

City of Carson City
Agenda Report

Item # 4-4

Date Submitted: October 23, 2007

Agenda Date Requested: November 1, 2007

Time Requested: Consent

To: Mayor and Supervisors

From: Parks and Recreation Department-Open Space

Subject Title: Action to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Mr. Lyn Norberg as the appraiser for Carson City with regard to the self-contained appraisal of the following properties in Carson City: Serpa, approximately 406 acres, APNs 008-531-05, -39,-40, 8-541-73 and 92, 010-011-26, -27, 010-021-55; and Bently, approximately 470 acres, APNs 010-011-24 and -25.

Staff Summary: Appraisals are required by state law in order to determine the value of property that may be purchased. This action is for appointment of Mr. Lyn Norberg as the appraiser for the property, as required by N.R.S. 244.275. The funds will be paid from the Open Space Question 18 budget account for professional services.

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 to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Mr. Lyn Norberg as the appraiser for Carson City with regard to the self-contained appraisal of the following properties in Carson City: Serpa, approximately 406 acres, APNs 008-531-05, -39,-40, 8-541-73 and 92, 010-011-26, -27, 010-021-55; and Bently, approximately 470 acres, APNs 010-011-24 and -25.

Explanation for Recommended Board Action: State law requires the appointment of an appraiser who shall be sworn to make a true appraisal of the subject property according to the best of their knowledge and ability. The appraisal is required in order to determine the value of properties in question. For clarification, this action does not require compliance with the list of appraisers that the Board recently approved as part of AB 312 as codified in N.R.S. 244.2795. This list is used only when the City wishes to sell or lease City property. The provisions of N.R.S. 244.275 are used in this case where the City is considering buying property. This action is in keeping with the recommendation of the Open Space Advisory Committee, the Carson River Advisory Committee, and the Open Space Master Plan.

Applicable Statute, Code, Policy, Rule or Regulation: NRS. 244.275

Fiscal Impact: Approximately \$24,000.00

Explanation of Impact: This action is required by N.R.S. 244.275. An appraisal is required in order to establish the fair market value of the property.

Funding Source: Open Space Professional Services 254-5047-452-0309

Alternatives:

Not to approve and swear Mr. Lyn Norberg as the appraiser for the Carson City Open Space Program for this appraisal.

Supporting Material:

- Copy of N.R.S. 244.275
- Proposal from Mr. Lyn Norberg

Prepared By: Juan F. Guzman **Date:** 10/23/07
Juan F. Guzman, Open Space Manager

Reviewed By: Roger Moellendorf **Date:** 10/23/07
Roger Moellendorf, Parks & Recreation Director

Linda Ritter **Date:** 10/23/07
Linda Ritter, City Manager

Melanie Burketta **Date:** 10/23/07
Mary-Margaret Madden, Senior Deputy District Attorney
Chief Deputy D.A.

Julius Alvarado **Date:** 10/23/07
Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay

2: _____

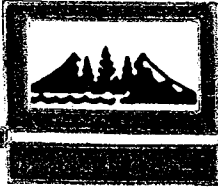
(Vote Recorded By)

Nevada Revised Statutes

NRS 244.275 Purchase or lease of property for use of county; appraisal.

1. 1. The boards of county commissioners shall have power and jurisdiction in their respective counties:
 - (a) To purchase any real or personal property necessary for the use of the county.
 - (b) To lease any real or personal property necessary for the use of the county.
2. No purchase of real property shall be made unless the value of the same has been previously appraised and fixed by one or more competent real estate appraisers to be appointed for that purpose by the county commissioners. The person or persons so appointed shall be sworn to make a true appraisal thereof according to the best of their knowledge and ability. Purchases of real property from other federal, state or local governments are exempt from such requirement of appraisal.

[Part 8:80:1865; A 1871, 47; 1931, 52; 1933, 203; 1953, 681]—(NRS A 1957, 662; 1960, 374; 1965, 737; 1967, 126; 1969, 676, 1393; 1975, 570)



LYN C. NORBERG, MAI

APPRAISER/CONSULTANT

September 5, 2007

1761 EAST COLLEGE PARKWAY, SUITE 111

CARSON CITY, NEVADA 89706

TELEPHONE 775-883-6655

FAXCIMILE 775-883-8594

Juan Guzman, Open Space Manager
3303 Butti Way, Bldg #9
Carson City, NV 89701

RECEIVED

SEP 10 2007

CARSON CITY PARKS DEPT

Re: Appraisal Proposal & Scope of Work
Bently and Serpa River Properties

Dear Mr. Guzman,

In accordance with your request this letter will outline the perceived scope of work, time-line, and fee proposal relative to the above referenced appraisals. In this regard be advised that:

- That at the request of the City I will provide summary appraisal reports on the Bently and Serpa properties referenced above. The appraisals will be prepared to USPAP specifications and standards. The purpose of the appraisals is to develop opinions of market value. The intended use of the reports relates to potential acquisitions by Carson City. The reports will incorporate an extraordinary assumption relative to any environmental issues, and/or the cost to clean the properties of any contamination. In all other respects the reports will address the value of the fee estate. Based on my preliminary investigation I believe that four reports will be required, specifically Bently-North, Bently-South, Serpa-East and Serpa-West. A map accompanying this letter visually identifies each tract.
- My fee for these appraisals will be \$6,000 per report or \$24,000 total.
- The reports will be completed and delivered by December 31, 2007.
- If subsequent issues arise at a later date my hourly rate for services is \$150/hr.

Thank you for the opportunity to submit this proposal.

Sincerely,

Lyn C. Norberg, MAI

