



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 off of Medical Parkway known as APN's 007-531-13 and 007-531-14 totaling 1.6 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 2002 and 2003, Carson City purchased APN 008-054-15 and 007-511-01 for the construction of a Regional Drainage Facility. Following dedication of right-of-way for construction of Medical Parkway, portions of the properties were bisected from the parent parcels. Located on the east side of Medical Parkway, this acreage totaling 1.6 acres was not needed when the Regional Drainage Facility was designed and constructed. The City does not have 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

February 12, 2002 - Board of Supervisors approved an agreement between Silver Oak Development Company, by and through its General Partners, GTS Partners, Inc., whereby Silver Oak Development Company agreed to sell and convey APN 008-054-15 to Carson City for a storm drainage water detention basin.

February 6, 2003 - Board of Supervisors approved an Agreement between the Nevada Children's Foundation, Inc., a nonprofit Nevada corporation, and Carson City, whereby the Nevada Children's Foundation, Inc., agreed to sell and convey all APN 007-511-01 for a storm drainage water detention basin.

Background/Issues & Analysis

In 2002 and 2003 Carson City acquired lands necessary for the construction of a Regional Drainage Facility related to the Carson City Freeway. Carson Tahoe Hospital agreed to sell approximately 3.78 acres of land (which had been transferred to them from GTS Partners, Inc.) to the City for \$590,000 and the Nevada Children's Foundation, Inc., agreed to sell approximately 3.985 acres of land to Carson City for \$694,500.

Following the purchase of the property, portions of the parcels were dedicated as right-of-way for the construction of Medical Parkway. This resulted in a bisection of the parcels from the original parcels, resulting in new parcels sized as 0.74 acres (APN 007-531-14) and 0.86 acres (APN 007-531-13) located on the east side of Medical Parkway. This acreage totaling 1.6 acres was not needed when the Regional Drainage Facility was designed and constructed. 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.

Since the properties were purchased from the General Fund Eagle Detention Basin, proceeds from the sale will be returned to the General Fund.

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: The original funding source for this purchase was through the General Fund Eagle Detention Basin. Therefore, proceeds from the sale will be returned to 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: _____

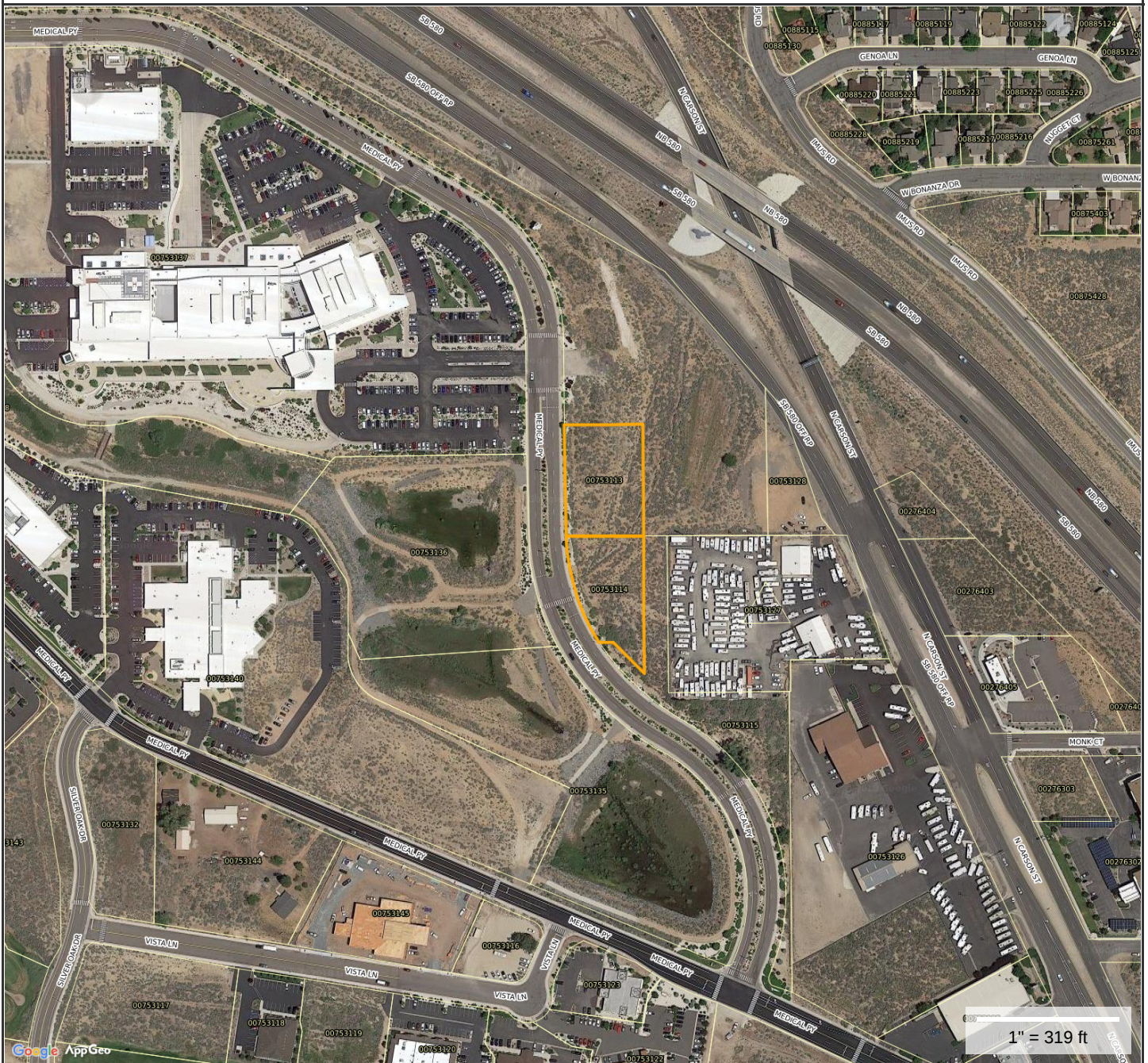
1) _____

2) _____

Aye/Nay

(Vote Recorded By)

Medical Parkway Properties



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**MAP FOR REFERENCE ONLY
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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