



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT STAFF REPORT

Board Meeting Date: April 2, 2024

DATE: March 14, 2024

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Charles A. Moore, Fire Chief
Phone: (775) 328-6123 Email: cmoore@tmfpd.us

SUBJECT: Recommendation to approve an agreement for the sale and purchase of District-owned property, in the amount of \$312,625.00, for a 0.38-acre parcel of land located at 470 Foothill Road, APN 044-300-19, commonly known as Truckee Meadows Fire Protection District Station 33, 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

SUMMARY

This item is a recommendation to approve an agreement for the sale and purchase of District-owned property, in the amount of \$312,625.00, for a 0.38-acre parcel of land located at 470 Foothill Road, APN 044-300-19, commonly known as Truckee Meadows Fire Protection District Station 33, and authorize the chair to execute the agreement and to perform all actions required of Seller as described in the agreement.

PREVIOUS ACTION

On February 9, 2015, the Board of Fire Commissioners authorized the Fire Chief to enter into a purchase and sale agreement for a 3-acre (+/-) parcel of a portion of APN 044-300-10 and to authorize the opening of escrow by deposit of the amount of \$50,000 as called for in the purchase and sale agreement; fiscal impact not to exceed \$1,307,000 for acquisition.

December 15, 2015, the Board of Fire Commissioners approved a final settlement and title paperwork with a closing date of December 28, 2015, for the acquisition of property located in the vicinity of Foothill Road and S. Virginia Street (APN 044-300-09 and a portion of APN 044-300-10) to accommodate the replacement of Fire Station #14 in the total amount of \$1,310,577.69, including \$3,577.79 in escrow charges.

BACKGROUND

Staff was contacted by the Truckee Meadows Water Authority with an interest in purchasing a portion of land owned by the District to construct a booster pump station behind TMFR station 33 on Foothill Road. Staff commissioned an appraisal, and TMWA prepared a survey of the

land boundary they requested. The parcel is 0.3805 acres. The parcel is in a corner of the fire station property, and it is not likely the District will need the land for future needs. TMWA staff prepared a purchase and sale agreement based on the value of the land determined by Johnson, Perkins Griffin, LLC.

The purchase agreement includes the appraised amount and the appraisal fee. The agreement will allow time for TMWA to complete the planning steps it needs. The purchase amount will be placed into escrow until such time Washoe County approves the proposal.

FISCAL IMPACT

The approval of this sale would generate \$312,624.00 to be placed in the Truckee Meadows Fire Protection District Capital Fund.

RECOMMENDATION

Staff recommends the Board approve an agreement for the sale and purchase of District-owned property in the amount of \$312,625.00 for a 0.38-acre parcel of land located at 470 Foothill Road, APN 044-300-19, commonly known as Truckee Meadows Fire Protection District Station 33, and authorize the chair to execute the agreement and to perform all actions required of seller as described in the agreement.

POSSIBLE MOTION

Should the Board agree with the staff's recommendation, a possible motion could be:

"I move to approve an agreement for the sale and purchase of District-owned property, in the amount of \$312,625.00, for a 0.38-acre parcel of land located at 470 Foothill Road, APN 044-300-19, commonly known as Truckee Meadows Fire Protection District Station 33, and authorize the chair to execute the agreement and to perform all actions required of seller as described in the agreement."