

LEO DROZDOFF
Director

Department of Conservation
and Natural Resources

CHARLES DONOHUE
Acting Administrator

BRIAN SANDOVAL
Governor



State Land Office
State Land Use Planning Agency
Nevada Tahoe Resource Team
Conservation Bond Program -Q1

Address Reply to

Division of State Lands
901 S. Stewart St. Suite 5003
Carson City, Nevada 89701-5246
Phone (775) 684-2720
Fax (775) 684-2721
Web www.lands.nv.gov

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Division of State Lands

December 14, 2018

Mr. Joe Pomroy, P.E.
Director of Public Works
Incline Village General Improvement District
1220 Sweetwater Way
Incline Village, Nevada 89451

**Re: Fiscal Year 2018 Annual Report
IVGID Land Coverage Program
Administered by the Nevada Division of State Lands (NDSL)**

Dear Joe:

Per the Policies and Procedures for the Management, Sale and Transfer of Coverage owned by the Incline Village General Improvement District ("IVGID"), the following is a summary of our activities for the Fiscal Year ending June 30, 2018.

- I. Transactions Closed.
- II. Transactions in Process.
- III. Miscellaneous Items.
- IV. Tracking Chart for Class 4 and 6 Potential Coverage (Exhibit A).
- V. Tracking Chart for Class 1a Potential Coverage (Exhibit B).

I. Transactions Closed:

There were Four (4) transactions that closed between July 1, 2017 and June 30, 2018.

The first transaction involved the sale of 999 square feet of Class 1a potential coverage, and was finalized on July 18, 2017 which resulted in and second transaction involved the sale of 1000 square feet Class 1a potential coverage. These two transactions generated \$62,952.75 in revenue for IVGID

II. Transactions in Process:

Two (2) transactions are in escrow and will close in FY2018. The first transaction involves the sale of 999 square feet of Class 1a potential coverage, and second transaction involves the sale of 1000 square feet Class 1a potential coverage. These two transactions will generated \$62,952.75 in revenue for IVGID.

III. Miscellaneous Items:

On July 24, 2017, IVGID requested 13,485 square feet of Class 6 potential coverage to be released from the Land Bank for the development of a bike park.

Presently, the remaining balance of Class 4/6 potential land coverage is calculated to be 25,327 square feet and the remaining balance of Class 1a potential land coverage is 10,937 square feet. NDSL continues to receive regular inquiries regarding the purchase of land coverage in Washoe County for the Incline Village Hydrologic Zone .

IV. Tracking Chart for Class 4 and 6 Coverage (See Exhibit A attached).

V. Tracking Chart for Class 1a Coverage (See Exhibit B attached).

In the event you have any questions regarding this report please contact me at (775) 684-2735.

Sincerely,

Brenda Swart
State Land Agent III
Nevada Tahoe Resource Team
Nevada Division of State Lands

