



**UPDATE ON
WILDCREEK
HIGH SCHOOL PROJECT**

Presentation by
Washoe County School District



To: RSCVA Board
From: Phil DeLone, President/CEO
Date: August 17, 2017
Subject: Background information regarding Wildcreek Golf Course

Please find for review a summary of the current position and proposed direction for the Wildcreek Golf Course.

Attached, please find the below documents herein:

- A Wildcreek Fact Sheet
- A Roadmap of Major Milestones
- Letter of Intent
- 10-Year Profit and Loss Statement
- Deed of Sale
- February 17, 2016 Finance Committee Summary
- Fiscal 2016-2017 Annual Forecast and Capital Budget

Wildcreek: Fact Sheet

CURRENT STANDING

Financial Position	<ul style="list-style-type: none">• Land purchased in 1974 for \$979,706.50 for land and water (\$4,500 per acre)• Approximately \$1.4M balance owed pursuant to that certain Agreement for the Sale and Use of Treated Effluent by and among the RSCVA, Washoe County and the City of Sparks pursuant to which the City of Sparks provides Wildcreek with treated effluent water, paid at \$300K/annually.• ~\$250k annual operating loss.• No capital investment over the last several years, assets all fully depreciated.
Ownership	<ul style="list-style-type: none">• Title to land in the name of “County of Washoe, State of Nevada, acting through its Reno-Sparks Convention Authority.”• Pursuant to NRS 244A.624 any sale of the Wildcreek property by the Reno-Sparks Convention & Visitors Authority requires Washoe County Board approval.
Land and Zoning	<ul style="list-style-type: none">• 212.22 acres• The property on which Wildcreek is presently located has a master plan designation of “Public Facility” and a “Public Facility” zoning designation. Any uses outside of those allowed for a Public Facility would require a Master Plan Amendment and zoning change.
Water Rights	<ul style="list-style-type: none">• 448.8 AF Truckee River water rights currently titled in the name of the City of Sparks pursuant to the terms of the Agreement for the Sale and Use of Treated Effluent. The RSCVA/County hold the reversionary interest in such water rights upon the expiration/termination of the Agreement• 506 AF Wells Creek.
Effluent Contract	<p>RSCVA contracts with City of Sparks to provide effluent water.</p> <ul style="list-style-type: none">• 25-year termed contract (1997-2022)• RSCVA transferred ~449 acre feet for Truckee River water rights to City of Sparks to be transferred back after expiration/termination of the Agreement For the Sale and Use of Treated Effluent.• RSCVA pays \$300k annually to City of Sparks for 500 acre feet of effluent water.
Market Value	<p>LAND: WCSD is in the process of obtaining an appraisal of the land</p> <p>WATER RIGHTS: The Truckee 448.8 AF is valued at ≈\$2.7 M, 506 AF Wells Creek only aesthetic value.</p>

PRIOR RSCVA ACTION

Prior Action	<p>Feb 2016: RSCVA Board of Directors considered pursuing the sale of Wildcreek for either development or continued golf operations. After consideration, the Board determined that it was willing to cooperate in an effort to keep Wildcreek a golf course, but made clear that it was not willing to continue owning/operating the golf course.</p> <p>Feb 2016: Informal discussions at the staff level with local governments were had regarding local governments assuming ownership/operation of Wildcreek. No interest was expressed by the local governments.</p>
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June 2017: Letter of Intent executed by the RSCVA with Washoe County, City of Reno, City of Sparks and Washoe County School District to explore the Wildcreek High School project.

POTENTIAL PATH FORWARD

Active Alternative: Community Project to include a new High School

The Washoe County School District is pursuing the option of locating a high school on the property currently holding the Wildcreek Golf Course.

- **Land Required by Washoe County School District:** Approximately 75 Acres.
- **Water Rights: It is anticipated that the** Washoe County School District will need approximately 10 acre feet of potable water and 70 acre feet of reclaimed water.

Washoe County and the Washoe County School District have presented the idea to utilize the remaining site for community projects.

