

RESOLUTION NO. \_\_\_\_\_

INTRODUCED BY COUNCIL

**A RESOLUTION APPROVING THE SALE BY THE REDEVELOPMENT AGENCY OF THE CITY OF SPARKS TO SWD PARTNERS, LLC OF A PARCEL 0.96 ACRES IN SIZE AND IMPROVED WITH A FOUR-LEVEL PARKING GARAGE AT 955 C STREET AND HAVING ASSESSOR'S PARCEL NUMBER 032-193-19 LOCATED WITHIN THE TOWN CENTER REDEVELOPMENT AREA.**

**WHEREAS** The Redevelopment Agency of the City of Sparks owns a parcel 0.96 acres in size improved with a four-level parking garage located at 955 C Street in Sparks, Nevada, having Washoe County Assessor's Parcel Number 032-193-19 (the "Project Property") and located within the Town Center Redevelopment Area.

**WHEREAS** On August 28, 2017, the City Council directed City staff to proceed with negotiating and preparing, for future consideration by the City Council and Redevelopment Agency, a Disposition and Development Agreement (the "Agreement") with Silverwing Development, doing business as SWD Partners, LLC (the "Developer"), for the sale and redevelopment of the Project Property for a project, currently referred to as The Deco, consisting of an apartment building to be constructed around and over the existing parking garage (the "Project").

**WHEREAS** The Agency is considering approval of an Agreement for the Project Property and proposed Project.

**WHEREAS** Sale of the Project Property must be approved by this Council by resolution after notice and public hearing held under NRS 279.630 (3); and

**WHEREAS** This Council is informed and believes that notice of a public hearing was published in the Reno Gazette Journal at least once a week for two weeks prior to a public hearing, and a public hearing was held on December 11, 2017 during which this Council received a written staff report and an oral presentation by staff and heard any public comments offered at the hearing;

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, NEVADA:**

**Section 1. Approval of Sale of the Property.**

Following notice and a public hearing, and after considering the information in the staff report for this Resolution as well as the oral presentation and public comments adduced at the public hearing, this Council approves the sale of the Project Property as provided in the Agreement.

**Section 2. Repealer and General Provisions.**

Any resolution which conflicts with this resolution is hereby repealed. The officers of the City are hereby authorized and directed to take all action necessary to effectuate the provisions of this resolution. The City Clerk is authorized to make editorial changes hereto consistent with the intentions of this resolution. The provisions of this resolution shall be liberally construed to effectively carry out its purposes. In the event that any provision in this resolution is deemed void, invalid or unenforceable by a court of competent jurisdiction, then such offending provision shall be severed from this resolution and all the remaining provisions (including the repealer provision) shall remain in full force and effect.

**PASSED AND APPROVED** this 11<sup>th</sup> day of December, 2017 by the following vote of the Sparks City Council:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

**APPROVED** this 11<sup>th</sup> day of December, 2017 by:

\_\_\_\_\_  
Geno Martini, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Teresa Gardner  
City Clerk

\_\_\_\_\_  
Chester H. Adams  
City Attorney