cc: Charlie Donohue, Administrator
Liz Kingsland, Tahoe Coordinator

Exhibit A

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
TRACKING CHART FOR CLASS 4 AND 6 POTENTIAL COVERAGE**

Sending Parcel APN's 131-240-02, 131-012-07, and 131-100-01

APPLICANT				WAITING LIST		PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE	TOTAL	NDSL MGMT.	NDSL	NET TO	Balance 50,000 Sq. Ft.	
Number	Name O=Owner;A=Agent	Date In System	Receiving TRUE	Class	Sq. Ft. Coverage	Expiration Date	Sq. Ft. Coverage	COE Date	Sq. Ft. Coverage	Date	PER SF	PURCHASE PRICE	FEES COLLECTED (\$1.00 psf transferred)	Application Fee		IVGID
1	O=SBC Nevada Bell	6/4/2003	Co. Right-of-Way; adjacent to APN 130-050-02	4			18	9/9/2003	18	9/9/2003	\$27.00	\$486.00	\$18.00	\$250.00	\$468.00	49,982
2	O=N. Lake Tahoe Fire Protection Dist.	9/15/2003	132-223-03,0	6			17,406	9/7/2004	17,406	9/7/2004	\$15.67	\$272,752.00	\$17,406.00	\$250.00	\$253,926.50	32,576
3	O=Washoe County Maintenance Station	12/9/2003	124-032-34	4			2,999	8/30/2004	2,999	8/30/2004	\$22.00	\$65,978.00	\$2,999.00	\$250.00	\$62,979.00	29,577
4	O=Washoe County New Library	2/20/2004	132-020-04	6			19,703	1/26/2005	19,703	1/26/2005	\$14.78	\$291,210.00	\$19,703.00	\$250.00	\$269,032.00	9,874
5	O=Robert Piccinini Trust, A=Dave	6/28/2004	122-126-11	6			906	8/26/2004	906	8/26/2004	\$25.00	\$22,650.00	\$906.00	\$250.00	\$21,744.00	8,968
January 26, 2005-TRPA AUTHORIZED RELEASE OF 25,000 SQ. FT. OF ADDITIONAL LAND COVERAGE OF CLASS 4/6 LAND COVERAGE (25,000 sq. ft. + 8,968 sq. ft.=33,968 sq ft.)															33,968	
6	O=Rye	5/13/2005	125-482-10	6			39	7/12/2005	39	7/12/2005	\$27.00	\$1,053.00	\$39.00	\$250.00	\$1,014.00	33,929
7	O=Schmidt/Berger	5/16/2005	125-231-19	6			48	9/8/2005	48	9/8/2005	\$27.00	\$1,296.00	\$48.00	\$250.00	\$1,248.00	33,881
8	O=J. Meyrelles	3/6/2006	125-051-05	4			1,204	4/27/2006	1,204	4/27/2006	\$25.00	\$30,100.00	\$1,204.00	\$250.00	\$28,896.00	32,677
9	O=Piccinini	5/11/2006	122-127-11	4			102	9/8/2006	102	9/8/2006	\$27.00	\$2,754.00	\$102.00	\$250.00	\$2,652.00	32,575
10	O=North Tahoe Community Church *	5/22/2007	130-050-01	4 & 6			7,395**	9/27/2007	7,395	9/27/2007	\$15.29	\$115,069.55	\$14,789.00	\$250.00	\$100,280.55	25,180
11	A=Hill Planning O=WCSO	12/18/2007	132-012-05	6			20,302*	4/29/2008	10,151	4/29/2008	\$17.90	\$363,405.80	\$20,302.00	See 1a	\$161,400.90	15,029
12	A= Susie Yanagi O=Jon/Amy Smith	7/24/2008	130-161-12	6			205*	08/11/08	103	08/11/08	\$25.00	\$5,125.00	\$205.00	\$250.00	\$2,370.00	14,926
															\$906,010.95	

Appraisal cost (\$1417.50) not figured into Net to IVGID

Appraisal cost (\$2,475.00) not figured into Net to IVGID

*A portion the square footage sold came from the Nevada Land Bank

**Total of 7395 s.f. breaks down as 2416 s.f. of Class 4 and 4979 s.f. of Class 6

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
TRACKING CHART FOR CLASS 4 AND 6 POTENTIAL COVERAGE**

Sending Parcel APN's 131-240-02, 131-012-07, and 131-100-01

APPLICANT					WAITING LIST		PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE	TOTAL	NDSL MGMT.	NDSL	NET TO	Balance 50,000 Sq. Ft.
Number	Name O=Owner;A=Agent	Date In System	Receiving Site	Class	Sq. Ft. Coverage	Expiration Date	Sq. Ft. Coverage	COE Date	Sq. Ft. Coverage	Date	PER SF	PURCHASE PRICE	FEES COLLECTED (\$1.00 psf transferred)	Application Fee	IVGID	
																14,926
13	O=Ridgeview Estates, LLC	11/6/2008	125-162-18	6			*24	12/8/2008	12	12/8/2008	\$27.00	\$648.00	\$24.00	\$250.00	\$300.00	14,914
14	A=Kevin Agan O=Richard & Lisa Andriano	6/23/2009	131-211-10	4			*229	7/28/2009	115	7/28/2009	\$25.00	\$5,725.00	\$229.00	\$250.00	\$2,646.00	14,799
15	A=Kevin Agan O=Stevan & Lynn Berardo	7/21/2010	131-221-01	4			*9	1/19/2011	5	1/19/2011	\$27.00	\$243.00	\$9.00	\$250.00	\$126.00	14,794
16	A=Gary Taylor O=Frank Delfer	4/15/2013	122-132-22	4			*267	5/30/2013	134	5/30/2013	\$25.00	\$6,675.00	\$267.00	\$250.00	\$3,083.00	14,660
17	A=Jason Hummel O=Balfrey	9/5/2013	125-132-06	4			*301	9/26/2013	151	9/27/2013	\$25.00	\$7,525.00	\$301.00	\$250.00	\$3,474.00	14,509
18	A=Kevin Agan O=Lemos-Petalas	9/25/2013	122-251-10	6			*1,019	12/31/2013	510	12/31/2013	\$25.00	\$25,475.00	\$1,019.00	\$250.00	\$11,731.00	13,999
19	O=Manuel and Mary Jo Stein	3/27/2014	128-170-02	6			*76	6/5/2014	38	6/5/2014	\$27.00	\$2,052.00	\$76.00	\$250.00	\$950.00	13,961
20	O=Tom and Debra Annese	1/2/2015	125-231-18	4			*298	2/23/2015	149	2/23/2015	\$25.00	\$7,450.00	\$298.00	\$250.00	\$3,427.00	13,812
FEBRUARY 26, 2016-TRPA AUTHORIZED RELEASE OF 25,000 SQ. FT. OF ADDITIONAL LAND COVERAGE OF CLASS 4/6 (25,000 sq. ft. + 13,812 sq. ft.=38,812 sq. ft.)																38,812
21	IVGID (request coverage from bank)	7/24/2017	127-030-31	6			13,485		13,485		\$0.00		\$0.00	\$0.00	\$0.00	25,327
22	NV Energy						*71	5/18/2018	36	5/18/2018	\$27.00	\$1,917.00	\$71.00	\$250.00	\$887.50	25,291
23	O=Ryan Mitchell	5/7/2018	125-253-02	4			*84	6/27/2018	42	6/27/2018	\$27.00	\$2,268.00	\$84.00	\$250.00	\$1,092.00	25,249
24	A=Kristina Hill O=Jonathan Sabin	06/15/18	125-482-33	4			*466	07/24/18	233	7/24/2018	\$25.00	\$11,650.00	\$233.00	\$250.00	\$5,592.00	25,016
25	O=Brent J. Robinson Trust	04/18/19	125-223-12	6			*644	05/15/19	322	5/15/2019	\$25.00	\$16,100.00	\$644.00	\$250.00	\$7,406.00	24,694
26	O=Stuart Lakeshore Residence Trust, A=Agan	08/12/19	130-312-14	6			*662	09/27/19	331	9/27/2019	\$25.00	\$16,550.00	\$662.00	\$250.00	\$7,613.00	24,363
27	O= IVGID (purchase of their own coverage) Cost to IVGID= \$1.00 per SF	03/25/20	127-040-07	6			1342	05/28/20	1342	5/28/2020	\$1.00	\$0.00	\$1,342.00	\$250.00	\$0.00	23,021
TOTAL									76,979				\$80,332.00		\$939,319.45	

