



# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

## STAFF REPORT

Board Meeting Date: June 19, 2018

**DATE:** May 8, 2018

**TO:** Truckee Meadows Fire Protection District Board of Fire Commissioners

**FROM:** Charles A. Moore, Fire Chief  
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**SUBJECT:** Discussion and possible approval of an Agreement for Sale and Purchase in the amount of \$950,000 for Property located at 12300 Old Virginia Road, APN 140-010-04, commonly known as Truckee Meadows Fire Protection District Station 14 and authorize the chair to execute the Agreement and to perform all actions required of Seller as described in the Agreement. (Commission District 2) FOR POSSIBLE ACTION

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### SUMMARY

Discussion and possible approval of an Agreement for Sale and Purchase in the amount of \$950,000 for Property located at 12300 Old Virginia Road, APN 140-010-04, commonly known as Truckee Meadows Fire Protection District Station 14 and authorize the chair to execute the Agreement and to perform all actions required of Seller as described in the Agreement.

**Strategic Objective supported by this item:** *Develop plans to add, replace, or improve equipment, apparatus, and facilities.*

### PREVIOUS ACTION

December 16, 1997, the Board of Fire Commissioners approved the purchase of the Brown-Huffaker Volunteer Fire Station, (Truckee Meadows Fire Station #14), located at 12300 Old Virginia Road for \$24,000.

October 17, 2017, the Board of Fire Commissioners ordered that an appraisal be performed on the parcel and professional opinions to be brought back to the Board as a future Agenda Item.

### BACKGROUND

The Truckee Meadows Fire Protection District was the beneficiary of a 25 year (dollar per year lease) of a fire station site at 12300 Old Virginia Road beginning in 1976. The property was purchased from the Brown-Huffaker Volunteer Fire Department (a non-profit corporation) in 1998 for \$24,000.

TMFPD Staff has determined that the existing Station 14 is in need of replacement due to age and functional obsolescence. The current location is not ideal as the station is located in a highly congested retail center. The truck bay floods whenever there is significant rain. The current quality of the building is low for the reason it was constructed as a series of modular buildings and the condition is worn.

The Board approved construction for a replacement station at the intersection of Foothill Road and South Virginia Street for the replacement of the obsolete and inadequate existing fire station #14. The

new station has become operational as of June 11, 2018. Staff has determined the old station is no longer needed. The District was approached with an offer to purchase the property and a Purchase and Sale Agreement is attached.

To obtain the best value for the lease or sale of the property and provide transparency for the transaction, the District followed the requirements of NRS 244.2795, *Sale or lease of certain real property*, which applies only to Counties. The District obtained two appraisals for the property and the property was advertised for sale. Staff therefore believes it has obtained the best value for the sale of the property.

### **FISCAL IMPACT**

The approval of this sale would generate \$950,000 to be placed in the Truckee Meadows Fire Protection District Capital fund.

### **RECOMMENDATION**

It is recommended that the Board approve an Agreement for Sale and Purchase in the amount of \$950,000 for Property located at 12300 Old Virginia Road, APN 140-010-04, commonly known as Truckee Meadows Fire Protection District Station 14 and authorize the chair to execute the Agreement and to perform all actions required of Seller as described in the Agreement.

### **POSSIBLE MOTION**

*“I move to approve an Agreement for Sale and Purchase in the amount of \$950,000 for Property located at 12300 Old Virginia Road, APN 140-010-04, commonly known as Truckee Meadows Fire Protection District Station 14 and authorize the chair to execute the Agreement and to perform all actions required of Seller as described in the Agreement.”*