

STAFF REPORT

Date: September 13, 2017

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **J.3. Staff Report (For Possible Action): Approval of Exclusive Negotiating Agreement with Rosewood Lakes Sports Village, LLC for the Pembroke Recreational Complex, which includes Rosewood Lakes Golf Course.**

From: Andy Bass, Director of Parks, Recreation & Community Services

Summary: The City of Reno released Request for Qualifications (RFQ) #030089, seeking qualified candidates for the development, operation and maintenance of a recreational complex through an open process. The City owns five parcels around Pembroke Drive and is interested in having them developed with recreational amenities that include athletic fields, golf, open space, and other amenities commonly located with a public outdoor recreational complex. One response was received. Council selected Rosewood Lakes Sports Village, LLC for the development, operation, and maintenance of the Pembroke Recreational Complex in response to the Request for Qualifications #030089. Staff recommends approval of an Exclusive Negotiating Agreement with Rosewood Lakes Sports Village, LLC for the Pembroke Recreational Complex, which includes Rosewood Lakes Golf Course.

Previous Council Action:

April 26, 2017 - Council awarded RFQ #030089 to Rosewood Lakes Sports Village, LLC for the development, operation, and maintenance of the Pembroke Recreational Complex.

January 25, 2017 - Council approved RFQ #030089 for the development, operation, and maintenance of the Pembroke Recreational Complex.

Background: The proposed project contains five parcels that the City of Reno owns. A corresponding map of the location of the parcels is attached to the staff report. Below is a brief

history of each parcel.

1. Three Parcels on Pembroke Drive

021-050-01 44.36 acres

021-050-02 52.29 acres

021-050-03 14.55 acres

Total 111.2 acres

These three parcels were purchased by the City of Reno Sewer Fund to use effluent (reuse) water from the sewer plant. The successful development will be required to use effluent water on these parcels equal to or greater than current use of effluent water on site.

2. Rosewood Lakes Golf Course

The City of Reno developed, maintained, and operated Rosewood Lakes Golf Course in 1990 as an 18-hole championship golf course. In 2012 the City of Reno entered into an agreement to construct the southeast connector roadway through the middle of the golf course. In 2014, the City entered into an operation agreement with the First Tee of Northern Nevada for Rosewood Lakes Golf Course. There are eight remaining holes and a driving range on site. The City is interested in having a golf component as part of the proposed recreational complex. The City prefers that the successful candidate work the First Tee of Northern Nevada into their operation plan.

3. Parcels 021-160-50 and 021-771-01

These parcels will be zoned as open space through the development process.

Discussion: If Council approves the Exclusive Negotiating Agreement (ENA), the City and RLSV will negotiate a definitive development agreement whereunder RLSV will be responsible for the costs to develop, operate, and maintain the property as a public parkland/open space. The overall goal of this project is to increase the number of athletic fields for the local athletic programs as well as create an economic impact for Reno by creating a sports complex that can

host large regional and national athletic tournaments.

The ENA provides for exclusive negotiations between the City of Reno and RLSV with respect to (i) the transfer, lease or other disposition of the Property; (ii) any proposal to develop the property; (iii) any special events to be conducted on the property; and (iv) the terms of any development agreement involving the Property. A summary of the ENA terms is as follows:

City	<p>City of Reno, a municipal corporation One East First Street Reno, Nevada, 89501</p> <p>Authorized Contact: Director of Parks Department</p>
Sports Developer	<p>Rosewood Lakes Sports Village L.L.C., a California Limited Liability Company, and affiliates. 10824 Olson Dr. Suite C-216 Rancho Cordova, CA 95670 Authorized Representative: Gary Powers, Principal</p>
Property	<p>See Exhibit A</p>
Project	<p>Pembroke Recreational Complex, a possible development of the Property into a sports complex including a preliminary program of:</p> <ul style="list-style-type: none"> • A nine hole golf course, clubhouse, driving range, two hole golf academy training zone and pitch/putt practice green and traps; • 11 natural turf baseball fields with bleacher facilities • 4 natural turf soccer fields with bleacher facilities, • a field house, restaurant facility, restrooms, paved parking all

	<p>sufficient to accommodate tournaments,</p> <ul style="list-style-type: none"> • solar panels covering parking lot • a 100,000 square foot data center.
Term of Agreement	<p>This Agreement commences on execution and terminates 180 calendar days afterward unless extended under §5.01.c or sooner terminated as provided in § 7.02. Time is of the essence; both parties shall proceed in an expeditious manner to reach terms of agreement.</p>

The ENA requires community input from the Neighborhood Advisory Board, sports organizations, Recreation and Parks Commission, and homeowners associations before the definitive agreement is entered into. It also requires noise, traffic and light pollution studies as a part of the “Planning and Preliminary Design” phase of the project.

Per the ENA, RLSV will submit a final proposal for the recreational complex, including a detailed site plan for the parcels with an accompanying operations plan for City Council’s review and approval.

Financial Implications: None at this time.

Legal Implications: Legal review completed for compliance with City procedures and Nevada Law.

Recommendation: Staff recommends approval of an Exclusive Negotiating Agreement with Rosewood Lakes Sports Village, LLC for Pembroke Recreational Complex, which includes Rosewood Lakes Golf Course.

Proposed Motion: I move to approve staff recommendation.

Attachments:

- Exclusive Negotiating Agreement with Rosewood Lakes Sports Village, LLC (8-17-2017)(PDF)

- [Pembroke Recreational Complex RFQ Map](#) (PDF)