



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.co.washoe.nv.us

CM/ACM _____
Finance _____

DA _____

Risk Mgt. _____

Parks Dept. _____

STAFF REPORT

BOARD MEETING DATE: April 14, 2009

DATE: April 1, 2009
TO: Board of County Commissioners
FROM: David Childs, Assistant County Manager
Telephone: 328-2010, E-mail: dchilds@washoecounty.us

THROUGH:

SUBJECT: Discussion and possible adoption of a timeline for actions regarding Northgate Golf Course, pursuant to an agreement with RJB Development; and possible direction to staff. (Commission Districts 1 and 5)

SUMMARY

County priorities: Preserve and enhance our quality of life, and improve regional collaboration.

PREVIOUS ACTION

March 3, 2009 – The Board of County Commissioners acknowledged a status report on Northgate Golf Course.

BACKGROUND

On March 3, 2009, the Board of County Commissioner received an update on the status of the Northgate Golf Course (Staff report and attachments are included for your reference).

At that meeting it was reported that Commissioners Breternitz and Weber would be hosting a Community Forum on March 19, 2009, in partnership with Reno Council Member Dave Aiazzi to listen to the concerns of the neighbors who live adjacent to the course. That meeting was held at the Somerset Town Center and 131 people attended the meeting.

The following are some of the key concerns expressed by the neighboring property owners.

- What are the intentions of RJB development related to this property?
- What does the current zoning allow and what could be built on the property?
- Can the County or City operate it as a golf course?
- Could it be converted to open space or some sort of park?
- Does the City or County have funds to make the purchase?
- Are there grant funding sources available to purchase it as open space?

AGENDA ITEM # 20

- Are the trustees of the RJB Development Corp willing to donate it for open space?
- Could the neighbors organize to somehow assist in raising the money needed to acquire the property?
- Could individual neighbors purchase pieces of the property that are behind their homes to make their own properties bigger and create a buffer?
- Who should be called with complaints about trespassers?
- Who is going to make sure that there isn't a severe fire danger as the summer approaches and the vegetation dries out?
- Can the clubhouse be converted into a community center?

There were numerous other questions asked during the Community Forum on March 19. (*See attached summary of the flip chart notes from the meeting*). Most of these above questions were addressed with the BCC in the March 3 staff report and all of them have been answered on a special web page that the County created for the Northgate discussion. This page is attached and is also accessible through a link on the Washoe County Home Page located at <http://washoecounty.us>

Based on the input at the March 19 Community Forum the following were the next steps identified:

- Interested residents and Commissioners Breternitz and Weber and Councilmember Aiazzi will meet again on Thursday, April 9, 2009, at 6 PM at the Somerset's Club at Town Square; downstairs in the Sport Court, 7650 Town Square Way, Reno.
- Those attending will continue to discuss options for the possible retention of the property as recreational or open space property of some sort.

Another issue raised at the BCC meeting of March 3 relates to the two letters from John Frankovich regarding the intentions of the RJB Development Corp trustees relating to the value of the property and their timeline for having it revert to their ownership. At some point, the property will need to be quit-claim deeded back to the owners or they also have the option to take legal action to regain clear title to the property.

Tied closely with this issue is the fact that RSCVA had given notice to Washoe County that on April 1 they intended to turn over the keys and the custodial responsibilities for the property to the County. This would include the cost of utilities for the property, liability for any activity taking place on the property as well as the responsibility for maintenance of the 240 acres of the property. This could be a significant burden on the County between now and the point that the property reverts back to RJB Development. To that end, staff requested from RSCVA that since Washoe County's role in owning the land was simply a ministerial act resulting from RSCVA's inability to have title to the land it seemed appropriate that RSCVA retain ongoing responsibility for the property for some additional time period. It was also recognized that it is in Washoe County's control to decide when it will ultimately quit-claim deed the property back to RJB Development. Therefore, in an attempt to balance these two interests, a request was made to RSCVA that they maintain control for an additional 30 days until the end of April.

Ultimately, we received a letter from RSCVA moving their end date from April 1 to April 15, but this raises the issue of how long the County intends to hold the property.

It should be noted that our bargaining position with RJB is essentially unaffected if we deed the property back to them. Any negotiations or discussions could proceed regardless of taking this step. In fact, a case could be made that if the County were to quit-claim deed the property back to RJB Development and if RJW was then required to incur the ongoing cost and liability of maintaining the property, our position would be likely to be **improved**.

On the other hand, Commissioners Weber and Breternitz have been trying to work with the neighbors to see if there are any viable options that could lead to converting the property to some sort of private or public open space and they would like the neighbors to have confidence that the County is listening to their concerns.

Some options regarding this property might include:

- Participation by the neighbors in a Special Assessment District (SAD) or other mechanism where they would raise funds toward the purchase and/or maintenance of the property.
- Exploration of matching grant funding under State Question 1. (Requires 50/50 matching funds).
- Shared participation by Reno and Washoe County in working with the abutting homeowners to raise the funds necessary to match SQ-1 funding if it was to become available.
- Negotiating with RJB development for additional time to allow these options to be explored.

