

Resolution No. 25-02-01

A Resolution Declaring It in the Best Interest of the Public to Sell the Real Property at 1050 W. Williams Ave., Fallon, Nevada for Redevelopment Purposes

WHEREAS, the City of Fallon owns the real property commonly known as 1050 W. Williams Avenue, Fallon, Nevada, further identified by Churchill County Assessor's Parcel No. 001-191-07 (hereafter referred to as the "Real Property");

WHEREAS, Nevada Revised Statute 268.063(1.)(a)-(b) authorizes a governing body to sell real property for the purposes of redevelopment:

- (a) without first offering the real property to the public; and
- (b) for less than fair market value of the real property.

WHEREAS, Nevada Revised Statute 268.063(2.)(a)-(b) requires that before a governing body may sell real property pursuant to NRS 268.063 for redevelopment purposes, the governing body must:

- (a) Obtain an appraisal or appraisals of the property pursuant to NRS 268.059; and
- (b) Adopt a resolution finding that it is in the best interest of the public to sell the property:
 - (1) Without offering the property to the public; and
 - (2) For less than fair market value of the real property.

WHEREAS, Nevada Revised Statute 279.408 defines "Redevelopment" as follows:

1. "Redevelopment" means the planning, development, replanning, redesign, clearance, reconstruction or rehabilitation, or any combination of these, of all or part of a redevelopment area, and the provision of such residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including:
 - (a) Recreational and other facilities appurtenant thereto.
 - (b) Eligible railroads or facilities related to eligible railroads.
 - (c) The alteration, improvement, modernization, reconstruction or rehabilitation, or any combination thereof, of existing structures in a redevelopment area.
 - (d) Provision for uses involving open space, such as:
 - (1) Streets and other public grounds;
 - (2) Space around buildings, structures and improvements;
 - (3) Improvements of recreational areas; and
 - (4) Improvement of other public grounds.
 - (e) The replanning, redesign or original development of undeveloped areas where:
 - (1) The areas are stagnant or used improperly because of defective or inadequate layouts of streets, faulty layouts of lots in relation to size, shape, accessibility or usefulness, or other causes; or

(2) The areas require replanning and assembly of land for reclamation or development in the interest of the general welfare because of widely scattered ownership, tax delinquency or other reasons.

WHEREAS, an appraisal on the Real Property was performed by JOHNSON|PERKINS|GRIFFIN in January 2025;

WHEREAS, the City of Fallon desires to sell the Real Property for redevelopment purposes;

NOW THEREFORE, BE IT RESOLVED that the Fallon City Council on this day does find it in the best interests of the public to sell the real property commonly known as 1050 W. Williams Avenue, Fallon, Nevada, further identified by Churchill County Assessor's Parcel No. 001-191-07, without offering the property to the public.

APPROVED AND ADOPTED by the City Council of the City of Fallon, Nevada this _____ day of _____, 2025.

Those voting aye:
Those voting nay:
Those absent:
Those abstaining:

Mayor

ATTEST:

City Clerk/Treasurer