



# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works / Engineering & Construction Division / Real Property Services

**DATE:** January 5, 2016

**REQUESTED ACTION:** Declare county property surplus and execute and approve a Bargain and Sale Deed for the sale to Life Properties, LLC, for the amount of \$700,000.00; Tax parcel number 186583-000 (Miller Paint property).

X  Consent          Hearing          County Manager

### PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

### **BACKGROUND**

This .64 acre property, zoned GC (commercial districts), is at the southwest corner of NE 139th Street and NE 20th Avenue, (Tax Parcel Nos. 186583-000). This parcel is the remainder after Salmon Creek Interchange Project, County Road Project (CRP) 330322. The adjoining property owner has contacted staff requesting to purchase this parcel for \$700,000.00. The property appraised at \$775,000 and Life Properties, LLC has first right of refusal. Additional costs to market, auction, and staff time correspond with the reduction in value.

### **COUNCIL POLICY IMPLICATIONS**

The proceeds from the sale will be returned to the road fund. Sale is pursuant to County Property Management Code 2.33A.120.

### **ADMINISTRATIVE POLICY IMPLICATIONS**

None.

### **COMMUNITY OUTREACH**

Life Properties, LLC has first right of refusal through property negotiations.

### **BUDGET IMPLICATIONS**

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

OK  
gjt

PW16-003