Hem + GA

City of Carson City Agenda Report

Date Submitted: January 21, 2007	Ag	enda Date Requested: Time Requested:	
To: Board of Supervisors	,		
From: Linda Ritter, City Ma	nager		
encouraging sa	ales of surplus prop nat property at the r	evada Department of To perties along the Carson porthwest corner of the 0	Freeway and
Staff Summary: A new mixed Highway 50 just west of the Carson I along the freeway in order to provide will contain 167,500 sq feet of retail restaurant space, 200 hotel rooms, 27	Freeway. The deve for efficient circul space, 68,750 sq fe	lation to serve the project of office space, 15,0	needs property
Type of Action Requested: () Resolution (_XX) Formal Action/Motion	· · · · · · · · · · · · · · · · · · ·	linance ner (Specify)	
Does This Action Require A Busin	ess Impact Staten	nent: Yes (XX) No
Recommended Board Action:	Transportation en along the Carson	a letter to the Nevada D couraging sales of surpl Freeway and specificall ner of the Carson Freew	us properties y, that property a
Explanation for Recommended Bo as NDOT to see excess rights-of-way	oard Action: It we y incorporated into	ould be advantageous to new developments.	the City as well
Applicable Statue, Code, Policy, R	ule or Regulation	: n/s	
Fiscal Impact: n/a			
Explanation of Impact: n/a			
Funding Source: n/a			

Alternatives: Do not pursue.			
Supporting Material: Proposed letter to NI	ТОО		
Prepared By: Linda Ritter			
Reviewed By:		Date: 1-23-	07
(City Manager) (District Attorney)		Date: 1-23-07	
Board Action Taken:			
Motion:			Aye/Nay
	· · · · · · · · · · · · · · · · · · ·		
(Vote Recorded By)			



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

February 1, 2007

Susan Martinovich, Director Nevada Department of Transportation 1263 S. Stewart Street Carson City, NV 89701

Re: Excess Rights-of-Way, Carson Freeway

Dear Ms. Martinovich:

The Board of Supervisors would like to encourage the Nevada Department of Transportation to sell any surplus property that may be available along the Carson Freeway as soon as it is determined that the property would no longer be needed for NDOT purposes. While we understand the concern of disposing of property before the entire freeway is completed, there are parcels that would be of no further use for the project. In particular, we would like to see the property at the northwest corner of the Carson Freeway and Highway 50 immediately made available to the adjoining property owner for a new mixed-use development proposed at that site. This proposed project is important to Carson City for many reasons. First, we are particularly interested in any development that will provide additional retail space. New retail space is critical to our ability to provide services to the public as it generates sales taxes which are critical to our general fund revenue stream. Second, this development will provide additional lodging to enhance the tourist sector of our economy. As we move forward to enhance our historic tourism with such projects as the V&T Railroad, we will need rooms to accommodate destination tourists so that we may keep them in this area rather than losing them to the Reno area. Third, this project follows our recently adopted Master Plan and helps us achieve our goal of mixed use developments, developments that mix residential and commercial uses so that people may live closer to the places they work and shop.

The opportunity for the Nevada Department of Transportation to sell this property at its highest price may be limited. If the excess property currently owned by NDOT isn't incorporated in developments proposed along the Carson Freeway, we all risk seeing these remnant pieces of property stand undeveloped. These small parcels risk becoming maintenance problems that can negatively impact the visual aspects of the Carson Freeway. We all are proud of the accomplishment of the Carson Freeway and want to see development along this important corridor take place in a positive manner, using all property for its highest and best use.

Sincerely,

Mary Teixeira Mayor

Marv Teixeira, Mayor

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