All of this, however, means that the BCC needs to clearly understand the cost and liability concerns of holding the property for an extended period of time and to provide guidance to staff and Commissioners Breternitz and Weber as to the Board's position on how this matter is to proceed.

As previously mentioned, the first question is how long will the County continue to hold the property and how should these holding costs be funded?

Secondly, if certain of the above options are pursued, the timeline might look like the following:

- SQ-1 funding process – minimum four months
 - Environmental impact analysis (phase 1) – minimum four weeks
 - Appraisal of property – minimum four weeks
- Special Assessment District establishment – minimum six months (See attached timeline for the SAD established for Lightning W during the past year or so as an example of the various process steps.)

As the Board of County Commissioners will note, that depending on the approach taken, this timeline shows that an ultimate decision and final approvals would take several months, if not longer. This means that direction is needed as to if and/or how to proceed with next steps in these discussions.

If the funding from Stat Question 1 was actively pursued, several items are of note. The funding requires a 50/50 matching fund arrangement. The applicant for the available category of SQ-1 funding needs to be a non-profit such as the Nature Conservancy or the Nevada Land Conservancy. For illustration purposes, if we use the minimum asking price of \$4.5 million quoted by Mr. Frankovich, the application for SQ-1 funds would be for \$2.25 million and the match would also need to be \$2.25 million. These funds could conceivably come from the abutting property owners in the form of a SAD or other funding mechanism. Staff is exploring whether this sort of financial participation by the abutting property owners might also be tax deductible for them...

Staff recommends that the Board of County Commissioners discuss the various options available including the merits of a quit-claim deed of the property back to RLB verses finding some mechanism to buy some time with RJB to allow certain other options to be explored in further detail.

FISCAL IMPACT

The fiscal impact will be determined based on Board action and direction.

RECOMMENDATION

Staff recommends that the Board of County Commissioners discuss and possibly adopt a timeline for actions regarding Northgate Golf Course, pursuant to an agreement with RJB Development; and possible direction to staff.

POSSIBLE MOTION:

Should the Board agree with staff's recommendations, a possible motion would be...

"Move to discuss and possibly adopt a timeline for actions regarding Northgate Golf Course, pursuant to an agreement with RJB Development; and possible direction to staff".



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.co.washoe.nv.us

CM/ACM
 Finance
 DA
 Risk Mgt.
 HR
 Other

STAFF REPORT
BOARD MEETING DATE: March 3, 2009

DATE: February 20, 2009

TO: Board of County Commissioners

FROM: Dave Childs, Assistant County Manager
 328-2010 dchilds@washoecounty.us

THRU: Katy Simon, County Manager

SUBJECT: Acknowledge status report on Northgate Golf Course and possible direction to staff—Manager. (Commission Districts 1 and 5.)

SUMMARY

Acknowledge status report on Northgate Golf Course and possible direction to staff as to next steps in the process involving the reversionary clause on the property and any action related to the status of the subject parcel.

County Priorities: Improve regional collaboration.

BACKGROUND

Back in 1985 Washoe County accepted a deed to the property at the current location of the Northgate Golf Course (NGC). In accepting that deed, the County was acting on behalf of the Reno-Sparks Convention and Visitors Authority (RSCVA) because, pursuant to Nevada Revised Statutes (NRS), Washoe County was required to hold title to any property and to issue any debt on behalf of RSCVA.

In this case, by donating the land it was the intent of RJB Development to have an 18-hole championship golf course with a clubhouse, a 9-hole golf course and a driving range constructed and operated on the property which was originally about 247.8 acres in size. The deed to the property did **not** include water rights but the deed did include a reversionary clause which provided the following relating to the reversion of the property back to RJB:

Now, therefore, the Party of the First Part does hereby donate, grant and convey to Party of the Second Part, all right title and interest in and to that certain real property...*so long as the Party of the Second Part uses the Subject Property for an 18-hole championship golf course together with a clubhouse, driving range, and related facilities, and a 9-hole executive golf course, both of which shall be opened to the public, which golf course shall be named "The Northgate Golf Course", and so long as the Party of the Second Part maintains exclusive ownership of the Subject Property.*

RSCVA did construct the named improvements with the exception of the 9-hole executive course. As a result, in about 1992 at the request of RJB, that portion of the property related to the unconstructed 9-hole course was quit-claim deeded back to them by action of the Washoe County Board of County Commissioners.

A few years ago, RSCVA adopted a Strategic Plan related to the Northgate Golf Course. As part of that plan, and in partnership with the City of Reno and Washoe County they explored several options relating to the operation of the 5 public golf courses located in the Truckee Meadows. That process did not produce any viable proposals to operate NGC. Therefore, in accordance with their Strategic Plan, RSCVA determined that rather than continuing to lose \$500,000 per year in the operations of NGC it was in their best interest to cease operations. That decision was transmitted to Washoe County in January.

Pursuant to the decision by RSCVA we received a letter from John Frankovich on behalf of RJB stating that if Washoe County does not intend to operate the course, the driving range and the clubhouse as a public golf course, that the heirs to the RJB Trust wish to implement the reversionary clause in the deed and would like the County execute a quit-claim deed to the subject property. He requested a decision by March 31 so that the heirs could move forward in exploring their options for the property. That letter is attached.

