



# WASHOE COUNTY

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Finance \_\_\_\_\_

DA \_\_\_\_\_

Risk Mgt. DF

Parks Dept. DD

## STAFF REPORT

BOARD MEETING DATE: April 21, 2009

**DATE:** April 6, 2009  
**TO:** Board of County Commissioners  
**FROM:** Lynda Nelson, Planning Manager, Regional Parks & Open Space  
Telephone: 823.6511, E-mail: [lnelson@washoecounty.us](mailto:lnelson@washoecounty.us)

**THROUGH:** Doug Doolittle, Director, Regional Parks & Open Space  
Telephone: 823.6529, E-mail: [ddoolittle@washoecounty.us](mailto:ddoolittle@washoecounty.us)

**SUBJECT:** Consideration and possible approval of a Resolution in support of a grant application [\$2,225,000] submitted by the XXXXX, for the Nevada Division of State Lands, Conservation and Resource Protection State Question-1 Grant Program, Round 10, for the purchase of land on approximately 247 acres at Northgate Golf Course (match of \$2,225,000 to be obtained from xxxxxxx) for recreation, wildlife and scenic values: and if approved, authorize chairman to execute Resolution. (Commission Districts 1 and 5.)

### SUMMARY

The XXXXX in cooperation with Washoe County Regional Parks & Open Space is requesting support of their grant application through the Nevada Division of State Lands, Conservation and Resource Protection State Question One Grant Program for the purchase of land on approximately 228 acres at Northgate Golf Course APN #208-610-02 in the amount of \$2,225,000 to provide recreational and open space opportunities and preserve and restore the existing wildlife habitat. The State Question One Grant program requires a match of 50% and staff has been exploring options for finding matching funds, including the possible creation of a Special Assessment District (SAD) which would support the sale and repayment of bonds needed to acquire the estimated \$2,250,000 match. The application and attached resolution require that a funding source be identified and staff seeks guidance on how the match might be acquired since the "possible" creation of a SAD is not likely to be considered a firm match. To that end, the BCC may wish to indicate an alternative source of matching funds as a placeholder to allow this application process to proceed.

It should be noted that if XXXXX is successful in obtaining State Question One grant funding for the golf course, it will be deed restricted for open space and passive recreation uses.

The adjacent residents to the Northgate Golf Course have enjoyed the proximity of the golf course and a sense of open space as a visual amenity for many years. There is a desire to maintain the property as open space rather than for a residential home development. If approved, this resolution will allow the opportunity for XXXXX to move forward in Round 10 of the State Question One grant process. Approximately 3.8 million dollars remains in the

AGENDA ITEM # 11

non-profit land and water acquisition category and the final funding award list would be decided by the end of July 2009.

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

### **PREVIOUS ACTION**

**September 10, 1985** (85-1135) Accepted deed of land for golf course to be constructed and operated by the Reno-Sparks Convention/Visitors Authority.

**June 17, 1986** (86-576) Change from RJB Development to Reno/Sparks Convention Visitors Authority

**September 23, 1986** (86-980) Water Sale Agreement with SPPC for provision of water, approval to finalize document and execution thereof

**July 21, 1987** (87-804) Water Rights Deed for 150 acre feet of water rights purchased by Reno-Sparks Convention Authority from the City of Reno accepted.

**July 28, 1987** (87-808) Water rights/utility service- Northgate Golf Course Clubhouse

**September 25, 1990** (90-1066) Temporary transfer of water rights from Courthouse well to be used to supply water to Northgate.

**March 10, 1992** (92-248) Grant of Easement-Nevada Bell

**March 9, 1993** (93-242) Quit Claim deed returning land to R & B Development

**May 11, 1999** (99-431) Direct staff to research the water rights ownership, the lands ownership, possible enterprise fund buyout.

