

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT

AGENDA REPORT

Board Meeting Date: October 8, 2026

Agenda Item: Process for Sale of District-Owned Surplus Real Property

Prepared By: Amber Law, Business Manager

Requested Action: Staff requests the Fire Board review, discuss, and approve use of the real property disposition process recommended by Lyon County Comptroller Josh Foli for the sale of District-owned surplus real property and authorize staff to take the necessary actions to proceed with the sale consistent with that process.

EXECUTIVE SUMMARY

At the September 10, 2026, Fire Board meeting, the Board considered selecting a licensed Nevada real estate broker to market and sell District-owned real properties previously declared surplus. During discussion, a Board member questioned whether the District should instead use a competitive bid or public auction process rather than a real estate broker.

Following the meeting, District staff contacted Lyon County Comptroller Josh Foli and Staci Lindberg to review how Lyon County handles the disposition of surplus real property and to obtain guidance regarding an appropriate process for the District.

Based on the information received and the recommendation of Comptroller Josh Foli, staff recommends that the District follow the Comptroller's recommended process for disposition of the surplus real property rather than proceeding with the previously contemplated selection of a real estate broker. This approach responds to the Board's concern regarding competitive public disposition and provides the District with a process informed by Lyon County's experience.

BACKGROUND

The Fire Board previously considered using a licensed Nevada real estate broker to provide brokerage services for the marketing and sale of District-owned real properties that had been declared surplus, consistent with the District's Real Property Acquisition and Disposition Addendum.

During Board discussion, a question was raised regarding whether the District should use a competitive bid or public auction process instead of listing the property through a real estate broker. Staff subsequently sought additional information from Lyon County regarding its process for disposing of surplus real property.

District staff contacted Lyon County Comptroller Josh Foli and Staci Lindberg for information regarding the County's process and available options. Comptroller Foli provided a recommendation regarding the process the District should use for the sale of the surplus property.

Staff believes following the Comptroller's recommendation provides a transparent and competitive approach to the disposition of public property, addresses the concern raised by the Board, and allows the District to proceed using a process informed by another local governmental entity's experience.

FISCAL IMPACT

The fiscal impact will depend on the final sale price of the property and the administrative or transaction costs associated with the approved sale process. Proceeds from the sale will accrue to the District in accordance with applicable requirements and Board direction.

Following the Comptroller's recommended process may also avoid or reduce real estate brokerage commissions that could otherwise be incurred if the property were marketed and sold through a licensed real estate broker. Any specific costs associated with the recommended process will be identified as the sale proceeds.

Staff will return to the Board if additional authorization, expenditures, or actions are required beyond the authority granted with this item.

RECOMMENDED ACTION

Staff recommends that the Fire Board approve use of the real property disposition process recommended by Lyon County Comptroller Josh Foli for the sale of District-owned surplus real property and authorize staff to take the necessary actions to proceed with the sale consistent with that process.

Approval will provide staff direction regarding the method of sale and allow the District to move forward with disposition of the surplus property using the Comptroller's recommended process.

Recommended Motion: Move to approve the use of the real property disposition process recommended by Lyon County Comptroller Josh Foli for the sale of District-owned surplus real property and authorize staff to take the necessary actions to proceed with the sale consistent with that process.

ATTACHMENTS

1. Correspondence regarding Lyon County real property disposition process