

**City of Carson City
Agenda Report**

Date Submitted: September 4, 2015

Agenda Date Requested: September 17, 2015
Time Requested: 5 minutes

To: Mayor and Supervisors

From: Public Works Department (Darren Schulz)

Subject Title: For Possible Action: To adopt a Resolution determining that the sale of City property located at the northwest corner of W. Roland Street and Voltaire Street, APN 009-271-04, consisting of approximately 400 square feet, is in the best interest of the City. Because this parcel is too small to establish an economically viable use by anyone other than a person who owns the adjacent real property, pursuant to NRS 244.281(1)(e), the Public Works' staff is requesting the Board of Supervisors allow staff to initiate the sale of the property to the adjacent property owner. (Ruth Borrelli – rborrelli@carson.org)

Staff Summary: On June 6, 2005, Alvin P. Kramer, the Carson City Treasurer and Ex-Official Tax Receiver of Carson City issued a delinquent tax DEED to Alvin P. Kramer as Treasurer of Carson City recorded by the Carson City Clerk – Recorder as document 337578. On February 2, 2006, the Carson City Board of Supervisors declared that the property was necessary for a public purpose. The title to the subject property was then granted by Alvin P. Kramer, the Treasurer of Carson City, by issuance of a DEED, to Carson City, a political subdivision of the State of Nevada, as Trustee, on September 13, 2006. This DEED was recorded by the Carson City Clerk – Recorder as document 359260. It has been determined that this parcel is no longer needed for a public use. Approval of this action would allow the adjacent property owner to purchase the lot and incorporate it into the existing residential lot.

Payment in the amount of \$73.07 was transferred from Carson City Public Works to the Carson City general fund on November 29, 2006. Because the acquisition of the subject parcel was at no cost to the City, as payment was transferred between two City accounts, Public Works staff is requesting that the appraisal of the City property be waived and the sale price to the adjacent property owner be set at \$1.00.

Type of Action Requested: (check one)

- () Resolution () Ordinance
() Formal Action/Motion () Other (No Action)

Does This Action Require A Business Impact Statement: () Yes () No

Recommended Board Action: I move to adopt Resolution 2015-R-__ determining that the sale of City property located at the northwest corner of W. Roland Street and Voltaire Street, APN 009-271-04, approximately 400 square feet in size, is in the best interest of the City and as a result of its size being too small to establish an economically viable use by anyone other than a person who owns real property adjacent to it, pursuant to NRS 244.281(1)(e), that staff be directed to initiate a sale of the property to the adjacent property owner for \$1.00.

Explanation for Recommended Board Action: NRS 244.281 requires the adoption of a Resolution to formally proceed with the disposal of the property.

Applicable Statute, Code, Policy, Rule or Regulation: NRS 244.281(1)(e)

Fiscal Impact: Disposal of the City property would increase property tax revenue to the City.

Explanation of Impact: Upon sale of the property, the property would no longer be tax-exempt and property taxes would be collected by the City.

Funding Source: N/A


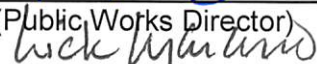
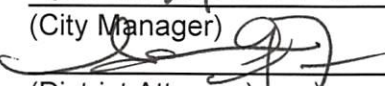
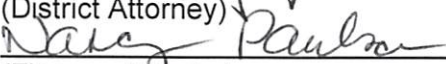
Alternatives: Do not adopt the Resolution to authorize the disposal of the property.

Supporting Material:

