Krymn/Bob

CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

Petitioner: Lisa Kremer, Director Real Property Management

Recommendation:

Approve and authorize the Chair to sign a Resolution of Intent to Lease with an Option Agreement to Lease Real Property at Public Auction providing for the lease of ±1,629 acres of vacant Clark County-owned real property (Assessor's Parcel Numbers 265-00-001-010, 265-00-001-012 and portions of 265-00-001-013, 265-00-001-043 and 265-00-002-001), referred to as Parcel "B", located westerly of the Needles Highway and Aha Macav Parkway, Laughlin, Nevada; specify the minimum bid for annual rent of $322,325; and set a public auction for November 19, 2019 at 10:00 a.m. (For possible action)

FISCAL IMPACT:

Fund #:	2340.000	Fund Name:	Fort Mohave Valley Development Fund
Fund Center:	1080718000	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

In June 2007, the State of Nevada, Colorado River Commission, pursuant to the Fort Mohave Valley Development Law, conveyed ownership of ±9,000 acres of land in the Fort Mohave Valley (Fort Mohave land) to Clark County (County).

County owns ±1,629 acres of vacant real property, commonly known as the Fort Mohave land (Assessor's Parcel Numbers 265-00-001-010,265-00-001-012 and portions of 265-00-001-013, 265-00-001-043 and 265-00-002-001), referred to as Parcel "B", located westerly of the Needles Highway and Aha Macav Parkway, Laughlin, Nevada (Property), shown as Exhibit "A" in the attached Resolution of Intent to Lease with an Option Agreement (Resolution).

Two appraisals of the Property were prepared and the average of the two appraisals set the fair market value rent of the Property at $322,325 annually. The expense for the appraisals will be paid from Fund 2340.

The Option Agreement to Lease shown as Exhibit "B" of the Resolution, provides for a three (3) year option period with total annual payments of $322,325 with no annual escalations. During the option period, successful bidder may exercise the option to enter into a Lease Agreement for a period of twenty (20) years with two (2) five (5) year options to renew as shown in Exhibit "B" of the Option Agreement to Lease. Under the Lease Agreement, the winning bid amount is the rent due annually with three percent (3%) escalations on each anniversary of the Commencement Date of the Lease Agreement. Any proceeds resulting from the Option Agreement to Lease and the Lease Agreement will be deposited into the Fort Mohave Valley Development Fund.

Cleared for Agenda Approved LK

10/15/2019

Agenda Item #

41.

The County is leasing the Property in "as-is" condition and under the assumption that the successful bidder's leasing of the Parcel B is based upon the bidder's independent investigation.

Notice of the Lease auction shall be published and the auction shall be conducted on November 19, 2019 at 10:00 a.m., all according to the procedure set forth in NRS 244.283.

This item was presented to the County Long Range Planning Committee on September 25, 2019.