



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: January 14, 2020

DATE: December 19, 2019

TO: Board of County Commissioners

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

THROUGH: Eric Brown, County Manager

SUBJECT: Public Hearing pursuant to NRS 244.284, to allow for any objections regarding the conveyance of APN 038-401-02, known as the Verdi Historic Schoolhouse and Verdi Volunteer Fire property, located at 165 Bridge Street in consideration of an offer by the Verdi History Preservation Society, Inc., a Nevada non-profit corporation [in the amount of \$2.00]; and if supported, authorize the Chairman to execute a Quitclaim Deed; and other matters properly related thereto. (Commission District 5.)

SUMMARY

Under the Asset Management policies of Washoe County, the Community Services Department, as the custodian of real property owned by Washoe County, shall review as often as the need arises utilization of lands and buildings. The Community Services Department has received a request to dispose of 165 Bridge Street in Verdi, Nevada, from the Verdi History Preservation Society, Inc. (Society) so they may utilize the property for civic and community functions. This discussion with the Society has been ongoing for the past few years and the Board of County Commissioners (Board) declared a portion of this property as surplus at the September 13, 2016 meeting.

Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

December 17, 2019 – the Board approved a Resolution of Intent to Convey APN 038-401-02, known as the Verdi Historic Schoolhouse and Verdi Volunteer Fire property, located at 165 Bridge Street; in consideration of an offer made by the Verdi History Preservation Society, Inc., a Nevada non-profit corporation in the amount of \$2.00; and scheduled a Public Hearing to be held January 14, 2020 at 10:00 a.m. to allow for any objections to this action.

September 13, 2016 – the Board provided direction to staff related to certain real property as surplus to the needs of Washoe County and authorized staff to begin disposition of each asset in accordance with the appropriate section of NRS; specifically Assessor's Parcel Numbers: 552-132-01, 552-132-02, 012-150-12, 018-164-07, 080-283-03, and a

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portion of 038-401-02; and certain Truckee River water rights appropriated under Claim No. 14 (362 acre-feet).

November 1964 – The Board purchased the Historic Schoolhouse Property from the Washoe County School District for use as a civic center and community building.

BACKGROUND

In 1964, Washoe County received ownership of APN 038-401-02, known as the Verdi Historic Schoolhouse Property, (constructed in 1926), from the Washoe County School District.

Staff was approached by the Verdi History Preservation Society, Inc. with a request to acquire the property to provide the Verdi area with a civic and community center. This request is consistent with the board direction to purchase the facility in 1964 from the Washoe County School District. Since 1964 the building has been used by the community; however, over the past few years the monetary resources are not available within Washoe County for the required maintenance and upkeep of the property. The Society has the means and desire to provide the required maintenance and upkeep.

The Verdi Volunteer Fire Apparatus Building was established on this site many years ago and has provided a location for the equipment and operation of fire prevention and fire services for this community and its residents. Washoe County has worked with the Truckee Meadows Fire Prevention District (District) and the Society to arrange for a no cost lease of the Volunteer Fire Apparatus Building to the District for continued fire operations in Verdi. If the Board ultimately conveys the property to the Verdi History Preservation Society, Inc. the lease agreement will be presented to the District Board for approval.

Nevada Revised Statute 244.284 outlines the procedure to transfer ownership of public properties to a corporation for public benefit. In addition to what is required under this statute, Staff has determined that a resolution and hearing should be utilized so the Board may hear any objections or support from the community.

NRS 244.284 Lease or conveyance of real property of county to corporation for public benefit.

1. In addition to the powers conferred by [NRS 450.500](#), the board of county commissioners may:
 - (a) Lease any of the real property of the county for a term not exceeding 99 years; or
 - (b) Convey any of the real property of the county, except property of the county that is operated or occupied by the county fair and recreation board, without consideration, if such real property is not needed for the public purposes of the county and is leased or conveyed to a corporation for public benefit, and the property is actually used for charitable or civic purposes.
2. A lease or conveyance pursuant to this section may be made on such terms and conditions as seem proper to the board of county commissioners.
3. If a corporation for public benefit to which property is conveyed pursuant to this section ceases to use the property for charitable or civic purposes, the property automatically reverts to the county.
4. As used in this section, “corporation for public benefit” has the meaning ascribed to it in [NRS 82.021](#).

The subject Quitclaim Deed contains a reversionary clause that if the corporation for public benefit to which the property is conveyed ceases to use the property for charitable or civic purposes, the property automatically reverts to County ownership. There are no water rights included in this transfer. The Society wishes to utilize this property as a community building for use by the community and to further their mission of preserving the history of the Verdi area.

The Washoe County Assessor's Office identifies the subject parcel contains 46,609 square feet of land with two buildings. The operating costs associated with this property have been the obligation and responsibility of the Truckee Meadows Fire Protection District.

FISCAL IMPACT

There is no fiscal impact to Washoe County with this action. A potential may exist to sell the property; however, the benefit of the historic building for the community may be lost.

RECOMMENDATION

It is recommended the Board of County Commissioners hold a Public Hearing pursuant to NRS 344.284, to allow for any objections regarding the conveyance of APN 038-401-02, known as the Verdi Historic Schoolhouse and Verdi Volunteer Fire property, located at 165 Bridge Street in consideration of an offer by the Verdi History Preservation Society, Inc., a Nevada non-profit corporation [in the amount of \$2.00]; and if supported, authorize the Chairman to execute a Quitclaim Deed; and other matters properly related thereto.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to authorize the Chair to execute a Quitclaim Deed, for the conveyance of APN 038-401-02, known as the Verdi Historic Schoolhouse and Verdi Volunteer Fire property, located at 165 Bridge Street in consideration of an offer by the Verdi History Preservation Society, Inc., a Nevada non-profit corporation [in the amount of \$2.00]; and other matters properly related thereto."