

RESOLUTION NO. 2695

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORTH LAS VEGAS EXPRESSING ITS INTENT TO LEASE APPROXIMATELY TWO THOUSAND, SIX HUNDRED FORTY-FIVE (2,645) SQUARE FEET OF OFFICE SPACE LOCATED ON THE SIXTH FLOOR OF NORTH LAS VEGAS CITY HALL TO LEADERSHIP INSTITUTE OF NEVADA PURSUANT TO NRS 268.064

WHEREAS, the City of North Las Vegas, a municipal corporation and political subdivision of the State of Nevada (the "City") is the owner of real property known as North Las Vegas City Hall, located at 2250 Las Vegas Boulevard, North, North Las Vegas, Nevada 89030 ("City Hall");

WHEREAS, Leadership Institute of Nevada, a Nevada non-profit corporation, wishes to lease two thousand, six hundred forty-five (2,645) square feet of office space on the sixth floor of City Hall, as more particularly described in Exhibit A, attached hereto (the "Premises"), to conduct its business operations, which include furthering its mission of partnering with the community and local schools and educators to meet immediate, critical education needs that strengthen education in Southern Nevada (the "Mission");

WHEREAS, the City desires to lease the Premises to Leadership Institute of Nevada at the appraised rental value rate established by an appraisal conducted on City Hall in 2021;

WHEREAS, the City Council finds that it is in the best interest of the City to lease the Premises to Leadership Institute of Nevada, as the provision of its business operations and mission is in the public interest and provides a benefit to the City and its residents;

WHEREAS, pursuant to NRS 268.064(1), the City may offer any portion of a City-owned building for lease without complying with the provisions of NRS 268.059, 268.061, and 268.062, without offering the property to the public, and for less than the fair market value of the building space, as applicable, provided that 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;

WHEREAS, pursuant to NRS 268.064(2), the City must cause to be published at least once, in a newspaper qualified under chapter 238 of NRS that is published in the county in which the City-owned building is located, a notice setting forth a description of the portion of the City-owned building proposed to be leased in such a manner as to identify it; and the City must hold a public hearing on the matter not less than ten or more than twenty days after the date of publication of the notice; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTH LAS VEGAS based upon the foregoing recitals and findings, which are incorporated by referenced, that:

1. The City Council finds that it is in the best interest of the City to lease the Premises to Leadership Institute of Nevada, without offering the Premises to the public, for use by Leadership Institute of Nevada to conduct its business operations in furtherance of the Mission at the rental rate established by the City's 2021 appraisal of City Hall.

2. The City Council will hold a public hearing at the regular meeting of City Council on June 15, 2022 at 4:00 p.m., or as soon thereafter as practical, in the City Council Chambers, 2250 Las Vegas Boulevard, North, North Las Vegas, Nevada 89030 to consider and possibly accept the Lease Agreement with Leadership Institute of Nevada, attached hereto as Exhibit A.

3. The City Clerk is hereby authorized and directed to publish the Notice of Public Meeting Regarding Approval of the Lease Agreement with Leadership Institute of Nevada, attached hereto as Exhibit B, in accordance with NRS 268.064(2).

4. This resolution is effective upon adoption unless stated otherwise in the notice.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF NORTH LAS VEGAS this 1st day of June, 2022 by the following vote:

AYES: COUNCILMEMBERS: Mayor Lee, Mayor Pro Tempore Richard Cherchio, Councilmembers Black and Goynes-Brown

NAYS: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Councilman Barron

APPROVED:

John J. Lee, Mayor

ATTEST:

Jackie Rodgers, City Clerk

EXHIBIT A
LEASE

[Please see the attached pages.]

EXHIBIT B

Notice

NOTICE OF PUBLIC HEARING REGARDING APPROVAL OF THE LEASE AGREEMENT
WITH LEADERSHIP INSTITUTE OF NEVADA TO LEASE SPACE AT NORTH LAS VEGAS
CITY HALL

NOTICE IS HEREBY GIVEN pursuant to NRS 268.064 that the City of North Las Vegas, Nevada, a municipal corporation, will hold a public hearing on June 15, 2022 at the regular scheduled City Council Meeting a 4:00 p.m., or as soon thereafter as practical, at the City Council Chambers, North Las Vegas City Hall, 2250 Las Vegas Boulevard, North, North Las Vegas, Nevada 89030 regarding its intent to enter into a Lease Agreement with Leadership Institute of Nevada, a Nevada non-profit corporation, to lease 2,645 square feet of office space for use by Leadership Institute of Nevada to conduct its business operations, which include furthering its mission of partnering with the community and local schools and educators to meet immediate, critical education needs that strengthen Southern Nevada schools.

DESCRIPTION OF THE PROPERTY TO BE LEASED

Approximately Two Thousand, Six Hundred Forty-Five (2,645) square feet of office space located on the sixth floor of North Las Vegas City Hall, located at 2250 Las Vegas Boulevard, North, North Las Vegas, Nevada 89030, including shared use of common spaces on the sixth floor of City Hall and occasional use of conference rooms and public spaces by request and with advance approval by the City.

RENT AND TERMS

The initial term is for a period of three (3) years. The term may be extended for up to two (2) additional one-year periods upon mutual agreement by Leadership Institute of Nevada and the City of North Las Vegas. Rent shall be \$7,099.18 per month for the first year, \$7,325.06 per month for the second year, and \$7,550.95 per month for the third year.

Resolution No. 2695 and this Notice of Lease are posted at City of North Las Vegas City Hall, 2250 Las Vegas Blvd., North, North Las Vegas, NV 89030.

Comments from electors and residents of the City of North Las Vegas regarding the Lease Agreement may be made at the public hearing on June 15, 2022, at the regularly scheduled City Council Meeting at 4:00 p.m. or as soon thereafter as practicable, at the City Council Chambers, North Las Vegas City Hall, 2250 Las Vegas Boulevard, North, North Las Vegas, Nevada 89030. This Notice shall be published once not less than 10 days or more than 20 days prior to June 15, 2022.

For further information, contact the City Clerk at 2250 Las Vegas Boulevard, North, North Las Vegas, Nevada 89030.

DATED this _____ day of _____ 2022.

Jackie Rodgers, City Clerk