City of Carson City Agenda Report

Date Submitted: February 26, 2013

Agenda Date Requested: March 7, 2013

Time Requested: Consent

To: Mayor and Supervisors

From: Finance / City Manager

Subject Title: For possible action to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Mr. Stephen R. Johnson and Associates, MAI, SREA, as the appraiser for Carson City with regard to a self-contained summary appraisal for the office building located at 108 E. Proctor Street together with certain related land to provide office space and related parking, APN's 004-215-07, 004-202-01, and 004-202-02. (Juan F. Guzman)

Staff Summary: The Board of Supervisors determined through Resolution No. 2013-12 that is in the best interest of the City to initiate the process to purchase an office building located at 108 E. Proctor Street, together with office space and related parking. This action is to appoint an appraiser to provide a report on the fair market value of the properties.

Type of Action Requested: (check one)		
() Resolution () Ordinance		
(X) Formal Action/Motion (_) Other (Specify)		
Does This Action Require A Business Impact Statement:	() Yes	(<u>X</u>) No

Recommended Board Action: I move to authorize the Mayor, the City Clerk Recorder, or designee to swear Mr. Stephen R. Johnson and Associates, MAI, SREA, as the appraiser for Carson City with regard to a self-contained summary appraisal for the office building located at 108 E. Proctor Street together with certain related land to provide office space and related parking, APN's 004-215-07, 004-202-01, and 004-202-02.

Explanation for Recommended Board Action: The Nevada Revised States require that an appraiser be appointed by the Board of Supervisors prior to the purchase of real property.

Applicable Statue, Code, Policy, Rule or Regulation:

N.R.S. 244.275

Fiscal Impact: The appraisal will cost \$4,500.00

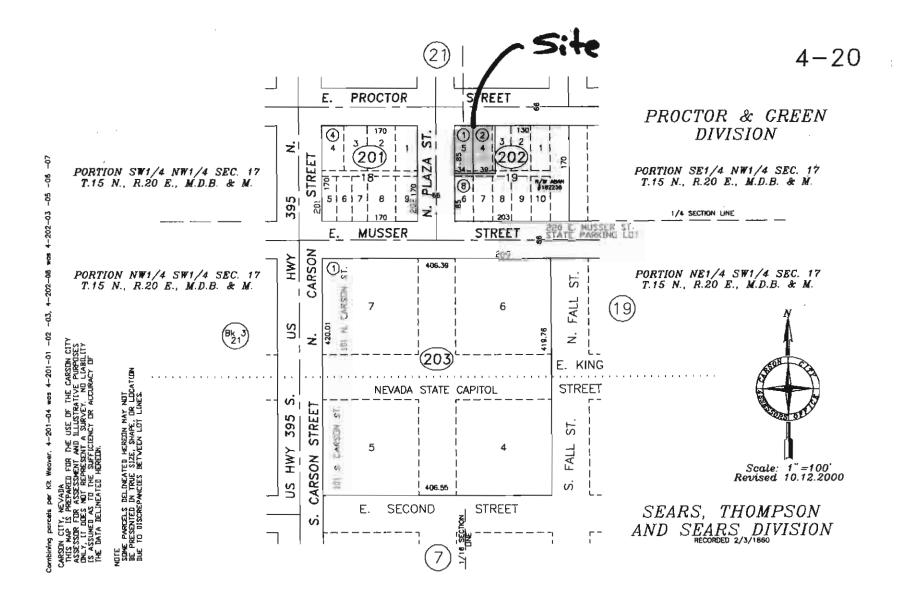
Explanation of Impact: N/A

Funding Source: City Manager

Alternatives: Not to designate an appraiser.

Supporting Material: Assessor Parcel Maps N.R.S. 244, 275

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Prepared E	By: Jan T		Date: 2/26 13
•	Juan F. Guzman, Open Space Mana	iger	
Reviewed I		ntian Dinasta	Date 2 DG 13
	Røger Moellendorf, Parks & Recrea	ation Directo	or
			Date: 2 PC 1/3
	Lawrence A. Werner, City Manager	r	
	Tambuf Africa		Date: 2 /26//=
	District Attorney's Office	<i>!</i>	Date: 1 /
	Finance Department		
Board Acti	on Taken:		
Motion:	1:		Aye/Nay
	2:		
(Vote	Recorded By)		



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 appraisement 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 appraisement.

[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)