- 1) Resolution
- 2) Map

Prepared By: Ruth Borrelli, Real Property Manager

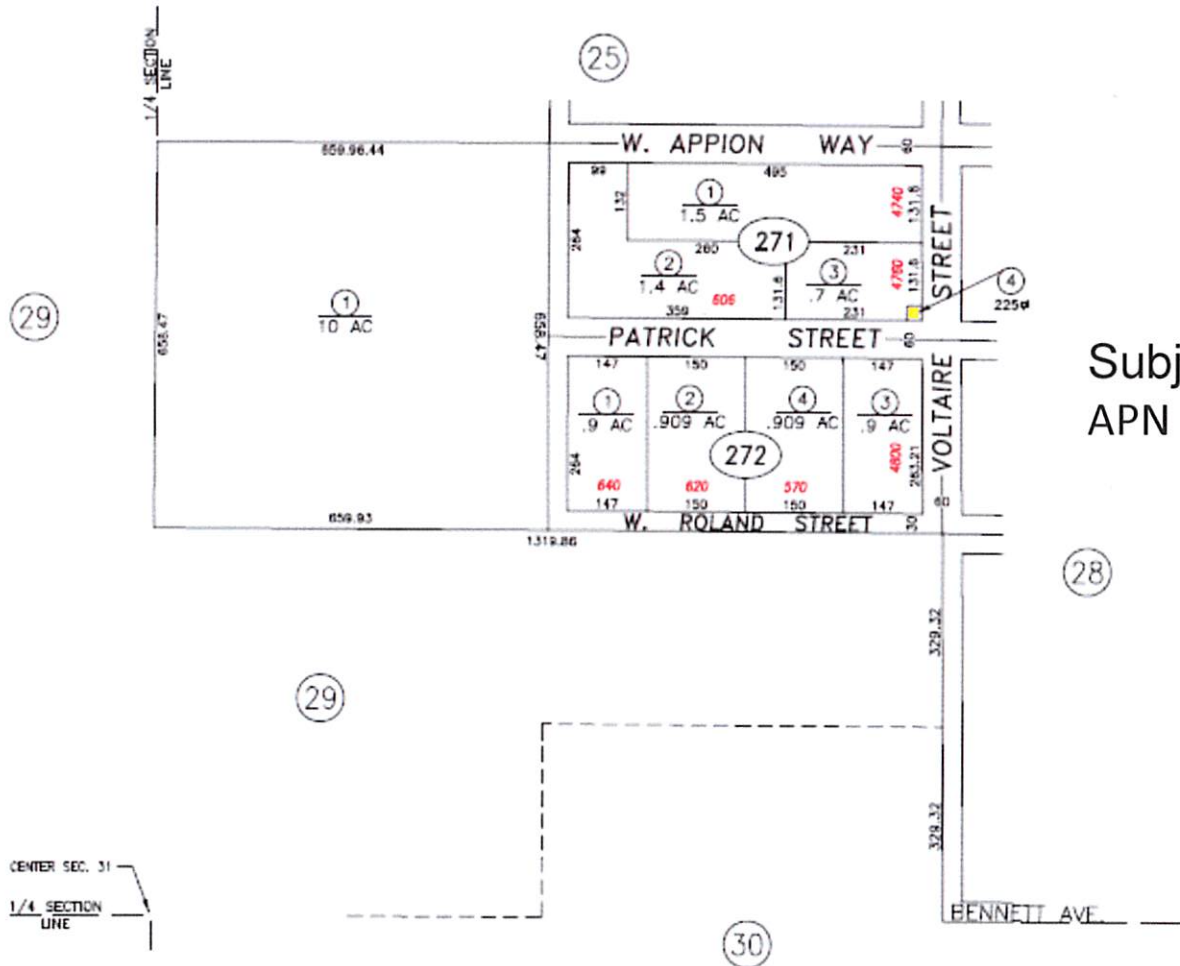
Reviewed By:

 _____ (Public Works Director)	Date: <u>9/8/15</u>
 _____ (City Manager)	Date: <u>9/8/15</u>
 _____ (District Attorney)	Date: <u>9/8/15</u>
 _____ (Finance Director)	Date: <u>9/8/15</u>

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)



Subject Parcel
APN 009-271-04

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

OREGON CITY, INDIANA
THIS MAP IS PREPARED FOR THE USE OF THE OREGON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A WARRANTY. NO WARRANTY
IS ASSURED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA TECHNIQUES EMPLOYED. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT <http://ocps.org/patmap/>

CORRECTED PLAT



RESOLUTION NO. _____

A RESOLUTION DETERMINING THAT THE SALE OF CITY PROPERTY LOCATED AT THE NORTHWEST CORNER OF W. ROLAND STREET AND VOLTAIRE STREET, APN 009-271-04, CONSISTING OF APPROXIMATELY 400 SQUARE FEET, IS IN THE BEST INTEREST OF THE CITY AND AS ITS SIZE IS TOO SMALL TO ESTABLISH AN ECONOMICALLY VIABLE USE BY ANYONE OTHER THAN A PERSON WHO OWNS REAL PROPERTY ADJACENT TO IT THAT SAID SALE SHALL BE PURSUANT TO NRS 244.281(1)(E).

WHEREAS, the subject City property was granted by Alvin P. Kramer, the Carson City Treasurer and Ex-Official Tax Receiver of Carson City who issued a delinquent tax DEED to Alvin P. Kramer as Treasurer of Carson City recorded by the Carson City Clerk – Recorder as document 337578 on June 6, 2005; and

WHEREAS, on February 2, 2006, the Carson City Board of Supervisors declared that the subject property was necessary for a public purpose; and

WHEREAS, the subject property was then granted by Alvin P. Kramer, the Treasurer of Carson City, by issuance of a DEED, to Carson City, a political subdivision of the State of Nevada, as Trustee, on September 13, 2006; recorded by the Carson City Clerk – Recorder as document 359260; and

WHEREAS, the City incurred no costs for the acquisition of the subject property; and

WHEREAS, Carson City desires to relinquish the maintenance of the subject property to the adjacent property owner and place this property back on the tax rolls as it is no longer needed for a public use; and

WHEREAS, NRS 244.281(1)(e) provides that a governing body may sell real property owned by the City to an adjacent property owner without complying with the provisions of NRS 244.282 or 244.283 ; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors determines that the sale of City property located at the northwest corner of W. Roland Street and Voltaire Street, APN 009-271-04, consisting of approximately 400 square feet, is in the best interest of the City and as a result of its size being too small to establish an economically viable use by anyone other than a person who owns real property adjacent to it, said sale shall be pursuant to NRS 244.281(1)(e), which is hereby accepted and approved. The appraisal of the property shall be waived and it shall be sold for the price of \$1.00 to the adjacent property owner.

Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted this 17th day of September, 2015 by the following vote.

VOTE: AYES:

NAYS:

ABSENT:

ABSTAIN:

Robert Crowell, Mayor

ATTEST

Susan Merriwether, Clerk
Carson City, Nevada