- **Land:** Approximately 137 Acres.
- **Water Rights:** TBD the project

Considerations:

Any alternatives to the Washoe County School District Project will (other than continued ownership/operation by the RSCVA) need to address these considerations:

- Satisfaction of the remaining obligations under the Agreement For the Sale and Use of Treated Effluent
- Process, timing and expectations related to cessation of golf operations
- Rezoning application and any approvals needed from City of Sparks and other governmental agencies
- Approval from Washoe County Commission required prior to the sale or lease of Wildcreek by the RSCVA pursuant to NRS 244A.624

MAJOR MILESTONES

	July-Dec '17	Jan-June '18	July-Dec '18	Jan-June '19
Board Actions	<ul style="list-style-type: none"> Washoe County / RSCVA property ownership research and legal findings WCSD to present due diligence report and contingent offer Washoe County BCC and RSCVA joint meeting for consideration and to possible action on preliminary appraisal. 	<ul style="list-style-type: none"> Review the Washoe County regional park plan for consideration and possible action RSCVA continued operation of Wildcreek Golf Course 		
High School Development	<ul style="list-style-type: none"> Washoe County School District Educational Programming / Specifications for school Washoe County School District prelim engineering / due diligence (traffic study, prelim appraisal, etc.) 	<ul style="list-style-type: none"> Washoe County School District High School schematic design Washoe County School District parcel creation 	<ul style="list-style-type: none"> Washoe County School District final appraisal and acquisition of HS property City of Sparks project review process Washoe County School District final design – break ground before 2019 	<ul style="list-style-type: none"> Washoe County School District full high school site and building construction through 2021
Community Project Development		<ul style="list-style-type: none"> Washoe County engineering due diligence on remainder Washoe County to develop regional park plan for remainder of parcel (less school site) 	<ul style="list-style-type: none"> Washoe County transition implementation Final regional park plan 	

LETTER OF INTENT BY AND BETWEEN THE WASHOE COUNTY SCHOOL DISTRICT, WASHOE COUNTY, THE CITY OF SPARKS, THE CITY OF RENO, AND THE RENO-SPARKS CONVENTION AND VISITORS AUTHORITY TO COOPERATE IN THE DEVELOPMENT OF A NEW HIGH SCHOOL IN SPARKS, NEVADA AND REPURPOSE PROCTER R. HUG HIGH SCHOOL IN RENO, NEVADA

WHEREAS, the citizens of Washoe County passed WC-1 to fund capital improvement projects for the Washoe County School District (WCSD) in order to relieve overcrowding and address capital repair needs;

WHEREAS, the WCSD desires to construct a high school in the Wildcreek area of Sparks, Nevada to address overcrowding and growth needs for the WCSD;

WHEREAS, a high school in the Wildcreek area would allow the current Procter R. Hug High School location to be modified into a Career & Technical Academy;

WHEREAS, both proposed high school projects would provide solutions for overcrowding, repair needs, and more opportunities for students to achieve career goals and succeed;

WHEREAS, Washoe County, the City of Sparks, the City of Reno, and the Reno-Sparks Convention and Visitors Authority (RSCVA) all benefit from a highly educated, skilled work force created by the public education system;

WHEREAS, Washoe County, the City of Sparks, the City of Reno, and the RSCVA support WCSD's plans to address overcrowding and repair needs;

WHEREAS, Washoe County, the City of Sparks, the City of Reno, and the RSCVA specifically want to redevelop a portion of the Wildcreek Golf Course in the City of Sparks to permit WCSD to build a high school;

WHEREAS, Washoe County owns the Wildcreek Golf Course and desires the highest and best use for the property;

WHEREAS, the RSCVA, which operates the Wildcreek Golf Course, has determined that the highest and best use for Wildcreek Golf Course is a new public high school and other community benefit projects;

WHEREAS, Washoe County also believes that the highest and best use for Wildcreek Golf Course is a new public high school and other community benefit projects;

WHEREAS, the City of Sparks also believes that the highest and best use for Wildcreek Golf Course is a new public high school and other community benefit projects;

WHEREAS, the City of Reno also believes that the highest and best use for Wildcreek Golf Course is a new public high school and other community benefit projects;