The situation before the BCC today has two key elements:

The first is that unless the property is operated as a public golf course, the property must revert back to RJB.

There are a number of reasons why Washoe County is not in a position to operate this golf course:

- RSCVA's history of annual operating losses about \$500,000 annually is unlikely to be significantly improved upon if Washoe County or Reno were to operate NGC.
- An exhaustive RFP process last year did not generate any viable proposals that would allow for profitability if the course were contracted out to a private operator.
- RSCVA and Washoe County have removed their respective shares of the water rights from the NGC. In order to have the needed water to operate the course this season it would be necessary to replace RSCVA's portion of the water rights (about 240 acre-feet), which would cost several millions of dollars. Washoe County's portion of the water rights (just over 200 acre-feet) is committed to the Nevada Land Conservancy for at least the upcoming growing season.
- A report completed by ERA in December 2004 indicated that the Truckee Meadows has an excess of public golf holes. This oversupply has contributed to the struggle for profitability at all 5 public courses. Further, it highlights the difficulties that RSCVA has had with Northgate Golf Course, which is arguably the most difficult of the five to be able to operate profitably.

- The extreme budget situation faced by Washoe County has resulted in significant service cuts in all areas of County operations over the past 24 months. To date, those cuts have totaled over \$60 million and the FY 09-10 County budget could require an additional \$40 million or more in budget cuts. Taking on an additional golf course operation with a history of significant operating losses would not be a prudent fiscal decision at this time.

The second issue follows directly on the heels of any decision not to operate NGC which leads to the invoking of the reversionary clause.

Namely, the residents adjacent to this property have enjoyed the proximity of a golf course and its sense of open space as a visual amenity for many years. There may be interest among those property owners to preserve the property as open-space rather than seeing it developed for residential homes or some other use. This raises several questions.

- What is the County's role in this issue?
- Given the extreme budget situation of Washoe County are there any funding options even remotely possible related to acquisition and ongoing maintenance of this property for open-space purposes?
- What, if any, is the appetite of the RJB trust to donate all or a portion of the land for open space or a park?
- What tools might be available for the neighbors themselves if they wish to acquire the property as an open-space amenity?
- What development proposals might RJB be considering that would be viable in this difficult housing climate or which might be staged to occur in the future as the economy rebounds?
- What zoning and planning issues might need to be considered by the City of Reno relative to any of RJB's plans for the property?

Clearly, these questions are important ones and the staff would welcome any guidance from the BCC as to how to proceed.

At a minimum, staff believes that holding an informational meeting with the neighbors is appropriate. Staff would recommend that it be held jointly with the City of Reno and that it would be appropriate to hold that meeting sometime in mid-March (possibly March 19) in order to allow time for adequate notice and also to allow time for staff members in Reno and Washoe County to gather the answers to the questions raised above. Based on the above information, staff requests direction from the BCC as to how to proceed in light of the issues raised relative to this property and the County's role.

FISCAL IMPACT:

There are no specific fiscal impacts in providing guidance to staff on this issue, but there could be fiscal implications if a decision is made to operate the course or to own/operate the property as open space. Those impacts would be identified at a future date based on the direction of the BCC.

RECOMMENDATION:

Acknowledge status report on Northgate Golf Course and possible direction to staff-- Manager. (Commission Districts 1 and 5.)

POSSIBLE MOTION:

If the recommendation is accepted, the possible motion will be to acknowledge and accept the status report on Northgate Golf Course and give direction to staff.

**Three-Year Operation History for the
Five Public Golf Courses in the Truckee Meadows**

Sierra Sage Golf Course

	FY 07-08	FY 06-07	FY 05-06
Round of play	24,173	27,613	23,292
Operating Revenue	\$541,672	\$609,377	\$526,358
Operating Expense	\$763,589	\$858,610	\$815,418
Operating Profit/Loss	(\$221,917)	(\$249,233)	(\$289,060)
Bond Debt/Indirect Costs/Depreciation	\$241,960	\$239,322	\$241,117
Total Cash Outlay	(\$463,877)	(\$488,555)	(\$530,177)

Washoe Golf Course

	FY 07-08	FY 06-07	FY 05-06
Round of play	40,358	43,971	38,204
Operating Revenue	\$1,040,828	\$1,142,571	\$1,136,605
Operating Expense	\$826,829	\$806,669	\$875,914
Operating Profit/Loss	\$213,999	\$335,902	\$260,691
Bond Debt/Indirect Costs/Depreciation	\$83,040	\$85,678	\$83,883
Total Cash Outlay	\$130,959	\$250,224	\$176,808

Northgate Golf Course

	FY 07-08	FY 06-07	FY 05-06
Round of play	19,543	18,761	16,663
Operating Revenue	\$837,453	\$837,621	\$787,489
Operating Expense	\$1,343,984	\$1,291,755	\$1,274,799
Operating Profit/Loss	(\$506,531)	(\$454,134)	(\$487,310)
Bond Debt/Indirect Costs/Depreciation	\$0	\$0	\$0
Total Cash Outlay	(\$506,531)	(\$454,134)	(\$487,310)

