WASHOE COUNTY

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STAFF REPORT
BOARD MEETING: July 12, 2022

DATE: June 10, 2022

TO: Board of County Commissioners

FROM: Dave Solaro, Arch., P.E., Assistant County Manager
Community Services Department, 328-3600,
dsolaro@washoecounty.gov

THROUGH: Eric Brown, County Manager

SUBJECT: Recommendation to approve a Golf Course Development Agreement between Washoe County and the Northern Nevada Youth Golf Foundation a Nevada non-profit corporation, doing business as First Tee Northern Nevada for the development of Wildcreek Golf Course (Assessor's Parcel Number 027-011-12) in Sparks, Nevada for affordable and charitable golf recreation. The purpose of the Development Agreement is to provide for the immediate transfer of APN 027-011-12 to the Northern Nevada Youth Golf Foundation under Board of County Commission action in October, 2021 while Washoe County purchases approximately 40 Acres of APN 035-080-04 from the Bureau of Land Management to be added to APN 027-011-12 when purchase is complete. Of monies committed to the improvement of Wildcreek Golf Course $900,000 will be held by Washoe County to purchase the approximate 40 acres, allowing a remaining $2,200,000 to be used for a 1:1 match for Northern Nevada Youth Golf Foundation's fundraising efforts to improve the golf course. (Commission District 3.)

SUMMARY

During the due diligence period for the approved purchase and sale agreement (PSA) between Washoe County and First Tee of Northern Nevada it was determined that the purchase of approximately 40 acres of property utilized for the golf course from the Bureau of Land Management would delay the property transfer. Both parties have determined that a development agreement that would create a phased transfer of the property contemplated in the PSA is the most expeditious way to complete the transaction.

The development agreement defines that the sale will be completed in two phases. First, transfer of existing parcel 027-011-12 which will allow First Tee to re-construct the golf course. Concurrently, Washoe County will be acquiring approximately 40 acres of the BLM patent parcel 035-080-04 from the U.S. Government. When Washoe County acquires the BLM patent parcel, it shall transfer the same to Youth Golf Foundation through a boundary line adjustment. Once the BLM patent parcel is transferred to Youth Golf Foundation, the remaining portions of the golf course will be constructed.

AGENDA ITEM # _____

Washoe County Strategic Objective supported by this item: Economic Impacts. Support a Thriving Community

PREVIOUS ACTION

On October 12, 2021, the Board of County Commissioners (Board) approved a purchase and sale agreement between Washoe County and First Tee of Northern Nevada for approximately 110.72 acres of land for the operation of the golf course for charitable or civic purposes.

On May 28, 2019, the Board approved an agreement between Washoe County, the Washoe County School District, Orr Ditch and Extensions Company, and the Reno Sparks Convention and Visitors' Authority for relocation and undergrounding a portion of the Orr Ditch.

On February 19, 2019, the Board heard a presentation and update by Pete Etchart, Chief Operations Officer, from the Washoe County School District on the Wildcreek Area High School.

On February 19, 2019, the Board adopted a resolution approving a cooperative agreement between Washoe County, the Washoe County School District and the Reno-Sparks Convention and Visitors' Authority for the transfer of portions of Wildcreek Golf course on Sullivan Lane in Sparks, Nevada, comprising the parcels of Parcel Map No. 5369, and rights and obligations related to those parcels including: personal property, water rights, rights to an effluent agreement, rights to a golf management agreement and a ditch maintenance agreement and matters properly related thereto.

On January 15, 2019, the Board adopted a resolution of intent and, on the basis of the recitals stated therein and all the evidence and testimony on the record of the meetings of the Board, declared it is in the best interests of Washoe County and its citizens to convey Parcel 2 (a portion of the Wildcreek Site) to the School District, and thereby declared its intent to do so.

On May 1, 2017, the Board approved at a concurrent meeting, a letter of intent to cooperate in the planning, development and construction of new high school on a portion of the Wildcreek Site.

BACKGROUND

On May 1, 2017, the governing boards of Washoe County, the City of Reno, the City of Sparks, the Washoe County School District Board of Trustees and the Reno Sparks Convention and Visitors' Authority ("RSCVA") approved a letter of intent to cooperate in the planning, development and construction of a new high school on a portion of the Wildcreek Site. The School District engaged a team of planning, engineering, legal, construction and real estate consultants to conduct a due diligence report of Wildcreek as a school site and the work included evaluations of drainage, soil conditions, environmental constraints (including wetlands studies), utilities, soils, flight path, traffic and site plan alternatives (the "Due Diligence Report"). The report is available on the School District website:

https://www.boarddocs.com/nv/washoe/Board.nsf/files/AT6RF369A5A4/$file/Attachment_A-Wildcreek_HS_Due_Diligence_Report.pdf

The School District's plans allow for the continuation of a redesigned and reconstructed public golf course on a remainder portion of the Wildcreek Site which Washoe County is in the process of finalizing transfer of the property to First Tee of Northern Nevada. The Orr Ditch has traversed the Wildcreek Golf Course Site for many decades. The ditch is owned by the Orr Ditch and Extensions Water Company which has the right to operate the ditch and agreed to the relocation of the ditch for the school and golf course purposes.

As Washoe County staff continues to work through the terms and conditions for the transfer of the property to First Tee of Northern Nevada items will come before the Board for potential approval as they are completed. The short list of items outstanding are as follows:

- Washoe County is working with the Bureau of Land Management for the purchase of +/- 40 acres of APN 035-080-04 to be purchased with funds received from the Washoe County School District for the sale of property and water rights associated with the new Proctor Hug High School to be combined by boundary line adjustment to APN 027-011-12.
- Washoe County is finalizing an agreement with the City of Sparks for effluent water supply to the Golf Course utilizing water rights associated with the golf course.

It is anticipated that items necessary for the transfer of the property to First Tee will be complete by the end of July 2022. The only outstanding item will be the finalization of purchase and boundary line adjustment for approximately 40 acres from APN 035-080-04 which will be completed on a schedule to be determined by the Bureau of Land Management.

FISCAL IMPACT

This development agreement, consistent with the purchase and sale agreement approved by the Board on October 12, 2021, holds $900,000 of the funds associated with the Wildcreek Golf Cost Center (680100) for purchase of the 40 acres of BLM land and the balance to be utilized as a 1:1 match for fundraising efforts by First Tee for improvements necessary for reconfiguration of the golf course for their needs.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Golf Course Development Agreement between Washoe County and the Northern Nevada Youth Golf Foundation a Nevada non-profit corporation, doing business as First Tee Northern Nevada for the development of Wildcreek Golf Course (Assessor's Parcel Number 027-011-12) in Sparks, Nevada for affordable and charitable golf recreation.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Golf Course Development Agreement between Washoe County and the Northern Nevada Youth Golf Foundation a Nevada non-profit corporation, doing

business as First Tee Northern Nevada for the development of Wildcreek Golf Course (Assessor's Parcel Number 027-011-12) in Sparks, Nevada for affordable and charitable golf recreation."