

Item # 4-3

**City of Carson City
Agenda Report**

Date Submitted: 2/21/2008

Agenda Date Requested: 3/7/2008

Time Requested: consent

To: Board of Supervisors

From: Carson City Airport Authority

Subject Title: Action to confirm and approve inclusion of Lot #72a and Other Parcels (Apn's 8-127-05,06,08, 8-134-03, 8-406-22 Inclusive) into the Carson City Airport Property, Amend the 1990 Cooperative Agreement Between Carson City (Board of Supervisors) and authorize the Carson City Airport Authority to Manage these areas as part of the Carson City Airport.

Staff Summary: This action reflects the historic areas included in the Airport area, and those acquired since the 1990 Cooperative Agreement. These areas have been managed by the Carson City Airport Authority. The Carson City Assessor intends to treat the property as non-airport property for purposes of taxation unless the Authority and the Board of Supervisors update the APNs that are included in the Airport.

Type of Action Requested: (check one)
☐ Resolution ☐ Ordinance
☒ Formal Action/Motion ☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: (I move that we) confirm and approve the inclusion of Lot #72a and Other Parcels (APN's 8-127-05,06,08, 8-134-03, 8-406-22 Inclusive) into the Carson City Airport Property, Amend the 1990 Cooperative Agreement between Carson City (Board of Supervisors) and authorize the Carson City Airport Authority to Manage these areas as part of the Carson City Airport

Explanation for Recommended Board Action:

This item is in response to an inquiry by the Carson City Assessor as to taxation of buildings located on the Airport. During that inquiry, the Assessor was unable to verify that certain parcels were part of the Airport and thus made a preliminary determination to tax the real property as well as the structures. On the airport, only the structures can be taxed. One such parcel is Airport Lot #72A as shown on the Airport maps. This lot was leased to Ted Barben via approval of the Authority and the Board of Supervisors and recorded on November 25, 2003. (Document No. 310124). The Authority has managed this property since the inception of the Authority in 1989. The lot was leased to the Civil Air Patrol and the Cooperative Agreement specified that the Authority was to take over the City's obligations under the lease, which the Authority did. Later the lot was used as an equipment staging area for construction, and most recently via Airport Lease to Ted Barben (held as Lockheed Way, LLC.).

The additional parcels (APN's 8-134-03, 8-406-22) are areas acquired for the Airport as

protection areas using Federal Aviation Administration funds. As a result, they must be considered part of the Airport to comply with the FAA assurances provided by the Authority and Carson City that the land would be used for airport purposes.

The requested action will confirm that all of these areas are considered part of the Airport. As such, this action updates and amends the Cooperative Agreement between the Authority and Carson City (Board of Supervisors) which specified that the City will continue to own the property and the Airport Authority will manage the same. This Agreement was entered into so as to allow Carson City to continue to get FAA funding for the Airport.

This action also confirms that the Airport Authority is authorized to manage these areas as part of the Airport.

The Airport Authority voted to approve this action on February 20, 2008, at its regularly scheduled and properly noticed meeting.

Applicable Statue, Code, Policy, Rule or Regulation: Statutes of Nevada, Chapter 844.

Fiscal Impact: Not Applicable.

Explanation of Impact: Not Applicable.

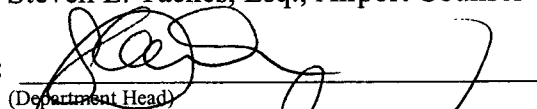
Funding Source: Not Applicable.

Alternatives: Not Applicable

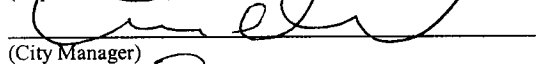
Supporting Material: Map showing the parcels

Prepared By: Steven E. Tackes, Esq., Airport Counsel

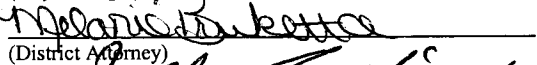
Reviewed By:


(Department Head)

Date: 2-20-2008


(City Manager)

Date: 2/26/08


(District Attorney)

Date: 2-26-08


(Finance Director)

Date: 2/26/08

Board Action Taken:

