



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 to determine whether to convey a portion of 3410 Butti Way (APN 010-037-03) under the provisions NRS 244.287 for development of affordable housing and prepare a proposed Request for Proposals to be reviewed by the Board in order to seek proposals from qualified developers through a competitive process. (Dan Stucky, DStucky@carson.org and Stephanie Hicks, SHicks@carson.org)

Staff Summary: The City acquired approximately 127.7 acres of property along Butti Way from the State of Nevada in September 1960. Since this time, the property has been developed to house the Public Works Department and Corporate Yard, the Parks Department, the Nevada Humane Society, and the Water Resource Reclamation Facility. The portion of property being considered for conveyance is located on the north side of Butti Way and totals approximately 7.95 acres (APN 010-037-03). While the City would like to reserve approximately 1.5 acres of this parcel for a future Fire Department or Emergency Operations Center location, the City does not have a need to retain the remainder of this parcel (approximately 6.45 acres) for public use and would like to consider whether it is a feasible location for affordable/workforce housing.

Agenda Action: Formal Action/Motion

Time Requested: 10 minutes

Proposed Motion

I move to direct staff to initiate due diligence to determine whether to convey the City property as described on the record for development of affordable housing and to prepare a proposed Request for Proposals to be reviewed by the Board.

Board's Strategic Goal

Economic Development

Previous Action

Background/Issues & Analysis

September 12, 1960, the City acquired approximately 127.7 acres of property along Butti Way from the State of Nevada. Since this time, the property has been developed to house several City Departments and facilities including the Public Works Department and Corporate Yard, the Parks Department, the Nevada Humane Society and the Water Resource Reclamation Facility. The portion of property being considered for conveyance is approximately 7.95 acres of City property located on the north side of Butti Way at 3410 Butti Way (APN 010-037-03). While the City would like to reserve approximately 1.5 acres of this parcel for a future Fire Department or Emergency Operations Center location, the City does not have a need to retain the remainder of this parcel for public use and would like to consider whether it is a feasible location for affordable/workforce housing. If the Board determines that it is feasible, the City intends to seek proposals from developers and development

teams that can demonstrate the qualifications, experience, capability, and vision to develop a high-quality affordable housing development consistent with the City's goals.

NRS 244.287 allows for the conveyance of City property to a nonprofit organization for development of affordable housing if the nonprofit organization demonstrates to the satisfaction of the Board that the organization or its assignee will use the property to develop affordable housing for families whose income at the time of application for such housing does not exceed 80 percent of the median gross income for families residing in the City. If the Board receives more than one application for conveyance of the property, the Board must give priority to an application of a nonprofit organization that demonstrates to the satisfaction of the Board that the organization or its assignee will use the property to develop affordable housing for persons who are disabled or elderly.

Prior to issuing a Request for Proposals, staff would like to initiate due diligence on the property including a title report and Phase 1 Environmental Assessment to ensure there are no potential issues with the property that would prohibit development. The environmental assessment may be completed through an NNDA Brownfields grant opportunity. Upon completion of due diligence, Staff will return to the Board for approval of the proposed Request for Proposals prior to its issuance.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.287 Conveyance of property to non-profit organization for development of affordable housing

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: Proceeds from the sale will go into the General Fund. Additionally, conveyance 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 described above.
2. Provide other direction to staff.
3. Propose modified motion.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)