**September 16, 2003** (03-1044) Ordered that the policy positions related to the possible sale of Wildcreek and Northgate golf courses as set forth in the memorandum from Michelle Poché dated September 16, 2003, and placed on file with the County Clerk, be approved with the following amendments: the first bullet point would add to the end of the sentence "or of any intent to cease golf operations on either course"; the fourth bullet point would include language concerning deed restrictions; and the sixth bullet point would read "Washoe County remains interested in exploring with the owners of the other four publicly owned golf courses in the Truckee Meadows region, and other concerned parties who may be helpful, the feasibility of alternative management options." It was further ordered that staff be directed to explore with the RSCVA and other concerned parties the options for preserving public use and open space on both properties in the event that golf use is discontinued.

**March 3, 2009** Acknowledge status report on Northgate Golf Course and possible discussion to staff.

**April 14, 2009** 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.

## **BACKGROUND**

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.

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 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 Development:

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 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.

Several 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 operate at a \$500,000 loss per year that it was in their best interest to cease operations at the golf course. That decision was transmitted to Washoe County in January.

Pursuant to the decision of RSCVA, Washoe County 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 to 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.

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 City Councilman 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.

Based on the input at the meeting the following were the next steps identified:

- Interested residents and Commissioners Breternitz and Weber and Councilman 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.

At the Community meeting held on April 9, the goal expressed by Commissioners Breternitz and Weber was to attempt to get more time (up to 9 months) from RJB Development to allow options to be explored jointly with Reno and the adjacent homeowners that could potentially lead to acquisition of the Northgate property as either public or private open space. This application for SQ-1 represents one of the various options that could be available to facilitate such an acquisition.

The Washoe County Regional Parks and Open Space Department supports the XXXXXX, State Question 1 grant request.

### **FISCAL IMPACT**

The XXXXX grant application requests funding through the Non-Profit category of State Question 1. The grant application amount requested of \$2,225,000 is to provide recreational and open space opportunities and preserve and restore the existing wildlife habitat. This grant program requires a 50% project match of \$2,225,000. Various sources of match funding are being explored at this time including the creation of a SAD to raise the required matching funds.

### **RECOMMENDATION**

Staff recommends that the Board of County Commissioners consider and possibly approve a Resolution in support of a grant application [\$2,225,000] submitted by the XXXX, for the Nevada Division of State Lands, Conservation and Resource Protection State Question-1 Grant Program, Round 10, for the purchase of land on approximately 247 acres at Northgate Golf Course (match of \$2,225,000 to be obtained from xxxxxxx) for recreation, wildlife and scenic values: and if approved, authorize chairman to execute Resolution.

### **POSSIBLE MOTION:**

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

“Move to approve a Resolution in support of a grant application [\$2,225,000] submitted by the XXXX, for the Nevada Division of State Lands, Conservation and Resource Protection State Question-1 Grant Program, Round 10, for the purchase of land on approximately 247 acres at Northgate Golf Course (match of \$2,225,000 to be obtained from xxxxxxx) for recreation, wildlife and scenic values: and if approved, authorize chairman to execute Resolution.”

**RESOLUTION OF SUPPORT  
ROUND 10 STATE QUESTION 1 GRANT APPLICATION**

WHEREAS, The State Question 1, approved by Nevada voters in 2002, calls for \$200,000,000 in funding in support of clean water, parks and wildlife across the state; and

WHEREAS, RJB Development is willing to sell 228 acres of land formerly known as the Northgate Golf Course, containing recreational, wildlife, watershed and scenic values; and

WHEREAS, The Northgate land is no longer operating as a golf course and has many open space and recreational opportunities; and

WHEREAS, The value of the property is estimated at \$4.45 million; and

WHEREAS, The Nevada Land Conservancy seeks to pursue acquisition funding through Round 10 of the Nevada Division of State Lands Conservation and Resource Protection Grant Program for \$2,225,000 and the 50% match from the proceeds from the sale of water rights at Sierra Sage Golf Course; and

WHEREAS, The Washoe County Regional Parks and Open Space Department is in support of this acquisition; now, therefore, be it

RESOLVED, That the Washoe County Board of County Commissioners supports an application by the Nevada Land Conservancy for State Question 1 grant funding in the amount of \$2,225,000 for the purchase of 228 acres of land for open space on the former Northgate Golf Course

