

STAFF REPORT

Date: September 13, 2017

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **J.6.2. Staff Report (For Possible Action): Resolution No. _____ Resolution declaring intention to sell, without charge, the city-owned property located at 1035 East Eighth Street, Reno, Nevada, to the Reno Housing Authority of the City of Reno for an affordable housing project and to provide notice to the public to attend the public meeting of City Council on October 11, 2017, to provide any objections to such transfer as required by NRS 277.050 – 277.053; together with other matters properly relating thereto.**

From: Bill Dunne, Revitalization Manager

Summary: Council is asked to adopt a Resolution declaring the intention to sell, without charge, the city-owned property located at 1035 East Eighth Street, Reno, Nevada, to the Reno Housing Authority for an affordable housing project and to provide notice to the public to attend the public meeting of City Council on October 11, 2017, to provide objections to such transfer as required by NRS 277.050 – 277.053.

Discussion: The adoption of this resolution is explained in the recitals which approves the City to sell the property to Reno Housing Authority for an affordable housing project, without charge as long as the property is used for a public purpose. The adoption of the resolution will be published in the paper not less than twice, on successive days, and will invite the public to the public meeting on October 11, 2017, at which objections to the sale may be made. Staff will also bring back an Interlocal Development Agreement at this meeting for Council approval.

Financial Implications: CDBG general administration funds will be used for the costs of publishing.

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

Recommendation: Staff recommends Council adopt Resolution No. _____.

Proposed Motion: I move to adopt Resolution No. _____.

Links:

Linked To: 8338 : Staff Report (For Possible Action): Discussion and potential direction to staff regarding the disposition of city-owned property at 1035 East Eighth Street (APN 008-164-20) to the Reno Housing Authority for use as an affordable housing project pursuant to NRS 277.050 – 277.053; adopt Resolution No. _____, Resolution declaring intention to sell, without charge, the City owned property located at 1035 East Eighth Street, Reno, Nevada, to the Reno Housing Authority of the City of Reno for an affordable housing project and to provide notice to the public to attend the public meeting of City Council on October 11, 2017, to provide any objection to such transfer as required by NRS 277.050 – 277.053; together with other matters properly relating thereto.

RESOLUTION NO.

RESOLUTION DECLARING INTENTION TO SELL, WITHOUT CHARGE, THE CITY-OWNED PROPERTY LOCATED AT 1035 EAST EIGHTH STREET, RENO, NEVADA, TO THE RENO HOUSING AUTHORITY OF THE CITY OF RENO FOR AN AFFORDABLE HOUSING PROJECT AND TO PROVIDE NOTICE TO THE PUBLIC TO ATTEND THE PUBLIC MEETING OF CITY COUNCIL ON OCTOBER 11, 2017, TO PROVIDE ANY OBJECTIONS TO SUCH TRANSFER AS REQUIRED BY NRS 277.050 – 277.053; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the City of Reno owns certain property located at 1035 East Eighth Street, Reno, Nevada, more particularly described as Assessor Parcel Number 008-164-20; and

WHEREAS, the City of Reno acquired the property in 2013 using funds from the US Department of Housing and Urban Development (HUD) known as Neighborhood Stabilization Program Funds (NSP3) and the Action Plan for this property, submitted to and approved by HUD, indicates the property will be used for the development of affordable housing, serving families at 40% or less at AMI; and

WHEREAS, the City of Reno desires to Sell the above referenced property to the Reno Housing Authority of the City of Reno for an affordable housing project, without charge, so long as the property is used for affordable housing; and

WHEREAS, the above referenced property will be utilized for a specific purpose for the benefit of the public; and

WHEREAS, NRS 277.050 – 277.053 provides that one public entity may convey real property to another public entity without advertising for public bids without charge if the property is to be used for a public purpose; and

WHEREAS, the City of Reno desires to comply with the provisions of NRS 277.050 – 277.053 and provide notice of the time and place of the public meeting for purposes of taking objections to the transfer of the above referenced property; and

NOW THEREFORE BE IT HEREBY resolved by the City of Reno as follows:

1. That the City intends to sell its property located at 1035 East Eighth Street, Reno, Nevada, more particularly described as Assessor Parcel Number 008-164-20, to the Housing Authority of the City of Reno (aka Reno Housing Authority), a public housing authority organized under NRS Chapter 315, without charge for the public purpose of providing affordable housing in accordance with a contract to be entered into between the City and the Reno Housing Authority under NRS 277.050 – 277.053.

2. That a public meeting shall be held before the City Council on **October 11, 2017 in the Council Chambers, One East First Street, Reno, Nevada** at which objections to the sale may be made by any member of the public. The public meeting will be scheduled on the agenda for the regular meeting of the City Council on that date.

3. That the Clerk of the City is to provide notice of the adoption of this resolution and of the time and place of the public meeting in a newspaper of general circulation published in Washoe County. The notice must be published not less than twice, on successive days, the last publication to be not less than seven days before the date of the public meeting.

Upon motion by Councilmember _____, and seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 2017, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2017.

HILLARY SCHIEVE
MAYOR

ATTEST:

ASHLEY D. TURNEY
CITY CLERK