Wildcreek Golf Course

	FY 07-08	FY 06-07	FY 05-06
Round of play	58,130	62,496	54,153
Operating Revenue	\$2,091,505	\$2,190,126	\$2,088,130
Operating Expense	\$2,326,313	\$2,216,102	\$2,151,111
Operating Profit/Loss	(\$234,808)	(\$25,976)	(\$62,981)
Bond Debt/Indirect Costs/Depreciation	\$0	\$0	\$0
Total Cash Outlay	(\$234,808)	(\$25,976)	(\$62,981)

Rosewood Lake Golf Course

	FY 07-08	FY 06-07	FY 05-06
Round of play		41,071	33,864
Operating Revenue	\$1,054,204	\$1,043,400	\$1,066,441
Operating Expense	\$1,196,600	\$1,151,063	\$1,409,468
Operating Profit/Loss	(\$142,396)	(\$107,663)	(\$343,027)
Bond Debt/Indirect Costs/Depreciation	\$387,350	\$411,604	\$432,268
Total Cash Outlay	(\$529,746)	(\$519,267)	(\$775,295)



McDONALD·CARANO·WILSON^{LLP}

John Frankovich
jfrankovich@mcdonaldcarano.com

Reply to: Reno

February 4, 2009



Katy Simon
Washoe County Manager
1001 E. 9th Street
Reno, NV 89512

Re: Northgate Golf Course

Dear Katy:

This letter is submitted on behalf of R.J.B. Development Company (RJB) which holds the right of reverter on the Northgate Golf Course. This reverter is a result of an agreement entered into between RJB and Reno Sparks Convention & Visitors Authority (RSCVA) in 1985. The property was conveyed to Washoe County by Gift Deed because the RSCVA is not authorized to own property.

Pursuant to the terms of the Gift Deed recorded September 27, 1985, the RSCVA was required to build, operate and maintain a public 18 hole championship golf course together with a club house, driving range and related facilities on the property conveyed by RJB. If the golf course is not so maintained and operated, title to the property reverts to RJB.

The initial Gift Deed also required the construction of a 9 hole executive course on certain identified property with the specific condition that if it was not constructed within six years, the title to that portion of the property would revert to RJB. As you are probably aware, the 9 hole executive course was not constructed and, subsequently, the RSCVA, by and through Washoe County, quit claimed that portion of the property back to RJB.





On January 22, 2009, the RSCVA Board of Directors voted to permanently cease operations at the Northgate Golf Course. By letter dated January 22, 2009, to you, the RSCVA gave formal notice to Washoe County of the RSCVA's decision to permanently cease operations at the Northgate Golf Course.

Since the County holds title to this property, it is necessary for the County to take some action to either continue the golf course operations in accordance with the terms of the Gift Deed or to reconvey the property to RJB by Quit Claim Deed as was done in the past relating to the executive golf course property.

The current status of the property raises questions relating to liability, property taxes and insurance. Thus, it is important that the title to the property be determined as soon as possible

RJB is owned by the Robert J. Beaumont Testamentary Trust. This Trust has been in place for approximately 20 years and is for the benefit of the four children of Mr. Beaumont. Most of the assets from the Trust have been disposed of and distributed to the beneficiaries over the past 20 years. The Northgate Golf Course property would be the principal remaining asset of the Trust. The Trustees of the Trust have a fiduciary obligation to make the Trust assets productive and, therefore, it is important to RJB that the status of the Northgate Golf Course property be resolved expeditiously.

While RJB is agreeable to allowing the County a reasonable period of time to address the ownership issues with respect to the Northgate Golf Course property, these issues must be resolved soon. It is, therefore, requested on behalf of RJB that the County make a determination as to whether it intends to continue to operate the golf course in accordance with the Gift Deed on or before March 31, 2009, and if not, whether the County would agree to quit claim its interest to RJB so as to clear up the issues relating to the ownership of the property.

If you have any questions or need any additional information regarding this matter, please feel free to contact me.

Very truly yours,


JOHN FRANKOVICH

JF/keh

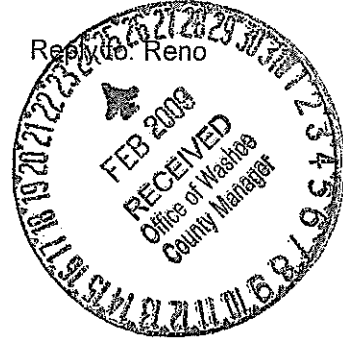
cc: David Childs
Paul Lipparelli
Ellen Oppenheim



McDONALD·CARANO·WILSON^{LLP}

John Frankovich
jfrankovich@mcdonaldcarano.com

February 20, 2009



Katy Simon
Washoe County Manager
1001 E. 9th Street
Reno, NV 89512

Re: *Northgate Golf Course*

Dear Katy:

I am writing to follow up on our recent telephone conversation relating to R.J.B. Development Company's (RJB) position on Northgate Golf Course, in light of the RSCVA's decision to permanently close the golf course. Specifically, you inquired as to whether RJB is in a position to donate the property to a public agency or, in the alternative, whether RJB would consider a sale of the property and at what price.