Exhibit B

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
TRACKING CHART FOR CLASS 1a POTENTIAL COVERAGE**

Sending Parcels APNs 125-030-09 and 125-030-06

APPLICANT				PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE PER	IVGIDs TOTAL	NDSL MGMT.	NDSL	NET TO	Balance 10,000 Sq. Ft.	
Number	Name O=Owner;A=Agent	Date In System	Receiving Site APN	Class*	Sq. Ft. Coverage	COE Date	Sq. Ft. Coverage	Date	SF	PURCHASE PRICE	FEES COLLECTED (\$1.00 psf transferred)	Application Fee		IVGID
1	O= Niran & Norma Shah	7/15/2003	125-221-08	1a	1,439	9/7/2004	1,439	9/7/2004	\$37.50	\$53,962.50	\$1,439.00	\$250.00		\$52,523.50
2	O= Lynn & Melody Fetterly	3/1/2004	126-470-08	1a	1,891	8/31/2004	1,891	8/31/2004	\$33.50	\$63,348.50	\$1,891.00	\$250.00	\$61,457.00	6,670
3	A= Stephen Kacyra, O= Ben and Barbara Kacyra	3/4/2004	125-211-06	1a	3,768	7/9/2004	3,768	7/9/2004	\$34.48	\$129,920.64	\$3,768.00	\$250.00	\$126,152.00	2,902
4	A= Stephen Kacyra, O= KGI-1	3/4/2004	125-211-07	1a	96	7/9/2004	96	7/9/2004	\$40.00	\$3,840.00	\$96.00	\$250.00	\$3,744.00	2,806
5	O=Walter & Nancy Simon	7/1/2004	125-562-09	1a	1,729	11/2/2004	1,729	11/2/2004	\$33.50	\$57,921.50	\$1,729.00	\$250.00	\$56,192.50	1,077
March 28, 2005- TRPA Authorized Release of 10,000 sq. ft. of Additional Class 1a Land Coverage (10,000 sq. ft. + 1,077 sq. ft. =11,077)													11,077	
6	O=John Helm	7/7/2004	122-125-05	1a	2,616	6/8/2005	2,616	6/8/2005	\$33.50	\$87,636.00	\$2,616.00	\$250.00	\$85,020.00	8,461
7	O=Richard Hanson	5/24/2006	125-386-07	1a	63	6/13/2006	63	6/13/2006	\$40.00	\$2,520.00	\$63.00	\$250.00	\$2,457.00	8,398
8	A=Gary Taylor O=George Kleinman	11/13/2007	125-181-16	1a*	868*	2/20/2008	434	2/20/2008	\$37.50	\$16,275.00	\$868.00	\$250.00	\$15,407.00	7,964
9	O=Ridgeview Estates, LLC	3/1/2008	125-162-19	1a*	65*	4/18/2008	33	4/18/2008	\$40.00	\$1,320.00	\$65.00	\$100.00	\$1,255.00	7,931
10	A=Hill Planning O=WCSO	12/18/2007	132-012-05	1a*	42*	4/29/2008	21	4/29/2008	\$40.00	\$840.00	\$42.00	\$250.00	\$798.00	7,910
11	A=Steve Geiszler O=Tom Neville	7/23/2008	125-521-05	1a*	1,808*	08/07/08	904	08/07/08	\$33.50	\$30,284.00	\$1,808.00	\$250.00	\$28,476.00	7,006
12	A=Peggy Colombo O=Martin Edelshain	4/17/2009	125-222-02	1a*	280*	06/18/09	140	06/18/09	\$37.50	\$5,250.00	\$280.00	\$250.00	\$4,970.00	6,866
13	A=Kristina Hill O=Cari Wilson	4/10/2009	126-570-31	1a*	48*	11/30/09	24	11/30/09	\$40.00	\$960.00	\$48.00	\$250.00	\$912.00	6,842

