



WASHOE COUNTY

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DA SH
Risk Mgt. N/A
HR N/A
Comptroller CH

STAFF REPORT BOARD MEETING DATE: September 13, 2016

DATE: August 16, 2016
TO: Board of County Commissioners
FROM: Dave Solaro, Architect, P.E., Director,
Community Services Department, 328-3624, dsolaro@washoecounty.us
THROUGH: Kevin Schiller, Assistant County Manager
SUBJECT: Discussion and direction to staff regarding a recommendation to declare certain real property as surplus to the needs of Washoe County and authorize staff to begin disposition of each asset in accordance with the appropriate section of NRS; specifically Assessor's Parcel Numbers: 552-132-01, 552-132-02, 012-150-12, 018-164-07, 080-283-03, and a portion of 038-401-02; and certain Truckee River water rights appropriated under Claim No. 14 (362 acre-feet). (All Commission Districts.)

SUMMARY

Under the Asset Management policies of Washoe County, the Community Services Department, as the custodian of real property owned by Washoe County, shall review as often as the need arises utilization of lands and buildings. The Community Services Department has been tracking land received through a variety of means, including, purchase, grants, donations, condemnation, or planned development for many years. Based on current market conditions, a variety of parcels are being recommended to the Board of County Commissioners (Board) for declaration of surplus allowing staff to move forward with research, appraisal, and potentially disposal.

Strategic Objective supported by this item: Stewardship of Our Community.

PREVIOUS ACTION

Various sales of Washoe County owned property have occurred.

BACKGROUND

Washoe County has obtained ownership of many real property assets through a variety of means, including purchase, grants, donations, condemnation and planned development. During the economic downturn, the Washoe County Organizational Effectiveness Committee commissioned a fundamental review study which identified that Washoe County has assets available for disposal. At the time the Public Works Department created a list of potential properties which no longer proved beneficial to Washoe County. It was also recommended that due to depressed land values the County would be in a better position to hold the properties until land values rose. Staff has started receiving calls from interested

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parties to purchase and develop some of the parcels identified as potential surplus. This increased interest as well as other factors including the rise in demands for housing in the area due to job growth makes this a good time to begin having discussions related to land disposal for various uses.

The potential surplus property list is mainly populated with parcels of raw land; however, also includes the existing Coroner Building at 10 Kirman, the Historic Verdi School House, and a block of Truckee River water rights for use north of Wadsworth. Many of the raw land parcels were acquired for specific purposes which over time were eventually accommodated in a different fashion. For example, the North Hills parcels were acquired in 1996, through a delinquent road assessment, intended for the Jan Evans center. Those parcels were declared Surplus by the Board in 2002 in conjunction with the disposition of commercial parcels across the road. They were subsequently withdrawn due to the Board's desire to keep an open space buffer within Unincorporated Washoe County and the City of Reno Sphere of Influence. The City of Reno limits now completely surround these two parcels of land.

APN	Description	Year Acquired	Size	Zoning
552-132-01	North Hills Boulevard	1995	4.435 AC	MDS
552-132-02	North Hills Boulevard	1995	8.120 AC	MDS
012-150-12	10 Kirman Avenue	1950's	0.556 AC	MUWM
018-164-07	Budrow/Hunter Lake	1972	0.954 AC	SF15
080-283-03	Lemmon Valley/Chesapeake	1950's	8.388 AC	LDS
038-401-02	Verdi Historic School	1964	1.07 AC	GC
CLAIM 14	Truckee River Water Rights	1927	362 Acre Feet	Not applicable

The Nevada Revised Statutes (NRS) contain specific requirements for sale of County owned assets. Any sale or transfer of Surplus property requires the Board to declare the subject parcels as Surplus as the first step. Depending on the circumstances surrounding the individual parcels, staff will provide recommendations to the Board for each parcel in a public setting for further discussion and direction.

FISCAL IMPACT

Following the NRS requirements for sale of County owned land, appraisals will need to be provided for each parcel selected for eventual sale. Costs associated with appraisals will be provided from the Community Services Department administration budget 105-000. Appraisals are estimated to cost \$2,500 for a total potential cost of approximately \$18,000. It is County policy that one-time revenues such as sale proceeds should only be used for one-time purposes such as capital projects. Following this policy any proceeds from these sales will be recommended for one time uses at the time the properties sell.

RECOMMENDATION

It is recommended that the Board of County Commissioners discuss and provide direction to staff for the declaration of certain real property as surplus to the needs of Washoe County and authorize staff to begin disposition of each asset in accordance with the appropriate section of NRS; specifically Assessor's Parcel Numbers: 552-132-01, 552-132-02, 012-150-12, 018-164-07, 080-283-03, and a portion of 038-401-02; and certain Truckee River water rights appropriated under Claim No. 14 (362 acre-feet).

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

"Move to declare certain real property as surplus to the needs of Washoe County and authorize staff to begin disposition of each asset in accordance with the appropriate section of NRS; specifically Assessor's Parcel Numbers: 552-132-01, 552-132-02, 012-150-12, 018-164-07, 080-283-03, and a portion of 038-401-02; and certain Truckee River water rights appropriated under Claim No. 14 (362 acre-feet)."