As I indicated in my previous conversation, RJB is owned by the Robert J. Beaumont Testamentary Trust. This Trust has been in effect for over 20 years and has few remaining assets. The Northgate Golf Course constitutes the major remaining asset of the Trust. The Trustees of the Trust have a fiduciary obligation to the Beneficiaries to make the Trust assets productive. The Beneficiaries have clearly indicated their desire to sell RJB's interest in the golf course at the best available price for the purpose of distribution. Therefore, RJB is not in a position to donate the property.

RJB is interested in selling the property. Any such transaction would be subject to the approval of the Beneficiaries and the District Court having jurisdiction over the Trust. The current market conditions are far from ideal for an appraisal and sale of real estate. However, RJB would be willing to enter into an agreement with the County or other governmental agency for the sale of the golf course property at the fair market value as determined by a qualified appraiser, but not for a price less than \$4.5 million. RJB would also be willing to accept terms for the payment of the purchase price.

A-3/3/09
More 8





RJB has been approached by a number of parties expressing an interest in this property. It is, therefore, imperative that the County's interest in the property be determined expeditiously. RJB would be willing to enter into negotiations with the County so long as the County has agreed to the acquisition of the property on the above terms within 60 days from the date of this letter. Again, any agreement would be subject to Court approval.

If you have any questions or need any additional information regarding this matter, please feel free to contact me.

Very truly yours,


JOHN FRANKOVICH

JF/keh

cc: Mel Blum
Jerry Block
Jim Bordycott
Susan Schlerfs

Northgate Golf Course

039-151-31

1024872

1024872

GIFT DEED

THIS DEED AND CONVEYANCE is made and entered into this 27th day of September, 1985, by and between R.J.B. DEVELOPMENT CO., a Nevada Corporation, Party of the First Part, and COUNTY OF WASHOE, POLITICAL SUBDIVISION OF THE STATE OF NEVADA, Party of the Second Part,

W I T N E S S E T H:

WHEREAS, the Party of the First Part is the owner of certain real property situate in the County of Washoe, State of Nevada, and more particularly described hereinafter, and

WHEREAS, the Party of the First Part is desirous of bestowing upon said Party of the Second Part the real property hereinafter described as a gift for the purposes set forth herein.

NOW, THEREFORE, the Party of the First Part does hereby donate, grant and convey to Party of the Second Part, all right title and interest in and to that certain real property situate, lying and being in the County of Washoe, State of Nevada, constituting approximately 247.8 acres more particularly described in Exhibit "A" attached hereto and made a part hereof as if set out in full herein, (hereinafter referred to as the Subject Property) so long as the Party of the Second Part uses the Subject Property for an 18-hole championship golf course together with a clubhouse, driving range, and related facilities and a 9-hole executive golf course, both of which shall be opened to the public, which golf course shall be named "The Northgate Golf Course", and so long as the Party of the Second Part maintains exclusive ownership of the Subject Property.

B2230P0833

*

1024872

McDONALD, CARANO, WILSON, BERGIN,
FRANKOVICH & HICKS
ATTORNEYS AT LAW
RENO, NEVADA 89503-1870

QR/3/do

IN WITNESS WHEREOF, the Party of the First Part has caused this instrument to be executed the day and year first above written.

R.J.B. DEVELOPMENT CO.,
a Nevada Corporation

By [Signature]
Its Senior Vice-President

SEP 27 1985

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On this 26th day of June, 1985, personally appeared before me, a Notary Public, David Zaid, the Senior Vice-President of R.J.B. DEVELOPMENT CO., a Nevada Corporation, who acknowledged that he executed the foregoing instrument.

62230P0835

Sharon Ann Goldberg-Yard
NOTARY PUBLIC
STATE OF NEVADA
WASHOE COUNTY
My Appointment Expires: NOV. 7, 1988

Sharon Ann Goldberg-Yard
Notary Public
Sharon Ann Goldberg-Yard

1024872

Northgate Golf Course Property Community Forum – March 19, 2009
131 people in attendance

Comments/Suggestions/Questions

- Do not develop the property
- Peavine Nature Park
- Use existing irrigation for fire suppression
- Family use/Community Center
- 9-hole golf Course
- Clubhouse for community use
- Trails/Skate park/BMX bikes
- Bond issue to purchase
- Give the land back
- Reservoir - maintain water level for fire suppression
- Opposed to increased density
- Remain as open space
- Can water rights be sold?
- Develop public park (fields)
- How do we get available funding?
- Grass tennis
- Clubhouse available for rent
- Needs to stay a golf course
- Post property against trespassing
- Who do we call @ RSCVA?
- Wildfire dangers
- Home values a concern
- Mule deer habitat
- Regional Park (multi-purpose)
- Operate it as a semi-private golf course
- Long term assessment
- Water rights should be used to fund purchase of property
- What will happen in the interim

[search help](#)
 [COUNTY SITE MAP](#)
 [PRINT FRIENDLY](#)
 [COUNTY HOME PAGE](#)

"Dedicated to Excellence in Public Service"

WASHOE COUNTY, NEVADA

County Departments
Website Help



Citizens
Government
Business
Visitors


Manager's Office Menu

[← up to last menu](#)

[eUpdate](#)

[Northgate News](#)



(pictured) Panorama of the Truckee Meadows. Photo by Perry Higginbotham

[County Home](#) => [Manager's Office](#) => [Resources and Information](#) => [Information about the former Northgate Golf Course](#)

Welcome to the Northgate Golf Course web page.

