

RESOLUTION NO. 2021-R-38

**A RESOLUTION REGARDING THE CONVEYANCE, WITHOUT
CONSIDERATION, OF 2.91 ACRES WITHIN APN 010-037-04 TO
OIKOS DEVELOPMENT CORPORATION UNDER NRS 244.287
FOR THE DEVELOPMENT OF AFFORDABLE HOUSING**

WHEREAS, NRS 244.287 allows Carson City's Board of Supervisors ("Board") to convey City-owned land without consideration to a non-profit organization if the nonprofit organization demonstrates to the Board's satisfaction that it, or its assignee, will use the land to develop affordable housing;

WHEREAS, Carson City acquired 127.7 acres of land by donation from the State of Nevada through Chapter 503 of the 1959 Statutes of Nevada and a deed dated September 12, 1960 and recorded with the Ormsby County Recorder on September 13, 1960 as Document No. 34996 at Book 89, Page 158 ("1960 Deed");

WHEREAS, through the 1960 Deed, Carson City now owns 7.81 acres of land that is designated as APN 010-037-04, including the westernmost 2.91 acres of APN 010-037-04, which is described and shown in Exhibit A and A-1 ("Land");

WHEREAS, on November 18, 2021 the Board introduced Bill No. 115 on first reading, which is an ordinance to approve a development agreement between Carson City and PalaSeek LLP, Oikos Development Corporation ("Oikos"), and Sierra Flats Senior LP for the conveyance of the Land to Oikos and the development of an affordable housing project on the Land ("Development Agreement");

WHEREAS, the Development Agreement requires that any conveyance to Oikos be subject to a Restrictive Covenant requiring, among other things, that the Land be used for affordable housing for a period of at least 51 years;

WHEREAS, on November 18, 2021 the Board also reviewed an application for Carson City to convey the Land to Oikos under NRS 244.287 for the development of an affordable housing project;

WHEREAS, Oikos is a tax-exempt non-profit organization under 26 U.S.C. § 501(c)(3);

WHEREAS, conveying to Oikos under NRS 244.287 does not violate any condition from the 1960 Deed;

WHEREAS, Carson City provided notice that a public hearing would be held on December 16, 2021 on the issue of Oikos' application by:

1. Publishing notice in the Nevada Appeal on December 1, 2021 and December 4, 2021;
2. Dispatching notice on November 30, 2021 via U.S. mail to all owners of record of real property within 300 feet of the Land;
3. Posting notice on two large signs, visible from the street, on the Land on December 1, 2021; and

4. Posting notice on the City's website and at the City's Community Development Office, City Hall, Community Center, Library, and Courthouse, on or before December 1, 2021;

WHEREAS, at its December 16, 2021 meeting, the Board voted to adopt Bill No. 115 on second reading, thereby approving the Development Agreement; and

WHEREAS, the Board is satisfied that Oikos, or its assignee, will use the Land to develop affordable housing;

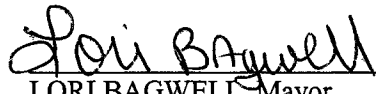
NOW, THEREFORE, the Board hereby resolves that:

1. It is in the best interest of Carson City and its residents that the Land be used to develop affordable housing;
2. Oikos' application under NRS 244.287 to receive the Land, without consideration, for the development of an affordable housing project is approved; and
3. The Mayor is authorized to execute a deed conveying the Land to Oikos once conveyance is required by the terms of the Development Agreement.

Upon motion by Supervisor Stacey Giomi, seconded by Supervisor Stan Jones, the foregoing Resolution was passed and adopted this 16th day of December, 2021 by the following vote.

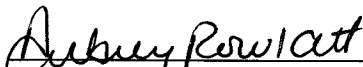
AYES: Supervisor Stacey Giomi
 Supervisor Stan Jones
 Supervisor Lisa Schuette
 Mayor Lori Bagwell

NAYS: Supervisor Maurice White
ABSENT: None
ABSTAIN: None



LORI BAGWELL, Mayor
Carson City, Nevada

ATTEST:



AUBREY ROWLATT, Clerk-Recorder