

MEMORANDUM

TO: Board of Trustees

FROM: Steven J. Pinkerton
General Manager

SUBJECT: Review, discuss, and possibly provide direction regarding the offer from Washoe County School District to purchase the old elementary school property (771 Southwood Boulevard) for \$2,000,000.

STRATEGIC PLAN REFERENCE(S): Long Range Principal #4 – Service
Long Range Principal #5 – Assets and Infrastructure

DATE: February 19, 2019

I. RECOMMENDATION

That the Board of Trustees decline the offer from Washoe County School District to purchase the old elementary school site (771 Southwood Boulevard) but request that IVGID participate in the planning and development process if another public entity purchases the property.

II. DISTRICT STRATEGIC PLAN

Long Range Principal #4 - Service

- The District will provide superior quality service and value to its customers considering responsible use of District resources and assets.

Long Range Principal #5 – Assets and Infrastructure

- Conduct planning and design, in advance of undertaking projects or procurement, to ensure new District assets meet operational requirements and enhance the customer experience.

III. BACKGROUND

On January 11, 2019, the Washoe County School District (WCSD) sent a letter to IVGID (attached) regarding the disposition of the old elementary school property at 771 Southwood Boulevard.

WCSD has determined that the property will no longer be needed for school facilities. Based on this determination, WCSD participated in the planning process for IVGID's draft Community Services Master Plan (Plan).

The property was identified as an "Opportunity Site" in the Plan. Possible uses included soccer fields, flex lawn, a dedicated dog park, bocce courts, picnic pavilions and a playground. Detailed site plans with three alternative scenarios are included on pages 88-89 of the draft Plan.

All of these potential uses are also being considered at other opportunity sites as well. Prioritization of uses, sites and possible funding have not yet been incorporated into the Plan. It is anticipated that the Board of Trustees will begin reviewing the final Draft Plan this spring, with final adoption later this year.

Currently, there are no identified funding sources for any aspects of the Plan. All current District capital assets are dedicated towards maintenance and replacement of current District facilities.

WCSD has an "as-is" appraisal of the property which places the value at \$3,000,000. NRS 277 allows WCSD to directly dispose of property directly to another political subdivision if used for a public purpose. WCSD staff has indicated that they would recommend to the WCSD Board a purchase price of \$2,000,000 for a public purpose purchase.

IV. CURRENT SITUATION

As noted in the letter, WCSD "would like to inquire if IVGID desires to continue to go forward with this property transaction? We would really appreciate if you would please let us know of IVGID's desire on this matter by April 30th so that we can continue to move forward in the process."

In discussions with WCSD staff, they are hoping that IVGID could indicate their interest in the property as soon as possible. There are other potential public agencies also interested in the property and they'd like to keep the sale process moving expeditiously.

At this time, Staff would recommend that IVGID decline the opportunity to purchase the site and request that the District participate in the planning and development process if another public entity purchases the property.

Once the Community Services Master Plan is adopted by the Board, there will be a better idea of the implementation priorities for the Plan, potential funding sources

identified and possible timing of specific projects. Any public entity purchasing the site will have to go through a lengthy process to entitle the property thus giving IVGID the opportunity to coordinate with the lead Agency.

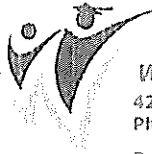
V. FINANCIAL IMPACT AND BUDGET

None expected at this time. If the District chooses to purchase the property, there is potential funding available in the Community Service Fund. However, there would need to be a discussion in conjunction with the review of the Capital Improvement Plan budget to determine what other projects would need to be delayed or cancelled in order to facilitate the purchase.

In addition, as noted in the draft Community Services Master Plan, estimated construction costs for improving the site with recreational facilities is in excess of \$7 million.

VI. ALTERNATIVES

Initiate negotiations with WCSD to purchase the site, defer a decision until the April Board of Trustees meeting or request that WCSD to refrain from offering the site to other agencies until the Community Services Master Plan is completed.



Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Katy Simon Holland, President * Malena Raymond, Vice President * Angela Taylor, Clerk
* Jacqueline Calvert * Andrew Caudill * Scott Kelley * Ellen Minetto * Traci Davis, Superintendent

January 11, 2019

Mr. Steven Pinkerton
General Manager, Incline Village General Improvement District (IVGID)
893 Southwood Blvd.
Incline Village, NV 89451

RE: Old Incline Elementary School Property

Dear Steve,

The Washoe County School District (WCSD) is currently in the process of disposing of excess property that is owned by the District. Several parcels have been identified that WCSD will not be utilizing for future school facilities. As you are aware, WCSD has been working with your staff in regards to potential public and private uses for the old Incline Elementary School property located at 771 Southwood Blvd. In this regard, WCSD participated in the IVGID Community Services Master Plan.

Based on a property appraisal from Johnson, Perkins, & Griffin dated September 21, 2017, the property was valued at \$3,000,000 in an "as-is" condition that includes the existing elementary school structure. Nevada Revised Statutes (NRS 277) allows WCSD to directly dispose of property to another political subdivision if used for a public purpose without going through the typical property disposal process. During our discussions with IVGID staff, WCSD staff agreed to make a recommendation to the WCSD Board of Trustees to provide the property to IVGID in exchange for \$2,000,000. We would like to inquire if IVGID desires to continue to go forward with this property transaction? We would really appreciate if you would please let us know of IVGID's desire on this matter by April 30th so that we can continue to move forward in the process.

Thank you for your time and assistance on this matter and your continued partnership with WCSD.

Sincerely,

Pete Etchart, Chief Operating Officer
Washoe County School District

Traci Davis, Superintendent
Washoe County School District