The purpose of this page is to provide information to those neighbors of the Northgate Golf Course who wish to learn more about its status.

Check back to this site for updates as additional information becomes available.

Background

- The Northgate Golf Course was closed by RSCVA at the beginning of 2009.
- By state law, RSCVA cannot own land and therefore Washoe County has held title to the land on behalf of RSCVA.
- When this property was deeded to RSCVA in 1985 for the purpose of constructing the golf course, the original owners (RJB Development) included a reversionary clause that said:

...NOW, THEREFORE, the Party of the First Part does hereby donate, grant and convey to the Party of the Second Part, all right title and interest in and to that certain real property situated, lying and being in the County of Washoe, State of Nevada, constituting approximately 247.8 acres more particularly described in Exhibit "A" attached hereto and made a part hereof as if set out in full herein, (hereinafter referred to as the Subject Property) so long as the Party of the Second Part uses the Subject Property for an 18-hole championship golf course together with a clubhouse, driving range, and related facilities, and a 9-hole executive golf course, both of which shall be opened to the public, which golf course shall be named "The Northgate Golf Course", and so long as the Party of the Second Part maintains exclusive ownership of the Subject Property.
- By closing the golf course, RSCVA triggered that reversionary clause and RJB has requested that Washoe County deed it back to them in accordance with the original deed.

More information can be found from [the staff report presented to the County Commission on March 3, 2009.](#)

Current Status

Washoe County and the City of Reno understand that the neighbors of the course are concerned about what the future of the property will be.

At a Community Forum meeting held on March 19, Washoe County Commissioners Bonnie Weber and John Breternitz and Reno Councilmember Dave Aiazzi heard testimony from numerous property owners with a number of concerns which are presented below.

Related Resources

[March 13- Forum Notes](#)
[March 3- County Commission Meeting Staff Report](#)
[Feb 20- RJB response to donation / purchase of Northgate property](#)

Upcoming Events

Thursday, April 9th
 6pm. Community meeting at Somerset's Club
 7650 Town Square Way, Reno
 downstairs in the Sport Court

- **What are the intentions of RJB development related to this property?** Attached to the Washoe County staff report of February 20 are two letters from John Frankovich who represents RJB Development.
- **What does the current zoning allow and what could be built on the property?** Currently zoned open space and a series of public hearings and approvals by the City would be required in order for it to be developed as single family housing, for instance.
- **Can the County or City operate it as a golf course?** Both the County and the City have closed golf courses because recent studies have shown that there is an excess of public golf holes in the Truckee Meadows. Also, this course has consistently lost approximately \$500,000 annually for many years.
- **Could it be converted to open space or some sort of park?** Many residents liked this option.
- **Does the City or County have funds to make the purchase?** Washoe County is facing a \$47 million budget reduction for FY2009-10 including reductions to the Library and Parks budgets of 36%. At this time there is no available funding to pay the \$4.5 million asking price for the property. In addition, there is a cost of converting the golf course to open space along with the ongoing cost of maintaining the open space over the succeeding years.
- **Are there grant funding sources available to purchase it as open space?** We are exploring the options for grant funding. The only possible source that shows any promise might be funding from the State Question 1 (SQ-1) bonds. Washoe County staff is exploring what those possibilities might be.
- **Are the trustees of the RJB Development Corp willing to donate it for open space?** According to legal counsel for the RJB Development Company, the trustees are not in a financial position that would allow donation of this property.
- **Could the neighbors organize to somehow assist in raising the money needed to acquire the property?** This is a good idea and would probably be a key element of any successful proposal to purchase the property. Perhaps the contributions of the neighboring property owners could be the required match if SQ-1 funds were able to be secured.
- **Could individual neighbors purchase pieces of the property that are behind their homes to make their own properties bigger and create a buffer?** Another good idea.
- **Who should be called with complaints about trespassers?** The best option if there is trespassing or other improper or illegal behavior on the property is to call 334-COPS which is the non-emergency number for the Reno Police Department. If it is an emergency, residents should call 911.
- **Who is going to make sure that there isn't a severe fire danger as the summer approaches and the vegetation dries out?** This needs to be addressed and staff members will be discussing this.
- **Can the clubhouse be converted into a community center?** Another good idea.

There were numerous other questions asked during the Community Forum on March 19. ([see attached meeting summary](#))

What's Next?

What were the next steps identified at the meeting of March 19?

