



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: May 8, 2018

DATE: April 18, 2018

TO: Board of County Commissioners

FROM: Eric Crump, Division Director, Operations
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THROUGH: Dave Solaro, Arch., P.E., Assistant County Manager
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SUBJECT: Public Hearing to consider objections to the Resolution of Intent to Lease; and, possible approval of a Lease Agreement for a portion of 855 Alder Avenue, Incline Village, Nevada, to the Tahoe Transportation District for a 36-month term commencing May 9, 2018 through May 31, 2021, for office space located within the Incline Village Community Center [annual revenue of \$2,937.60]. (Commission District 1.)

SUMMARY

Nevada Revised Statute 277.050 authorizes the Board of County Commissioners (Board) to lease to another public agency any real property belonging to it, by adopting a resolution declaring its intention and to hold a public hearing to consider objections to the proposed lease agreement. The Board adopted a Resolution of Intent to Lease a portion of the Incline Village Community Center to the Tahoe Transportation District (TTD) on April 24, 2018.

The TTD facilitates, implements and delivers transportation projects in the Tahoe Basin, provides operational authority for transit services in the Tahoe Basin, and acts as the Consolidated Transportation Service Agency for the Tahoe Basin. In partnership with Washoe County, TTD staff supports local trails projects and large scale, multijurisdictional projects such as the Lake Tahoe Bike Path Project, otherwise known as the Nevada Stateline to Stateline Bike Facility Project.

Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

On July 14, 2015, the Board adopted a Resolution of Intent to lease a portion of County owned property at 855 Alder Avenue, Incline Village Nevada, and set the public hearing on the matter for July 28, 2015.

On July 28, 2015, the Board approved a Lease Agreement with the United States Department of Agriculture, Forest Service (USFS) for a portion of the Washoe County owned Incline Village Community Center, located at 855 Alder Avenue, Incline Village, Nevada.

AGENDA ITEM # _____

On April 24, 2018, the Board adopted a Resolution of Intent to Lease a portion of 855 Alder Avenue, Incline Village, Nevada, to the Tahoe Transportation District for a 36-month term commencing May 9, 2018 through May 31, 2021, for office space located within the Incline Village Community Center, and set a public hearing on the matter for May 8, 2018.

BACKGROUND

Under Nevada Revised Statute 277.050, the Board may lease to another public agency any real property belonging to it. The Incline Village Community Center provides an opportunity to offer many services to the Incline community under one roof while supporting the development of a community center targeted at the senior population in Incline Village and Crystal Bay. Washoe County currently leases a portion of the subject property to the United States Forest Service to provide camping permits and forest services to the residents and community.

The TTD facilitates, implements and delivers transportation projects in the Tahoe Basin, provides operational authority for transit services in the Tahoe Basin, and acts as the Consolidated Transportation Service Agency for the Tahoe Basin. In addition, in partnership with Washoe County, TTD staff supports local trails projects and the Lake Tahoe Bike Path Project, otherwise known as the Nevada Stateline to Stateline Bike Facility Project.

Terms of the proposed Lease Agreement include a rental rate of \$1.70 per square foot, or \$244.80 per month. TTD's lease of space within the Incline Village Community Center will provide revenue which defrays operational costs and supports the fiscal sustainability of this essential community center.

FISCAL IMPACT

The proposed lease agreement will generate revenue in the amount of \$244.80 per month, or \$2,937.60 annually. Lease revenue will be deposited in the Senior Services Fund 225 in cost center 250120-Incline Village Local, account 483000-Rental Income. The funds received are expected to be sufficient to offset costs for utilities, janitorial and maintenance costs resulting from TTD's occupancy in the Incline Service Center.

RECOMMENDATION

It is recommended the Board of County Commissioners hold a public hearing to consider objections to the Resolution of Intent to Lease; and approve a Lease Agreement for a portion of 855 Alder Avenue, Incline Village, Nevada, to the Tahoe Transportation District for a 36-month term commencing May 9, 2018 through May 31, 2021, for office space located within the Incline Village Community Center [annual revenue \$2,937.60].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Lease Agreement for a portion of 855 Alder Avenue, Incline Village, Nevada, to the Tahoe Transportation District for a 36-month term commencing May 9, 2018 through May 31, 2021, for office space located within the Incline Village Community Center [annual revenue of \$2,937.60]."