

Staff Report

TO: Board of Directors
FROM: Greg Jones, Assistant General Manager
DATE: February 11, 2026
SUBJECT: **Workshop – Update of Sales of Surplus Properties**

ADMINISTRATION

RECOMMENDATION:
Informational Item Only.

BACKGROUND:

On March 12, 2025, the NID Board authorized Resolution No. 2025-20 declaring exempt surplus lands, directing the sale of such exempt surplus lands for not less than fair market value, and authorizing the General Manager to retain a real property broker.

On June 11, 2025, the NID Board authorized the General Manager to contract with Century 21 Select Real Estate of Auburn and Century 21 Cornerstone Realty of Grass Valley as the real estate broker managing the District's surplus property sales.

To date, through the agents at Century 21, NID has successfully sold five parcels - four homes and one vacant lot. Century 21 has listing agreements for the remainder of residential homes through June 2026.

Since 2017, NID has received a gross operational total (inclusive of costs associated with insurance and staff time) of \$616,292 as detailed in Table 1 below. If we analyze the individual property sales' net proceeds in relation to the historic net income / (loss), NID has a positive net revenue for the five sold parcels of \$32,488, detailed in Table 2 below.

Table 1

Property	Net Income/(Loss)										Notes
	2,017	2,018	2,019	2,020	2,021	2,022	2,023	2,024	2,025	Total	
R1 - 22684 Dog Bar Road	\$ -	\$ 14,165	\$ 11,625	\$ 15,545	\$ 9,973	\$ (6,942)	\$ (14,716)	\$ (9,791)	\$ (42,152)	\$ (22,295)	Sold 11/14/2025
R2 - 15241 Magnolia Road	\$ 14,500	\$ 13,855	\$ 11,077	\$ 13,258	\$ 14,160	\$ 11,594	\$ 12,079	\$ 4,937	\$ (13,965)	\$ 81,494	
R3 - 15178 Magnolia Road	\$ 17,412	\$ 16,259	\$ 17,980	\$ 17,826	\$ 16,452	\$ 18,101	\$ 18,002	\$ 16,616	\$ (14,144)	\$ 124,504	
R4 - 21030 Home Camp Road	\$ 3,525	\$ 19,305	\$ 19,866	\$ 12,552	\$ 22,930	\$ 8,874	\$ 15,526	\$ 17,601	\$ 12,028	\$ 132,206	Sold 11/14/2025
R5 - 22788 Dog Bar Road	\$ 15,490	\$ 15,460	\$ 13,815	\$ 15,011	\$ 13,420	\$ (6,847)	\$ 7,886	\$ 9,733	\$ (26,038)	\$ 57,930	
R6 - 1900 Peacefull Valley Road	\$ 17,260	\$ 17,730	\$ 17,760	\$ 17,629	\$ 16,240	\$ 16,100	\$ 17,507	\$ 16,555	\$ 8,667	\$ 145,448	
R7 - 22712 Dog Bar Road	\$ -	\$ 547	\$ 9,164	\$ 12,727	\$ 11,674	\$ 13,708	\$ 12,961	\$ 11,446	\$ 2,348	\$ 74,575	Sold 10/20/2025
R8 - 15052 Magnolia Road	\$ 9,745	\$ 10,190	\$ (7,869)	\$ 10,657	\$ 8,071	\$ (7,269)	\$ (2,533)	\$ 7,347	\$ 6,930	\$ 35,268	Sold 10/31/2025
R9 - 14975 Deerwood Place	\$ -	\$ 16,443	\$ 20,723	\$ 17,298	\$ 34,570	\$ 15,874	\$ 21,567	\$ 21,132	\$ (1,578)	\$ 146,030	
R10 - 20791/20793 Woodbury Drive	\$ 26,588	\$ 26,026	\$ 29,037	\$ 30,321	\$ 24,222	\$ 13,657	\$ (29,553)	\$ (10,611)	\$ 10,549	\$ 120,235	
R11 - 1451 Dog Bar Road	\$ (375)	\$ 3,055	\$ 27,031	\$ 26,361	\$ 28,059	\$ 22,586	\$ 21,785	\$ 33,781	\$ 19,750	\$ 182,032	
U2 - 22529 Dog Bar Road	\$ 13,800	\$ 13,770	\$ 13,150	\$ 8,600	\$ (1,037)	\$ (7,374)	\$ (7,450)	\$ (23,976)	\$ -	\$ 9,483	
Insurance	\$ (6,198)	\$ (6,198)	\$ (6,198)	\$ (6,198)	\$ (6,198)	\$ (6,198)	\$ (6,198)	\$ (6,198)	\$ (6,198)	\$ (55,782)	
Staff Time	\$ (34,570)	\$ (37,451)	\$ (40,331)	\$ (43,212)	\$ (46,093)	\$ (48,974)	\$ (51,855)	\$ (54,736)	\$ (57,616)	\$ (414,838)	
Totals	\$ 77,177	\$ 123,156	\$ 136,828	\$ 148,374	\$ 146,442	\$ 36,891	\$ 15,006	\$ 33,837	\$ (101,420)	\$ 616,292	

Table 2

Property	Operational Total	Properties Sold					
		NID Purchase Price	NID Purchase Year	Sale Price	Net Proceeds (after Seller Fees)	Net to NID	Net-Net Total to NID
R1 - 22684 Dog Bar Road	\$ (22,295)	\$ 360,000	1/1/2018	\$ 400,000	\$ 352,909	\$ (7,091)	\$ (29,386)
R2 - 15241 Magnolia Road	\$ 81,494						
R3 - 15178 Magnolia Road	\$ 124,504						
R4 - 21030 Home Camp Road	\$ 132,206	\$ 465,000	9/1/2017	\$ 370,000	\$ 347,821	\$ (117,179)	\$ 15,027
R5 - 22788 Dog Bar Road	\$ 57,930						
R6 - 1900 Peacefull Valley Road	\$ 145,448						
R7 - 22712 Dog Bar Road	\$ 74,575	\$ 300,000	11/1/2018	\$ 230,000	\$ 216,185	\$ (83,815)	\$ (9,240)
R8 - 15052 Magnolia Road	\$ 35,268	\$ 449,000	12/1/2014	\$ 500,000	\$ 469,819	\$ 20,819	\$ 56,087
R9 - 14975 Deerwood Place	\$ 146,030						
R10 - 20791/20793 Woodbury Drive	\$ 120,235						
R11 - 1451 Dog Bar Road	\$ 182,032						
U2 - 22529 Dog Bar Road	\$ 9,483						
Insurance	\$ (55,782)						
Staff Time	\$ (414,838)						
Totals	\$ 616,292						\$ 32,488
	A	B	C	D	E	F (E-B)	G (F+A)

BUDET IMPACT:

All net proceeds of property sales will increase NID Fund 10, the water fund balance.

ATTACHMENTS:

- None