



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: November 28, 2023

DATE: October 24, 2023

TO: Board of County Commissioners

FROM: Petra Bartella, Fiscal Compliance Officer
Community Services Dept., 328-2062, pbartella@washoecounty.gov

THROUGH: Eric Crump, Operations Division Director
Community Services Dept., 328-2129, ecrump@washoecounty.gov

SUBJECT: Recommendation to: (1) adopt Resolution R23-163 declaring Washoe County's intent and decision to lease a portion of Assessor's Parcel Number (APN) 008-211-51 (formerly APN 008-211-46), for the continued use of a portion of land (approximately 250 square feet) to the Lamar Companies, as authorized within NRS 244.2833; and if approved, (2) schedule a Public Hearing for December 12, 2023, to allow for objections related to the proposed Sign Location Lease for an outdoor advertising structure, retroactive to June 1, 2023 for a 36-month term with a rental fee to Washoe County of \$1,750.00 monthly between Washoe County (Lessor) and the Lamar Companies (Lessee); and, (3) direct the Clerk's office to provide notice of the public hearing and other matters properly related thereto. (Commission District 3.)

SUMMARY

If approved, the Resolution of Intent to Lease will allow for a scheduled public hearing on the proposed Sign Location Lease agreement between Washoe County and the Lamar Companies for the continued use of a small portion of APN 008-211-51 (formerly APN 008-211-46), for an existing billboard sign.

Nevada Revised Statutes 244.2833 authorizes the Washoe County Board of Commissioners (Board) to lease property under 25,000 sq feet by adopting a Resolution of Intent to Lease and allowing a time for public comment prior to executing the agreement.

The proposed Sign Location Lease agreement is for a thirty-six (36) month term. This agreement is retroactive to June 1, 2023, and includes an option to extend the term for an additional 24 months.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability

AGENDA ITEM # _____

PREVIOUS ACTION

December 14, 2021, Item 14, the Board of County Commissioners (Board) approved Quitclaim Deeds authorized by the City of Reno to accept donation of two parcels of land, APN 008-211-47 located at 1498 E. 7th Street, Reno, NV 89512 [assessed value of \$36,742] and APN 008-211-51 located at 1800 Threlkel St., Reno, NV 89512 [assessed value of \$873,903], pursuant to Amendment No. 2 and Extension of Interlocal Cooperative Agreement for Shelter Operation and Other Homeless Services Among the City of Reno, Washoe County and the City of Sparks and authorized the Chair to act on behalf of Washoe County to execute and deliver any and all documents as may be necessary or appropriate to accomplish the acceptance of this land donation, which resulted in ownership of the two parcels being transferred from the City of Reno to Washoe and added to Washoe County's capital assets; and approved an Assignment and Assumption of Sign Location Lease and Electrical Agreement, to assume existing agreements between the City of Reno and The Lamar Companies for continuation of an existing outdoor advertising structure (billboard) [revenue to Washoe County of approximate \$1537 per month].

BACKGROUND

In December 2021, the Board accepted a property donation from The City of Reno of two parcels of land, APN 008-211-47 located at 1498 E. 7th Street, Reno, NV 89512 [assessed value of \$36,742] and APN 008-211-51 located at 1800 Threlkel St., Reno, NV 89512 [assessed value of \$873,903], pursuant to Amendment No. 2 and Extension of Interlocal Cooperative Agreement for Shelter Operation and Other Homeless Services Among the City of Reno, Washoe County and the City of Sparks. As part of the acceptance of the property, the County assumed and approved an existing agreement between the City of Reno and the Lamar Companies for the continuation of the billboard lease. The agreement expired on May 31, 2023.

The location of the billboard is non-impacting to the site and it is currently not needed. Washoe County can terminate the lease with or without cause with 120 days advance written notice.

FISCAL IMPACT

If the Board adopts the Resolution and at the Public Hearing the Board approves the Sign Location Lease, the agreement will provide \$21,000 in revenue annually for the term retroactive to June 1, 2023 through May 31, 2026 to Community Services Administration (105000), Rental Income (483000).

RECOMMENDATION

It is recommended that the Board of County Commissioners: (1) adopt Resolution R23-163 declaring Washoe County's intent and decision to lease a portion of Assessor's Parcel Number (APN) 008-211-51 (formerly APN 008-211-46), for the continued use of a portion of land (approximately 250 square feet) to the Lamar Companies, as authorized within NRS 244.2833; and if approved, (2) schedule a Public Hearing for December 12, 2023, to allow for objections related to the proposed Sign Location for an outdoor advertising structure, retroactive to June 1, 2023 for a 36-month term with a rental fee to Washoe County of \$1,750.00 monthly between Washoe County (Lessor) and the Lamar

Companies (Lessee); and, (3) direct the Clerk's office to provide notice of the public hearing and other matters properly related thereto.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to: (1) adopt Resolution R23-163 declaring Washoe County's intent and decision to lease a portion of Assessor's Parcel Number (APN) 008-211-51 (formerly APN 008-211-46), for the continued use of a portion of land (approximately 250 square feet) to the Lamar Companies, as authorized within NRS 244.2833; and if approved, (2) schedule a Public Hearing for December 12, 2023, to allow for objections related to the proposed Sign Location Lease for an outdoor advertising structure, retroactive to June 1, 2023 for a 36-month term with a rental fee to Washoe County of \$1,750.00 monthly between Washoe County (Lessor) and the Lamar Companies (Lessee); and, (3) direct the Clerk's office to provide notice of the public hearing and other matters properly related thereto."