

RESOLUTION NO. 23-021

RESOLUTION OF INTENT TO LEASE MINERAL COUNTY AIRPORT HANGAR AT
PUBLIC AUCTION

WHEREAS, Mineral County is the owner of the property described as Lot 6 of the Hawthorne Industrial Airport subdivision located on Commercial Way, consisting of approximately 1.79 acres, and

WHEREAS, Board of Mineral County Commissioners hereby adopts this resolution pursuant to NRS 244.283 AND 496.080(4) declaring its intention to lease the above-described property by public auction through sealed bids and oral bids from qualified responsible bidders and in the manner set forth in NRS 244.283.

WHEREAS, Mineral County acquired the parcel from the United States of America in 1962, as reflected in the Title Report dated October 12, 2007; and

WHEREAS, Nevada Revised Statutes Chapter 244 and Chapter 496 provides for the lease of municipal airport property by counties and sets forth the procedure for such lease;

WHEREAS the Mineral County Board of Commissioners deem that the value of said real property exceeds \$1,000.00;

WHEREAS, Mineral County Board of Commissioners has determined that said property is surplus to the needs of the public, it is in the best interest of Mineral County and the taxpayers to allow the lease of said property at public auction, and is not for the purpose to establish, align, realign, change, vacate or otherwise adjust any street, alley, or other thoroughfare or portion thereof or flood control facility within the county;

WHEREAS, pursuant to NRS 496.080(4) no land appraisal is required prior to the lease of said location; and

NOW THEREFORE BE IT RESOLVED as follows:

1. That the Mineral County Board of Commissioners owns the real property identified above and as depicted in the photograph and map attached hereto as Exhibit A;
2. That a portion of parcel # 6-560-05, as described above and otherwise herein, be leased by sealed bid on the 20th day of December, 2023 at 10:30 a.m. at the Mineral County Commissioner's Meeting Room, and pursuant to the requirements of NRS 244.283 as follows:
 - a. Sealed bids shall be received by the Mineral County Clerk/Treasurer's Office by 5:00 p.m. on Monday December 18, 2023, and shall be marked "Airport Property Bid";

- b. All sealed bids which have been properly received shall be opened, examined, and declared at the public meeting of the Mineral County Board of Commissioners on December 20, 2023, at 10:30 a.m.;
 - c. The highest conforming proposal submitted by a qualified and responsible bidder shall be accepted unless a higher oral bid is accepted or the Board shall reject all bids;
 - d. The Board shall call for oral bids prior to accepting any written bid. The Board must accept the highest oral bid or written, made by a qualified responsible bidder, to lease the property upon the terms and conditions of this resolution, for a price exceeding by at least 5% of the highest written bid.
 - e. The Board may make final acceptance at the same session, or any adjourned session of the public meeting identified in this subsection held within 10 days next following;
 - f. The Board may, either at this time, or any adjourned session of this same meeting within 10 days next following reject any and all bids, either written or oral and withdraw the property from lease, if the Board deems such action to be for the best public interest;
3. That said property shall be leased at the minimum price of: \$2,000.00 per month, with a minimum yearly bid of \$24,000.00.
 - a. This includes \$0.04 per square foot for the land, in addition to the county building thereon consisting of a ~4,500 square foot structure present; and
 - b. This will include an annual lease rate increase of 5% per annum.
 4. The property shall be leased for a period five (5) years. The lease payment shall be due and payable on at least a quarterly basis.
 5. The property and building shall be used primarily for industrial or commercial purposes and shall not be used primarily for storage. Additionally, all proposals must include a minimum of two full-time equivalent employees working at or having that location as their duty station.
 6. That the Mineral County Clerk shall:
 - a. Post this Resolution in three public places in Mineral County not less than 15 days before the date of the meeting where the property is to be leased at public auction; and
 - b. Public this Resolution in the Mineral County Independent News at least once a week for three (3) consecutive weeks before the meeting where the property is to be leased at public auction; and
 - c. Provide a copy of this Resolution to any person upon request.
 7. That the Mineral County Board of Commissioners reserves the right to reject all bids;

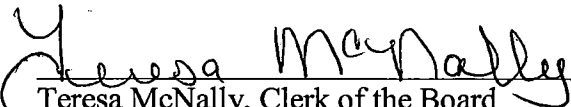
This Resolution shall be effective upon passage and approval.

The County Clerk is hereby directed to distribute copies of the Resolution to the public upon request and to post and public this Resolution as directed above and as required by NRS Chapter 244.

Adopted this 15 day of Nov, 2023.


Chair

Attest:


Teresa McNally, Clerk of the Board