



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: January 17, 2019

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: To direct staff to initiate due diligence in preparation of a proposed resolution declaring the intent to sell City property located on Brown Street known as APN's 008-303-15, -16, -21, -36, -37 and -39, totaling approximately 2.78 acres and to direct staff to perform all preparatory tasks required for compliance with NRS 244.2815 and NRS 244.282 for this purpose. (Dan Stucky, DStucky@carson.org and Stephanie Hicks, SHicks@carson.org)

Staff Summary: In 2013, Carson City accepted the transfer of properties on Brown Street from Lyon County (APN's 008-303-15, -16, -21, -36, -37 and -39). Attempts to utilize this property for affordable housing have not come to fruition. The City does not have the need to retain these parcels for public use; therefore, it is in the best interest of the City to dispose of the surplus property.

Agenda Action: Formal Action/Motion

Time Requested: 10 minutes

Proposed Motion

I move to direct staff to initiate due diligence in preparation of a proposed resolution declaring the intent to sell the City property as described on the record and to direct staff to perform all preparatory tasks required for compliance with NRS.

Board's Strategic Goal

Efficient Government

Previous Action

June 6, 2013 - Board of Supervisors approved a motion to authorize the Mayor to sign a Quit Claim Deed and Declaration of Value to accept the transfer of properties on Brown Street, APN's 008-303-15, -16, -21, -36, -37, and -39, from Lyon County to Carson City.

Background/Issues & Analysis

In 2005 the Western Nevada HOME Consortium (WNHC) funded the purchase of properties on Brown Street using federal HOME funds in order to construct 45 units of affordable, for-ownership low-income housing. This project failed to materialize due to the economic downturn and the eventual bankruptcy of the developer. As a result, Lyon County offered to donate the property to Carson City since Carson City was a member of the WNHC and would have benefitted from its development. All federal funds were paid back prior to Lyon County donating the property to Carson City. Additionally, a Phase 1 Environmental Site Assessment was performed prior to the donation and there was no evidence at the time of recognized environmental conditions in connection with the property.

On August 29, 2013, the Quit Claim Deed for donation of the property to Carson City was recorded by the Carson City Clerk-Recorder as document 439409. When the City accepted the donation, it was discussed that the City

would be able to either keep the property for public use, auction the property for private development, or donate the property to an organization for affordable housing. For the past several years, there have been discussions with Nevada Rural Housing regarding using this site for affordable housing. However, due to the limited acreage, no project has come to fruition. The City does not need to retain these parcels for public use; therefore, it is in the best interest of the City to dispose of the surplus property.

The sale of property pursuant to NRS 244.2815 and NRS 244.282 requires a resolution be first adopted by the Board that declares the intent to sell the property for economic development and for less than fair market value of the real property. The resolution must set the minimum prices and the terms of the sale. In order to determine these factors, due diligence must first be performed by staff in regard to the same.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.2815 Sale, lease or disposal of real property of county for redevelopment or economic development;
NRS 244.282 Sale of certain real property at auction

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: General Fund - 101-0000-382-08-00

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: These parcels were previously donated to the City at no cost. Proceeds from the sale will go into the General Fund. Additionally, disposal of the City property would increase property tax revenue to the City.

Alternatives

1. Decline to make a motion to direct staff to perform due diligence on the above property for the purposes of preparing a resolution of intent to sell the property described above.
2. Provide other direction to staff.
3. Propose modified motion.

Board Action Taken:

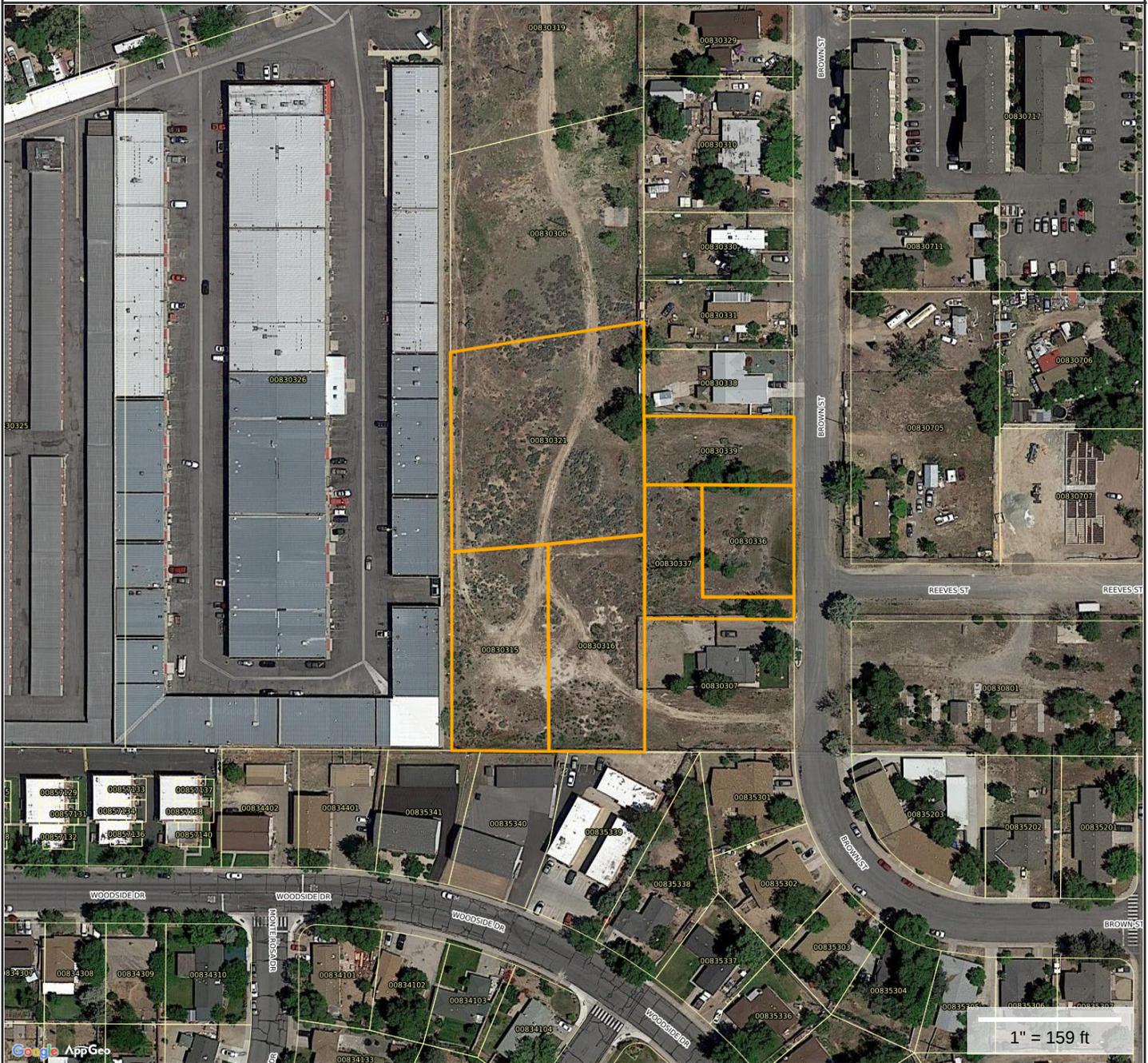
Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

Brown Street Properties Location Map



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
Data updated 11/17/2018