Motion: _____

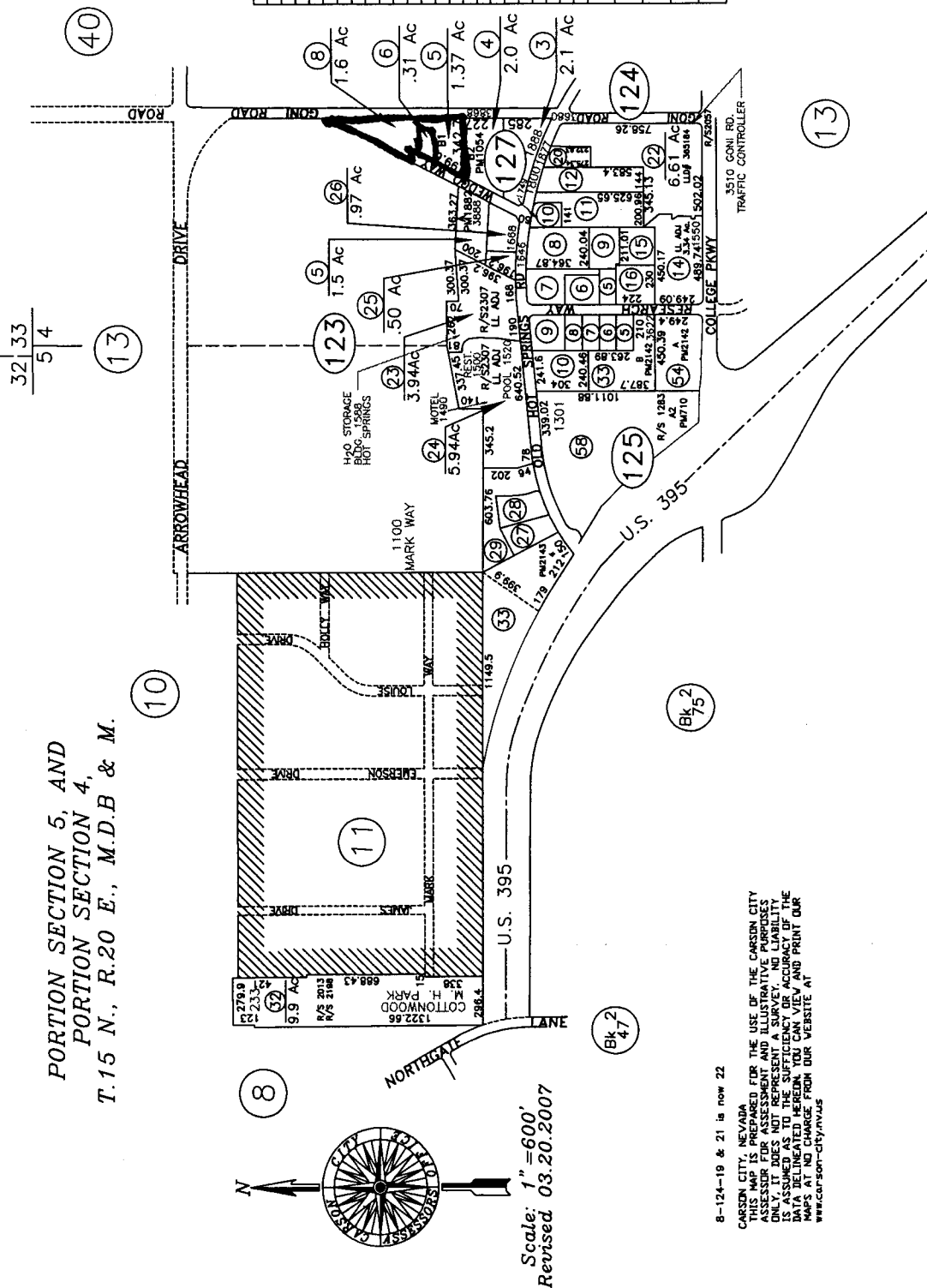
1) _____

Aye/Nay

2) _____

(Vote Recorded By)

PORTION SECTION 5, AND
PORTION SECTION 4,
T.15 N., R.20 E., M.D.B & M.



APN	PARCEL	DOCUMENT
8-123-25	1	PM2335
8-123-26	2	PM2335
8-123-27	3A	PM2366
8-123-28	3B	PM2366
8-123-29	3C	PM2366
8-124-05	1B	PM2058
8-124-06	LL ADJ	LL ADJ
8-124-07	LL ADJ	LL ADJ
8-124-08	1A-1	PM1814
8-124-09	1A-2	R/S1844
8-124-11	2	PM8570
8-124-12	2	PM8570
8-124-13	2-C	R/S2359
8-124-14	2-A	PM2007
8-124-15	2-A	PM2007
8-124-16	2-B	PM2007
8-124-17	3-A	PM2011
8-124-20	3B	PM1446
8-125-05	4D	PM1057
8-125-06	4D	PM1057
8-125-07	4C	PM1057
8-125-08	4B-2	PM1066
8-125-09	4B-1	PM1066
8-125-10	4-A1	PM1636
8-125-33	B	PM2142
8-125-33	B	PM2142
8-127-03	B-3	PM1054
8-127-04	B-2	Less R/W
8-127-04	B-2	PM1054
8-127-05	B-1	Less R/W
8-127-05	B-1	PM1054
8-127-06	A	PM1027
8-127-08		Less R/W
8-127-08		R/S 2455