1 Mgmt. Fee for entire sale collected.

Reduced application fee. Applicant completed 4 transactions with the NV Land Bank prior to IVGID contract being in place.

Exhibit B

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
TRACKING CHART FOR CLASS 1a POTENTIAL COVERAGE**

Sending Parcels APNs 125-030-09 and 125-030-06

APPLICANT				PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE PER	IVGIDs TOTAL	NDSL MGMT.	NDSL	NET TO	Balance 6,842Sq. Ft.	
Number	Name O=Owner;A=Agent	Date In System	Receiving Site APN	Class	Sq. Ft. Coverage	COE Date	Sq. Ft. Coverage	Date	SF	PURCHASE PRICE	FEES COLLECTED (\$1.00 psf transferred)	Application Fee		IVGID
14	O=Grant Paulson	5/28/2010	125-531-18	1a*	813	07/09/10	407	07/09/10	\$37.50	\$15,262.50	\$813.00	\$250.00	\$14,449.50	6,435
15	O=Grant Paulson	5/6/2011	125-531-18	1a*	40	07/13/11	20	07/13/11	\$40.00	\$800.00	\$40.00	\$250.00	\$760.00	6,415
16	O=Ridgeview Estates, LLC	8/17/2009	125-503-29	1a*	2,473	08/26/11	1,237	08/26/11	\$33.50	\$41,439.50	\$2,473.00	\$250.00	\$38,966.50	5,178
17	A=Gary Taylor O=John Baillie	1/11/2012	126-082-08	1a*	84	03/06/12	41	03/06/12	\$40.00	\$1,640.00	\$84.00	\$250.00	\$1,596.00	5,137
18	A= Scott Boyd, O=Matthew O'Connell	4/2/2015	125-162-20	1a*	146	06/05/15	73	06/05/15	\$40.00	\$2,920.00	\$146.00	\$250.00	\$2,774.00	5,064
19	A=Gary Taylor O=Juli and Blake Riva	5/13/2015	131-212-04	1a*	576	07/13/15	288	07/13/15	\$37.50	\$10,800.00	\$576.00	\$250.00	\$10,224.00	4,776
20	A=Gary Taylor O=Michael and Nell Lacey	3/16/2016	122-142-13	1a*	785	05/16/16	393	05/16/16	\$37.50	\$14,737.50	\$785.00	\$250.00	\$13,933.75	4,383
FEBRUARY 26, 2016- TRPA Authorized Release of 10,000 sq. ft. of Additional Class 1a Land Coverage (10,000 sq. ft. + 4,383 sq. ft. =14,383)													14,383	
21	**IVGID Note: No fees involved. IVGID needed 1a coverage back for a project. I deed restricted the receiving parcel and deducted the square foot	3/27/2016	130-0108	1A	1447		1447	04/05/17						12,936
22	O=Kretchmer-Jarak	5/17/2017	126-590-04	1a*	2000	08/03/17	1,000	08/03/17	\$33.50	\$33,500.00	\$2,000.00	\$250.00	\$31,500.00	11,936
23	O=Brent Robinson	6/29/2017	131-232-04	1a*	1,997	07/18/17	999	07/18/17	\$33.50	\$33,466.50	\$1,997.00	\$250.00	\$31,469.50	10,937
24	Selling to NV Energy on their IVGID easement	7/30/2019	125-030-06	1a*	36	11/07/19	18	11/07/19	\$40.00	720	\$36.00	\$250.00	\$684.00	10,919
TOTAL							19,081				\$23,663.00		\$585,721.25	

*A portion the square footage sold came from the Nevada Land Bank

Prepared by Sherri Barker 6/30/2020