) wishes to lease four hundred fifty-five (455) square feet of office space located on the first floor of City Hall, as more particularly described in Exhibit A, attached hereto (the “Premises”), to operate a satellite office of the UNLV Small Business Development Center (“UNLV SBDC”) to promote entrepreneurship, small business growth, the southern Nevada economy and economic recovery from the negative economic effects resulting from the COVID-19 pandemic by providing guidance to small business owners through advisory sessions, workshops, and facilitating connections to resources (the “Mission”). The City wishes to lease the Premises to UNLV to further its Mission, which will provide a benefit to the City and residents.

Pursuant to NRS 268.064(1), the City may offer any portion of a City-owned building for lease without offering the property to the public and for less than the fair market value of the building space if the building space is less than 25,000 square feet and the City adopts a resolution determining that leasing the building space is in the best interest of the City. Additionally, the City must publish a notice setting forth a description of the property to be leased and hold a public hearing on the matter pursuant to NRS 268.064(2).

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S):		
PREPARED BY: Delen Goldberg Assistant City Manager	Respectfully Submitted Ryann Juden City Manager	MEETING DATE: 10/6/2021

On September 15, 2021, City Council adopted Resolution No. 2676 declaring the City's intent to lease the Premises to UNLV for less than fair market value and finding that such lease was in the best interest of the City. Additionally, on September 15, 2021, the City Council directed the City Clerk to publish a notice of public hearing on the matter of the lease of the Premises for the October 6, 2021 Council meeting. Such notice was published in accordance with NRS 268.064(2).

Staff recommends that Council approve the Lease Agreement with UNLV for the four hundred fifty-five (455) square feet of space on the first floor of City Hall according to the terms and conditions of the Lease Agreement. Under the Agreement, the monthly rent is established at \$0 as long as UNLV continues to provide services in furtherance of its Mission. The term is for three (3) years with two (2) additional one-year extension periods upon mutual agreement. The Lease shall not be extended beyond five (5) years in accordance with NRS 268.064.