Adopted this 21st Day of April, 2009

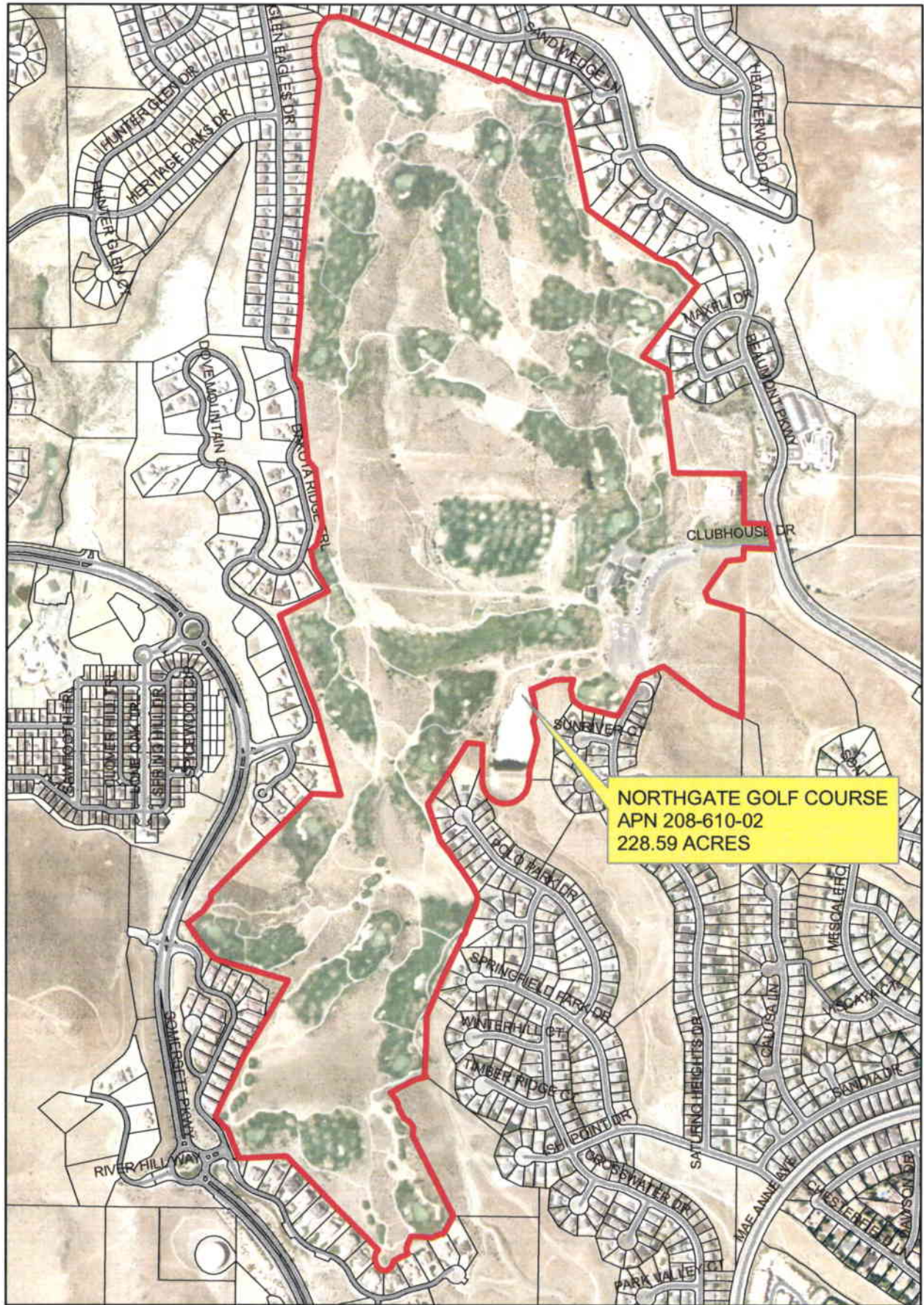
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David E. Humke, Chairman  
Washoe County Board of County Commissioner

ATTEST:

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Amy Harvey  
County Clerk



**NORTHGATE GOLF COURSE  
 OPEN SPACE ACQUISITION  
 ROUND 10 STATE QUESTION ONE**