	<ul style="list-style-type: none">• Interested residents and County Commissioners Breternitz and Weber and Reno Councilmember Alazzi will meet again on Thursday, April 9 at 6 PM at the Somerset's Club at Town Square; downstairs in the Sport Court, 7650 Town Square Way, Reno.• Those attending will continue to discuss options for the possible retention of the property as recreational or open space property of some sort.
--	--

For technical issues regarding this site, please [contact the webmaster](#)



AMERICA'S ADVENTURE PLACE
Reno-Sparks Convention and Visitors Authority

March 27, 2009

Ms. Katy Simon,
Washoe County Manager
P.O. Box 11130
Reno, NV 89520

Dear Katy,

At the January 22, 2009 meeting of the Reno Sparks Convention & Visitors Authority (RSCVA) Board of Directors, final action was taken to officially cease RSCVA's operation of the Northgate Golf Club. By letter dated on the same January 22, 2009, the RSCVA provided Washoe County official notification of the decision to cease all golf operations at Northgate Golf Club and transition the property to Washoe County.

Since that time, RSCVA staff has taken the necessary steps to vacate the premises. Personal property that the RSCVA elected to retain was transferred to other RSCVA facilities. Items that were no longer considered necessary to RSCVA operations were sold at public auction on Saturday, March 14, 2009.

Consistent with the cessation of all RSCVA golf course operations at Northgate and the removal of all RSCVA personal property from Northgate, the RSCVA is ready to immediately transfer all operational / maintenance responsibility for the Northgate Golf Club property and improvements to Washoe County as the owner of the Northgate Golf Club property. Recognizing that this changeover requires some effort on behalf of the County, we are ready to complete the transition to Washoe County as early as today, or whenever it is convenient for you, up to but not later than close of business on Wednesday, April 15. To that end the RSCVA will end the following services not later than April 15:

- Nevada Energy electric & natural gas services
- Burgarello fire and break in alarm services
- Events Services Inc. drive by security services
- TMWA water service

Should Washoe County elect to have these services transferred to their account, then we would be happy to facilitate.

Please do not hesitate to call with any questions.

Yours truly,

Ellen Oppenheim, CEO
RSCVA

Cc: David Humke
Sharon Zadra
Dave Child
Joe Kelley

visitrenotahoe.com

P. O. Box 837 • Reno, NV • 89504 • 775-827-7600 • FAX: 775-827-7719



WASHOE COUNTY

"Dedicated to Excellence in Public Service"

OFFICE OF THE COUNTY MANAGER
1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-2000
Fax: (775) 328-2037
www.washoecounty.us

March 30, 2009

SENT VIA FAX

Ms. Ellen Oppenheim, CEO
Reno-Sparks Convention and Visitors Authority
P.O. Box 837
Reno, Nevada 89504

Dear Ellie:

Thank you for your March 27, 2009 letter regarding the transfer of the Northgate Golf Course to Washoe County, pursuant to the Reno-Sparks Convention and Visitors Authority's (RSCVA) action to cease operations.

We appreciate the process undertaken by the RSCVA. As you know, elected officials and the neighbors have been working since the RSCVA's decision in January to thoroughly review any and all alternatives that might preserve the property as open space. Those efforts are still underway.

Chairman Humke has requested an agenda item for April 14, 2009 (which will be our first regular County Commission Meeting since receiving your letter). At that time the Commission will discuss and probably adopt a timeline for actions that will be needed to resolve the future of the property, including transfer.

We will advise you as soon as decisions are made. Since the RSCVA would have controlled the property through the opening of the 2009 season, we had not expected to have control of the property so soon; we look forward to working with you on a timely transfer.

Thank you again for the excellent work you and your staff have done, and thank you especially for the outstanding coordination we have had.

Sincerely,

A handwritten signature in black ink, appearing to read "Katy Simon".

Katy Simon
Washoe County Manager

KS/rl

cc w/enc: Washoe County Commission
cc: Dave Childs, Assistant County Manager

SAD 39 - Lightning W Water System Supply Improvement Project
Provisional Order Method (BCC Initiated)

Provisional Order Resolution – Accept preliminary plans, cost estimate, preliminary assessment roll and assessment plat. Adopt provisional order resolution. Set public hearing.	1/22/2008
Public Hearing –Protests or objections “to the propriety and advisability of acquiring the Project provisionally ordered, as to the cost thereof and manner of payment therefore, and as to the amount thereof to be assessed against the property.”	2/12/2008
Resolution Disposing of Protests and Hardships – Dispose of protests and direct engineer to prepare detailed plans, estimate and assessment plat.	2/12/2008
Plans , estimate and assessment plat completed.	2/12/2008
Creation Ordinance and Convenience and Necessity determination	
First Reading	2/12/2008
Second Reading	2/26/2008
Project Bid, Award and Construction – Project bid by county, construction contract is with County, County makes payments directly to contractor.	
Award	2/__/2008
Complete	5/__/2008
File Assessment Roll and Final Costs	6/__/2008
Resolution Confirming the Assessment Roll and a Resolution Calling for Public Hearing on Assessment Roll.	6/__/2008
Public Hearing on Final Assessment Roll - after 20 day certified or registered mailed notice and 3 publications.	7/__/2008
Resolution Adopting Final Assessment Roll and Considering Protests to the Amended Roll	7/__/2008
Ordinance Levying Assessments	
First Reading	7/__/2008
Second Reading	7/__/2008
Begin 30 day Cash Prepayment Period - School District waived 90 day prepayment.	8/__/2008
Bond Ordinance	8/__/2008
End 30 day Cash Prepayment Period	#VALUE!
Sell Bonds	9/__/2008
First bi-annual payment due on assessed properties	[11/1/2008]

