



**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
STAFF REPORT**

**Board Meeting Date: November 12, 2024**

**DATE:** October 22, 2024

**TO:** Truckee Meadows Fire Protection District Board of Fire Commissioners

**FROM:** August Isernhagen, Division Chief - Wildland  
Phone: (775) 326-6071 Email: aisernhagen@tmfpd.us

**SUBJECT:** Recommendation to approve a Lease Agreement between Truckee Meadows Fire Protection District and Whispering Road Investments, LLC to lease 2,700 square feet of flex Commercial Space and 1,200 square feet of secured outdoor parking located at 1365 Quilici Ranch Road, Verdi NV, 89439 for a term of sixty (60) months and a base rent of \$4,293 per month plus \$528 monthly rent for the secured outdoor space commencing on January 1, 2025 for the purpose of establishing office and storage space for Wildland and Fuels Division personnel and equipment. (Commission District 5) FOR POSSIBLE ACTION

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**SUMMARY**

This item is a recommendation to approve a Lease Agreement between Truckee Meadows Fire Protection District (TMFPD) and Whispering Road Investments, LLC to lease 2,700 square feet of flex Commercial Space and 1,200 square feet of secured outdoor parking located at 1365 Quilici Ranch Road, Verdi NV, 89439 for a term of sixty (60) months and a base rent of \$4,293 per month plus \$528 monthly rent for the secured outdoor space commencing on January 1, 2025 for the purpose of establishing office and storage space for Wildland and Fuels Division personnel and equipment.

**PREVIOUS ACTION**

January 21, 2020, the Board of Fire Commissioners approved a lease agreement between TMFPD and the Verdi History Preservation Society, Inc., a Nevada non-profit corporation for the District's continued use of the Verdi Fire located at 165 Bridge Street for a term of sixty (60) months and a rent of \$100 per month beginning in Fiscal Year 2021, plus applicable utility use commencing January 21, 2020.

April 2, 2024, the Board of Fire Commissioners approved a notice of termination between TMFPD and the Verdi History Preservation Society, Inc., for property known as Verdi Station 400, located at 165 Bridge Street. Notification of termination sent to Verdi Historical Preservation Society, INC., and effective June 30, 2024.

## **BACKGROUND**

In Spring of 2020, TMFPD started hiring personnel for the Wildland Division. TMFPD subsequently hired additional personnel in the coming years numbering 38 total. Those personnel and equipment were housed between Lemmon Valley station 440, and the Verdi History Preservation Society's property. In fall of 2023 TMFPD was asked by the Verdi History Preservation Society to terminate its lease at 165 Bridge St, Verdi. When this took place, TMFPD shifted housing locations for its crews. TMFPD is currently housing two engines and personnel out of Headquarters.

Since the termination of this lease, TMFPD has continued to look for space to house a portion of the wildland crew. The new lease will allow the housing of two squads. This will alleviate the congestion related to the storage of apparatus and personnel gear, giving back maintenance space and warehouse space to the District. Additionally, this will allow crews to have more of a permanent location to store and keep equipment and provide better wildland fire coverage across the county.

## **FISCAL IMPACT**

The total cost for FISCAL Year 2024-2025 (FY24/25) is expected to be less than \$35,000 and remain within the current FY24/25 adopted budget. Future annual lease payments of approximately \$60,000 plus utilities will be included in future budgets.

## **RECOMMENDATION**

Staff recommends the Board of Fire Commissioners approve this Lease Agreement between Truckee Meadows Fire Protection District and Whispering Road Investments, LLC to lease 2,700 square feet of flex Commercial Space and 1,200 square feet of secured outdoor parking located at 1365 Quilici Ranch Road, Verdi NV, 89439 for a term of sixty (60) months and a base rent of \$4,293 per month plus \$528 monthly rent for the secured outdoor space commencing on January 1, 2025 for the purpose of establishing office and storage space for Wildland and Fuels Division personnel and equipment.

## **POSSIBLE MOTION**

Should the Board agree with the staff's recommendation, a possible motion could be:

*"I move to approve the Lease Agreement between Truckee Meadows Fire Protection District and Whispering Road Investments, LLC to lease 2,700 square feet of flex Commercial Space and 1,200 square feet of secured outdoor parking located at 1365 Quilici Ranch Road, Verdi NV, 89439 for a term of sixty (60) months and a base rent of \$4,293 per month plus \$528 monthly rent for the secured outdoor space commencing on January 1, 2025 for the purpose of establishing office and storage space for Wildland and Fuels Division personnel and equipment."*