

Item # 7

City of Carson City  
Agenda Report

Date Submitted: February 6, 2007

Agenda Date Requested: February 15, 2007  
Time Requested: 15 Minutes

To: Mayor and Supervisors

From: Parks and Recreation Department

**Subject Title:** Discussion and possible action to approve the purchase and sale agreement calling for the use of Open Space funds to make an offer for the fee title acquisition of the Desormier 19-acre property located at 4706 Golden Eagle Lane, APN 10-502-01.

**Staff Summary:** The attached purchase and sale agreement calls for the fee title acquisition of the Desormier 19 acre property located near the U.S.G.S. flow gauge at the Carson River. The offer for \$300,000 which is also the appraised value, has been verbally accepted by the Desormiers pending the Board of Supervisors approval. The property has previously been prioritized by the Board of Supervisors for acquisition after finding that it is located within the Carson River priority area, in accordance with the Open Space Master Plan.

**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:** Move to approve the purchase and sale agreement calling for the use of Open Space funds to make an offer for the fee title acquisition of the Desormier 19-acre property located at 4706 Golden Eagle Lane, APN 10-502-01.

**Explanation for Recommended Board Action:** The Desormier property is listed on the open market for \$335,000. The Desormiers have agreed to sell to Carson City for the appraised value which is \$300,000. Carson City Municipal Code, Section 21.07.040 grants the Board of Supervisors authority to use funding from the Quality of Life special revenue fund to acquire open space. In accordance with Section 13.05.060, on February 6, 2007, the Open Space Advisory Committee took action to recommend to the Board of Supervisors the approval of this transaction.

**Applicable Statute, Code, Policy, Rule or Regulation:**  
Carson City Municipal Code, Chapter 21.07 - Quality of Life (Sale and Use Tax)  
Carson City Municipal Code, Chapter 13.06, Open Space  
Nevada Revised Statutes 244.275 Purchase for use of county; appraisal

**Fiscal Impact:** Approximately \$300,000 from the Open Space Acquisition Fund, plus approximately \$2,500 for the close of escrow, and \$3,000 for an environmental review, phase 1.

**Explanation of Impact:** The Desormiers have verbally agreed to sell to Carson City the 19-acre property for \$35,000 less than listed. The escrow costs are to be shared equally, 1/2 between buyer and seller. The total cost of the transaction is estimated at \$300,000 for the purchase price, plus \$2,500 for covering the City's one-half of the total escrow cost, plus approximately \$3,000 for an environmental phase one report.