Clauss, Denise

From: Matthews, Chris
Sent: Monday, April 13, 2009 9:13 AM
To: Clauss, Denise
Subject: FW: COMMISSION WEBSITE EMAIL- Subject: Northgate

Chris Matthews
eGovernment Information Officer
Washoe County, Nevada
775.328.3719
<http://www.washoecounty.us>

Director, West Region
National Association of Government Webmasters <http://www.nagw.org>

-----Original Message-----

From: annelavoy@sbcglobal.com [mailto:annelavoy@sbcglobal.com]
Sent: Saturday, April 11, 2009 4:49 AM
To: WEBTEAM
Subject: COMMISSION WEBSITE EMAIL

Mr. Matthews, you have received an email from the County Commission Website.

NAME:.....Anne LaVoy
EMAIL:.....annelavoy@sbcglobal.com

COMMENTS:

Please leave Northgate Golf Course as recreation or open space. Allow another 9 months for evaluation.

A-4/14/09
more 20

Clauss, Denise

From: Matthews, Chris
Sent: Tuesday, April 14, 2009 9:09 AM
To: Clauss, Denise
Subject: FW: POSSIBLE SPAM - COMMISSION WEBSITE EMAIL- Subject: Northgate

Chris Matthews
eGovernment Information Officer
Washoe County, Nevada
775.328.3719
<http://www.washoecounty.us>

Director, West Region
National Association of Government Webmasters <http://www.nagw.org>

-----Original Message-----

From: renosjc@yahoo.com [mailto:renosjc@yahoo.com]
Sent: Tuesday, April 14, 2009 9:03 AM
To: Matthews, Chris
Subject: POSSIBLE SPAM - COMMISSION WEBSITE EMAIL

Mr. Matthews, you have received an email from the County Commission Website.

NAME:.....Shirley Case
EMAIL:.....renosjc@yahoo.com

COMMENTS:

Good Morning,

I am unable to attend the meeting on Tuesday at 10:00am, however, I live in Somerset and our backyard is between the 17th green and the 18th tee at Northgate. There are big decisions to be made regarding this property and wish that the Board would consider an extension.

Thank you,

Shirley

Lencioni, Rita

From: Matthews, Chris
Sent: Friday, April 10, 2009 2:55 PM
To: Lencioni, Rita
Subject: FW: COMMISSION WEBSITE EMAIL- Subject: Northgate

Chris Matthews
eGovernment Information Officer
Washoe County, Nevada
775.328.3719
<http://www.washoecounty.us>

Director, West Region
National Association of Government Webmasters <http://www.nagw.org>

-----Original Message-----

From: dale.vitense@acxiom.com [mailto:dale.vitense@acxiom.com]
Sent: Friday, April 10, 2009 11:43 AM
To: WEBTEAM
Subject: COMMISSION WEBSITE EMAIL

Mr. Matthews, you have received an email from the County Commission Website.

NAME:.....Dale Vitense
EMAIL:.....dale.vitense@acxiom.com

COMMENTS:

I attended the NAB yesterday, 4/9, regarding the Northgate Golf Course. I am a homeowner on the course, one of hundreds, and could stand to lose a \$100,000 if the course is closed based on the increased taxes I've already paid over the years, the lot premium, and the decrease in the value of my home. In your meeting on Tuesday an agenda item will be to grant a 9 month grace period where the homeowners, county, and city could work on different alternatives for the property. It's critical that this be approved for the benefit of the homeowners. The hard working, tax paying citizens of the county, that pay your salary and fund your budget. Don't forget them.

Thank you.

Clauss, Denise

From: Matthews, Chris
Sent: Monday, April 13, 2009 10:08 AM
To: Clauss, Denise
Subject: FW: POSSIBLE SPAM - COMMISSION WEBSITE EMAIL- Subject: Northgate

Chris Matthews
eGovernment Information Officer
Washoe County, Nevada
775.328.3719
<http://www.washoecounty.us>

Director, West Region
National Association of Government Webmasters <http://www.nagw.org>

-----Original Message-----
From: mrsghlick@unr.edu [mailto:mrsghlick@unr.edu]
Sent: Monday, April 13, 2009 10:07 AM
To: Matthews, Chris
Subject: POSSIBLE SPAM - COMMISSION WEBSITE EMAIL

Mr. Matthews, you have received an email from the County Commission Website.

NAME:.....Peggy Glick
EMAIL:.....mrsghlick@unr.edu

COMMENTS:

I support any effort the commission can make to maintain Northgate Golf Course as open space. I understand there is a resolution to request a 9 month extension on the "reversion". that seems like a positive act if there is some reason to believe the principles would consider such and extension. If not, we would like the commission to take stronger action. that might take the form of finding a revenue stream to continue operating it as a golf course for another season while considering alternatives or purchasing the property for future use. It is a great public resource.

I cannot attend the meeting as I am out of town.

Peggy Glick,

13th Tee.