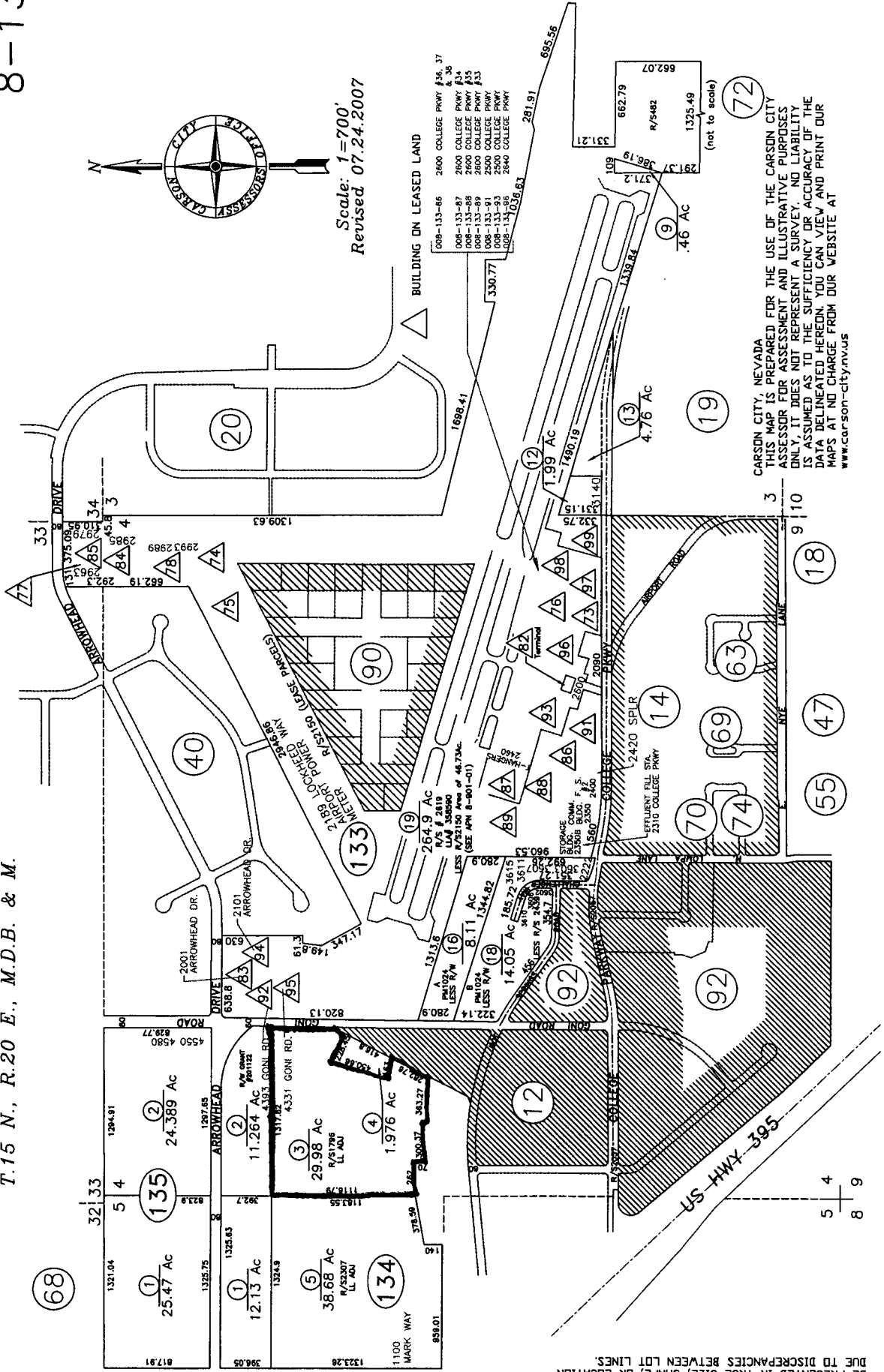
8-124-19 & 21 is now 22

ARSON CITY, NEVADA

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PORTION SECTION 4,
T.15 N., R.20 E., M.D.B. & M.

