

Resolution for Sale, Economic Development Project 0 Riverside Drive *August 23, 2023*



Recommend Sale of 0 Riverside to BUILT.

- Selected through RFP Process
- Attainable Housing through High Density
- Council Directed Staff to Negotiate a Sale with BUILT.
- Negotiated \$850,000 Price w/ Terms

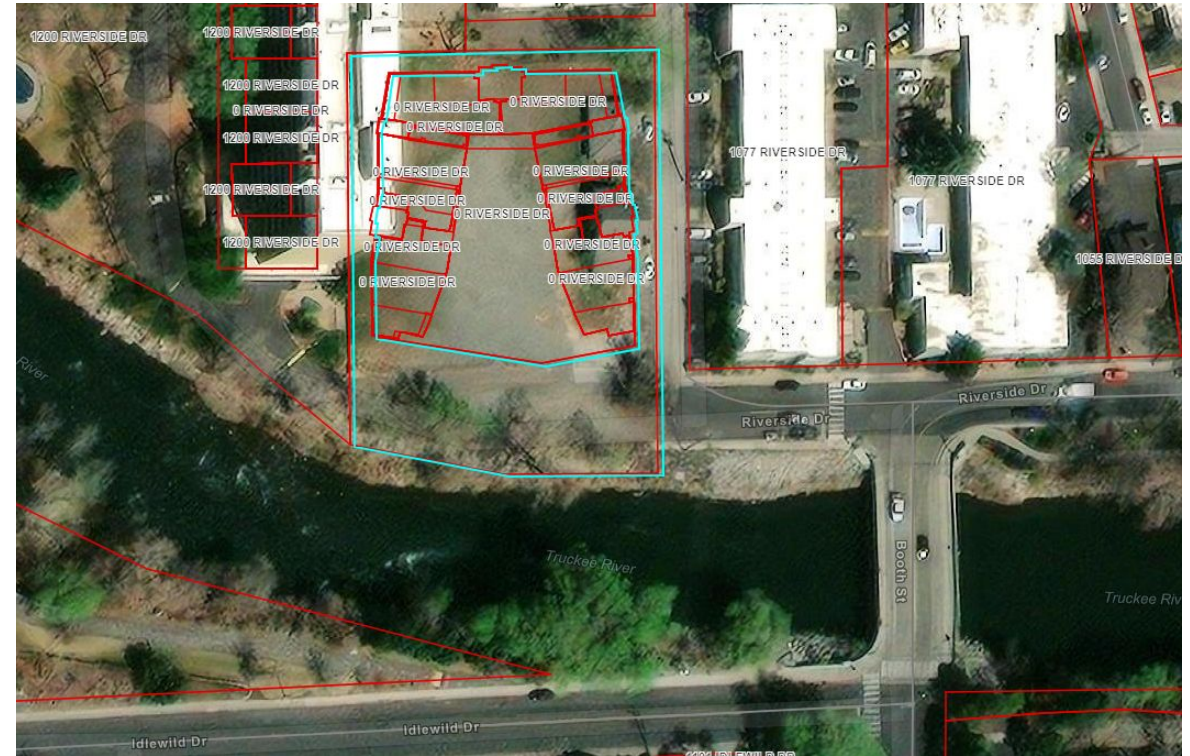


How Does the City Sell Property?

- 1) Public Auction
- 2) NRS 268.063
 - a) City may sell, lease or dispose of property for the purpose of Redevelopment or Economic Development:
 - i) Without first offering it to the public
 - ii) For less than fair market value
 - b) Before doing so must:
 - i) Obtain Appraisals
 - ii) Adopt a Resolution finding that is it in the best interest of the public to sell the property.
 - c) Economic Development means:
 - i) New or expanded commercial enterprises
 - ii) Residential housing

Background:

- Acquired by City from delinquent tax role for \$105,000
- Existing 12 level, 40 unit condominium parcel map (2005)
- Zoning: MF-30
- Acreage: 1.33
- Flood Zone: AE



RFP Process:

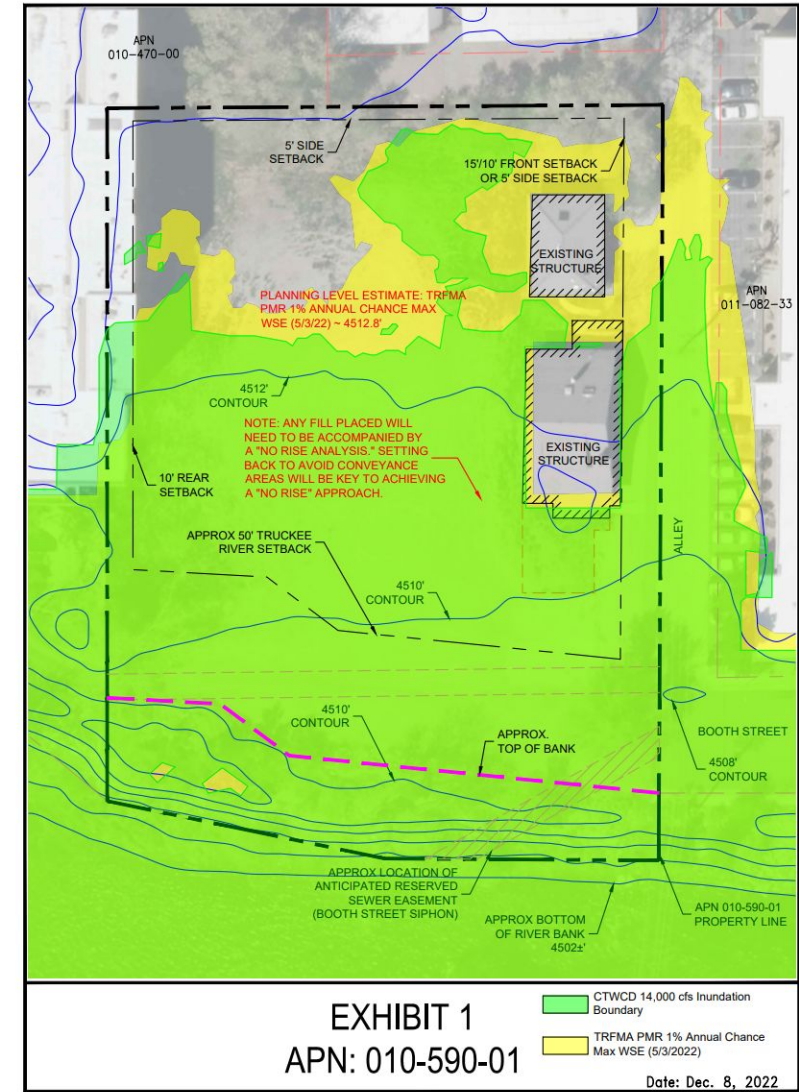
City goals related to this property:

1. Address Affordable and Workforce Housing
2. Increase Housing Density
3. Placemaking and Quality of Life
4. Sustainability
5. An Attractive and Vibrant Truckee River



RFP Scoring:

1. Alignment with City Goals: 20 points
 2. Team Experience: 15 points
 3. Design: 15 points
 4. Financial Structure: 25 points
 5. Financial Capacity: 20 points
 6. Timeline: 5 points
- Total 100 points



BUILT. Proposal:

- Attainable Housing through High Density
- 123 Units: Studios and 1 BDR
- 110 Open Air Parking Units
- 55 Ft - (4 over 1 podium)
- River Frontage with Path and Plaza and Public Access
- Erosion Control Plan



Proposed Agreement:

Terms requested by Council:

1. SPD Process
2. Public Input
3. Density/Parking Mix
4. Affordable Housing
5. Timeline



Appraisals:

- Appraisals: \$1,000,000 & \$875,000
- Fair Market Value: \$937,500

Negotiated Agreement:

Purchase Price: \$850,000

- SPD Process - ~\$65,000
 - Public Input, Fire Safety, Density, and Emergency Access
- Close conditional on SPD Approval
- 5 yr reversion clause



Benefits to the Community:

- Local Developer with Track Record
- Developer Equity to Start Project
- Removal of Blight and Nuisance
- Attainable Housing
- Adds to the General Fund
- Annual Property Tax ~ \$92,000



Recommended Motion:

- I move to approve the Resolution stating it is in the best interest of the public to convey City-owned property to BUILT. for a below fair market value of \$850,000 for an Economic Development project; and to authorize the City Manager to finalize agreement, the Mayor to execute any Deeds to transfer the property, and the City Manager to execute and deliver all documents to close the sale.