

STAFF REPORT

Date: October 11, 2017

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **B.9. Staff Report (For Possible Action): Approval to accept parcels, known as APN 001-375-08 (portion of undeveloped Gulling Road/West Wash Dam), 088-201-46 (located at E. Golden Valley Road and Beckwourth Drive), 025-241-21, 025-241-22,(two vacant lots on Model Way); 002-292-13 (1860 Keystone Avenue), 020-022-05, 020-022-06, 020-022-07, 020-022-08, (239, 241, 245 & 247 Linden Street) 049-360-17 and 049-360-18 (13105 S. Virginia Street) from the Washoe County Treasurer Delinquent 2017 Tax Roll for various City uses.**

From: Bill Dunne, Revitalization Manager

Summary: The City routinely reviews the Washoe County delinquent tax roll documents to assess if there are real property parcels that may be beneficial for public acquisition. There are several parcels that have been identified that would be beneficial for the City of Reno for various City purposes. The parcels that have been identified are Assessor Parcel Number (APN) 001-375-08, portion of undeveloped Gulling Road/West Wash Dam and would be used for open space and future upgrade design of the dam; APN 088-201-46, E. Golden Valley Road and Beckwourth Drive is a large drainage detention basin; APN 025-241-21 & 025-241-22, two vacant lots on Model Way that would be used for a satellite maintenance yard for public works. There are seven parcels that will be used to rehabilitate abandoned residential property for affordable housing projects; APN 002-292-13 (1860 Keystone Avenue), APN 020-022-05 through 020-022-08 (239, 241, 245 & 247 Linden Street), and 049-360-17 & 049-360-18 (13105 S. Virginia Street). The current owners of all the parcels will have until March 31, 2018 to pay their delinquent taxes and retain their property. If the taxes are not paid by that date, the City can take possession of the property. The parcels being requested qualify for a public purpose and as provided by Nevada Revised Statutes 361.603, the delinquent taxes will not have to be paid to transfer the parcels. Staff recommends Council authorization for the transfer and acceptance of these parcels from the Washoe County Treasurer's office through the delinquent tax roll, should they become available through the delinquency process.

Discussion: The Nevada Revised Statutes allows the City to accept the transfer of tax delinquent properties which serve a public purpose, including street, drainage and/or open space,

or use in a program for the rehabilitation of abandoned residential properties. Staff has identified parcels on the delinquency list which would be beneficial to the public as follows:

| Parcel No. | Size | Intended Use and Requesting Department |
|------------|------------|--|
| 001-375-08 | 0.17 Acre | Open Space/West Wash Dam/ Future dam design – Public Works |
| 088-201-46 | 1.462 Acre | Drainage Detention Basin – Public Works |
| 025-241-21 | 0.355 Acre | Public Purpose/Satellite Maintenance Yard - Public Works |
| 025-241-22 | 0.712 Acre | Public Purpose/Satellite Maintenance Yard – Public Works |
| 002-292-13 | 0.151 Acre | Rehab of Abandoned Residential Property/Public Purpose - CMO |
| 020-022-05 | 0.23 Acre | Rehab of Abandoned Residential Property/Public Purpose - CMO |
| 020-022-06 | 0.23 Acre | Rehab of Abandoned Residential Property/Public Purpose - CMO |
| 020-022-07 | 0.23 Acre | Rehab of Abandoned Residential Property/Public Purpose - CMO |
| 020-022-08 | 0.23 Acre | Rehab of Abandoned Residential Property/Public Purpose - CMO |
| 049-360-17 | 0.367 Acre | Rehab of Abandoned Residential Property/Public Purpose - CMO |
| 049-360-18 | 3.000 Acre | Rehab of Abandoned Residential Property/Public Purpose – CMO |

In accordance with City of Reno Policy and Procedures #319, entitled "Land Acceptance":

- These parcels serve a specifically identified public purpose;
- The costs of acquisition, on-going maintenance, and the impacts to the community have been identified and analyzed.

The parcels being requested qualify for the exemption as provided by Nevada Revised Statutes 361.603, and the delinquent taxes will not have to be paid to transfer the parcels.

The seven properties being requested for the purpose of rehabilitation of abandoned residential property will be donated and transferred to a nonprofit for affordable housing projects. Staff is currently coordinating with Northern Nevada Community Housing who has expressed interest in the sites. The remaining parcels, with the exception of parcel 088-201-46, are vacant and will require little to no maintenance which will be the responsibility of the requesting departments.

Parcel 088-201-46 is a drainage detention basin which was built in conjunction with the Golden Meadows development and was to be transferred to the HOA for maintenance. Staff is looking into why this transfer never occurred and it is the intent to get the property into the ownership of the HOA to maintain. However, Public Works wants to secure the drainage detention basin system before the County puts the property up for auction and the property falls into private development. Should the City remain in ownership of the property, Public Works will maintain the property using Sewer Funds.

Under Nevada Revised Statutes guidelines, the current property owners will have until March 31, 2018 to pay their delinquent tax bill and retain ownership of their property. If they do not, then the City may receive the property without payment of delinquent taxes.

Financial Implications: Upon transfer, the City would assume responsibility for maintenance, if any, of the properties. Most of the properties, with the exception of parcel 088-201-46, are vacant land/open space and will require little to no maintenance. Parcel 088-201-46 is a drainage detention basin and will be maintained by Public Works using sewer funds. The parcels for the purpose of rehabilitation of abandoned residential property will be transferred to a nonprofit for affordable housing that will be responsible for the maintenance and rehabilitation of the properties.

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

Recommendation: Staff recommends Council approval of the transfer and acceptance of parcels APN 001-375-08, portion of undeveloped Gulling Road/West Wash Dam and would be used for open space and future upgrade design of the dam; APN 088-201-46, E. Golden Valley Road and Beckwourth Drive is a large drainage detention basin; APN 025-241-21 & 025-241-22, two vacant lots on Model Way that would be used for a satellite maintenance yard for public works. There are seven parcels that will be used to rehabilitate abandoned residential property for affordable housing projects; APN 002-292-13 (1860 Keystone Avenue), APN 020-022-05 through 020-022-08 (239, 241, 245 & 247 Linden Street), and 049-360-17 & 049-360-18 (13105 S. Virginia Street) should they become available and would be beneficial for public purposes.

Proposed Motion: I move to approve staff recommendation.

Attachments:

- 001-375-08 - West Wash Dam _ Gulling Road (PDF)
- 088-201-46 - Drainage System _ E Golden Valley Rd and Beckwourth Dr (PDF)
- 025-241-21 & 22 - Satellite Maintenance Yard _ Model Way (PDF)
- 002-292-13 - Residential Rehab _ 1860 Keystone Avenue (PDF)
- 020-022-05 thru 08 - Residential Rehab _ Linden Way (PDF)
- 049-360-18 & 19 - Residential Rehab _ 13105 South Virginia Street (PDF)