8-13



NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Easement correction on parcel B-133-13;

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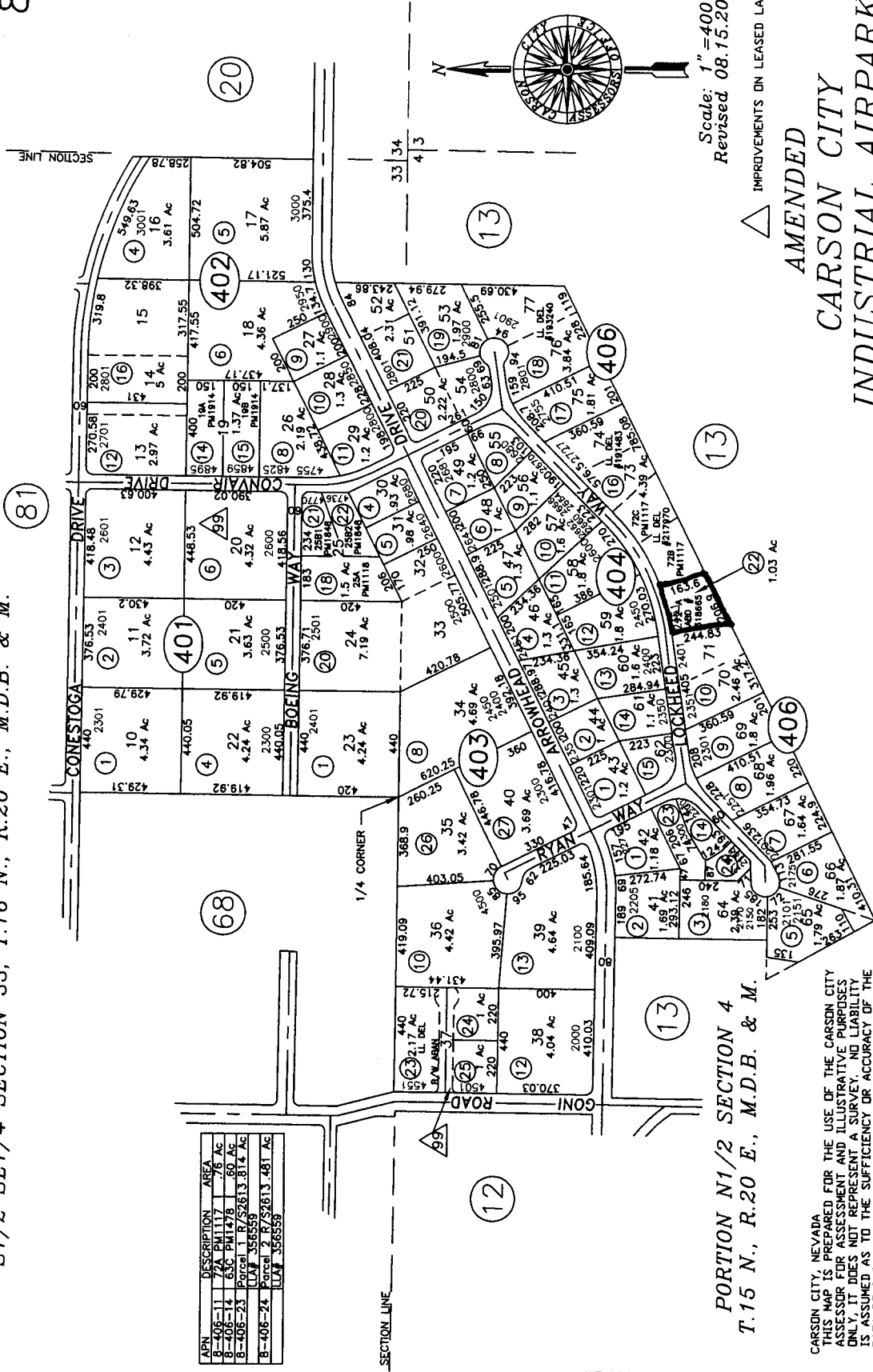
S1/2 SE1/4 SECTION 33, T.16 N., R.20 E., M.D.B. & M.

8-40

(81)

(20)

APN	DESCRIPTION	AREA
8-406-11	72A PM1117	.76 Ac
8-406-14	63C PM1478	.60 Ac
8-406-23	Parcel 1 R/S2613.814 Ac	
8-406-24	Parcel 2 R/S2613.481 Ac	
	LUAF 356559	
	LUAF 356558	



Scale: 1"=400'
Revised 08.15.2006

△ IMPROVEMENTS ON LEASED LAND

AMENDED
CARSON CITY
INDUSTRIAL AIRPARK
RECORDED 12/14/71

Parcel 8-406-12 is now 23 and 8-406-13 is now 24.

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