

RESOLUTION

R21-056

A RESOLUTION DECLARING WASHOE COUNTY'S INTENT TO CONVEY TO THE NORTHERN NEVADA YOUTH GOLF FOUNDATION, d/b/a FIRST TEE OF NORTHERN NEVADA THE PROPERTY COMMONLY KNOWN AS THE WILDCREEK GOLF COURSE ON SULLIVAN LANE IN SPARKS, NEVADA AND SETTING A DATE FOR A HEARING AT WHICH OBJECTIONS CAN BE HEARD AND OTHER MATTERS PROPERLY RELATED THERETO

WHEREAS, Washoe County has title to 110.70 acres of land (Parcel 3) at 3500 Sullivan Lane in the City of Sparks upon which a portion of the Wildcreek Golf Course and related improvements are located (the Wildcreek Site);

WHEREAS, on May 1, 2017 at a duly-noticed public meeting 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 new high school on a portion of the Wildcreek Site;

WHEREAS, with the cooperation of Washoe County and the RSCVA, the School District prepared a parcel map to divide the Wildcreek Site into 3 parcels. On September 12, 2018 with the consent of Washoe County the parcel map was recorded in Washoe County dividing the 212.22 acre parcel into 3 parcels as follows: Parcel 1 (14.50 acres), Parcel 2 (87.02 acres) and Parcel 3 (110.72 acres). A copy of the parcel map (Parcel Map No. 5369) is attached as Exhibit A. Legal title to parcels 1 and 3 are currently held by Washoe County;

WHEREAS, when all the necessary approvals were obtained, Parcel 2 was transferred to the School District for the School Project and Parcels 1 and 3 are retained by Washoe County for drainage control and possibly for the Golf Course Project;

WHEREAS, Washoe County received an unsolicited proposal from the Norther Nevada Youth Golf Foundation and found benefit to the citizens of Washoe County with the proposal to utilize the Wildcreek Site to operate a golf course for charitable and affordable golf purpose;

WHEREAS, as expressly provided in NRS 244.284, the county may convey property to a corporation for public benefit (NRS 82.021) without consideration if the property is not needed for public purposes of the county and the property is actually used for charitable or civic purposes;

WHEREAS, while not required by state law before ordering the conveyance of property to a corporation for public benefit, the board of county commissioners of Washoe County has determined that it would be in the public's best interest, in a regular open meeting, by a majority vote of its members, adopt a resolution declaring its intention to convey the property and set a date not less than 2 weeks later than the declaration of the intent to convey the property in the spirit of NRS 277.050;

WHEREAS, a purchase and sale agreement will be prepared for consideration by the Board of County Commissioners after any objections are heard;

NOW THEREFORE be it hereby resolved by the Washoe County Board of County Commissioners ("the Board") as follows:

1. On the basis of the recitals stated above and all the evidence and testimony on the record of the meetings of the Board, the Board hereby declares it does not need the property for the public purposes of the county and it is in the best interests of Washoe County and its citizens for Washoe County to convey the Wildcreek Site—namely Parcel 3 [APN 027-011-09]—to the Northern Nevada Youth Golf Foundation, d/b/a First Tee of Northern Nevada and hereby declares its intent to do so.

2. The conveyance, if later approved, may be made without payment by the Northern Nevada Youth Golf Foundation of money or other consideration because Project will be used for charitable or civic purposes by a corporation for public benefit.

3. The conveyance, if later approved, shall be made upon the terms contained in a purchase and sale agreement to be considered at the time of the public hearing to hear objection, if any.

4. That additional terms and conditions for the transfer may be stated in the purchase and sale agreement and may include provisions requiring that the property be used for public purposes, that the property will be well and properly maintained, that all the necessary governmental approvals for the development Project are obtained, and that the transfer is made upon a mutually acceptable exchange of consideration.

5. Upon the failure of any or all of those conditions, or others, as may be stated in the purchase and sale agreement, the property transfer can be halted or cancelled by Washoe County, or if the failure of a condition occurs later, that the property may be required to revert automatically to Washoe County.

6. The County Manager is authorized by the Board to fix a date for a future public hearing of the Board at which the electors of Washoe County may appear and object to the transfer to the Northern Nevada Youth Golf Foundation and at which hearing the Board can finally determine whether to approve the transfer. The date for that public hearing will be later than 2 weeks from the date of the meeting at which this resolution is adopted.

7. The Washoe County Clerk is hereby directed to publish in a newspaper of general circulation published in the county a notice of the adoption of this resolution and announcing the public hearing date chosen by the County Manager not less than twice, on successive days, the last publication to be not less than 7 days before the date of the public meeting to be held or such later date as the Board may establish.

ADOPTED this ____ day of _____, 2021 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Chair
Board of County Commissioners

ATTEST:

Janice Galassini, County Clerk