



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: December 12, 2023

**DATE:** November 7, 2023

**TO:** Board of County Commissioners

**FROM:** Petra Bartella, Fiscal Compliance Officer  
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**THROUGH:** Eric Crump, Operations Division Director  
Community Services Dept., 328-2129, [ECrump@washoecounty.gov](mailto:ECrump@washoecounty.gov)

**SUBJECT:** Public Hearing on Resolution R23-163 to allow for objections with possible action to approve a Sign Location Lease for an outdoor advertising structure between Washoe County (Lessor) and the Lamar Companies (Lessee), retroactive to June 1, 2023 for a 36-month term, with option to renew for 24 additional months, for the continued use of a portion of land (approximately 250 square feet) identified as Assessor's Parcel Number (APN) 008-211-51 (formerly APN # 008-211-46) to allow a billboard sign with rental fee to Washoe County [in the amount of \$1,750.00 monthly] pursuant to Nevada Revised Statute 244.2833. (Commission District 2.)

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### SUMMARY

The Lamar Companies (formerly Clear Channel Outdoor Inc.) has held a lease for a portion of APN #008-211-51 (formerly APN # 008-211-46) for a billboard prior to the County's acceptance of the donation of land in 2021. This action is to allow for objections to Resolution R23-163 regarding the proposed Sign Location Lease for an outdoor advertising structure and to approve a renewal lease agreement for the continued lease of the property. Rental income to Washoe County will be \$1,750.00 monthly.

Nevada Revised Statutes 244.2833 authorizes the Board of County Commissioners (Board) to lease property under 25,000 square feet by adopting a Resolution of Intent to Lease without offering the property to the public, for less than the fair market value of the building space or other real property, if applicable; and allows a time for public comment prior to executing the agreement. Notice of the public hearing was published in the Reno Gazette Journal on December 1, 2023.

The location of the billboard is non-impacting to the site but adds no benefit to the County other than lease revenue. Washoe County can terminate the lease with or without cause with 120 days advance written notice.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability:  
Efficient delivery of regional services.

AGENDA ITEM # \_\_\_\_\_

### **PREVIOUS ACTION**

November 28, 2023, the Board: (1) adopted 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 (2) scheduled 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) directed the Clerk's office to provide notice of the public hearing and other matters properly related thereto.

December 14, 2021, the Board approved two Quitclaim Deeds authorized by the City of Reno to accept donation of two parcels of land, APN 008-211-47 located at 1498 E. 7<sup>th</sup> 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 the land donation.

### **BACKGROUND**

In December 2021, the Board approved two Quitclaim Deeds authorized by the City of Reno to accept donation of two parcels of land, APN 008-211-47 located at 1498 E. 7<sup>th</sup> Street, Reno, NV 89512 at an assessed value of \$36,742.00 and APN 008-211-51 located at 1800 Threlkel St., Reno, at an assessed value of \$873,903. This item resulted in ownership of the two parcels being transferred from the City of Reno to Washoe County and added to Washoe County's capital assets. The Board also 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 illuminated existing outdoor advertising structure (billboard) with revenue to Washoe County in the approximate amount of \$1,537.00 per month.

### **FISCAL IMPACT**

If 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, with an option to renew for an additional 24 months to Community Services Administration (105000), Rental Income (483000).

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners hold the public hearing on Resolution R23-163 to allow for objections with possible action to approve a Sign Location Lease for an outdoor advertising structure between Washoe County (Lessor) and the Lamar Companies (Lessee), retroactive to June 1, 2023 for a 36-month term, with option to renew for 24 additional months, for the continued use of a portion of land (approximately 250 square feet) identified as Assessor's Parcel Number (APN) 008-211-

51 (formerly APN # 008-211-46) to allow a billboard sign with rental fee to Washoe County [in the amount of \$1,750.00 monthly] pursuant to Nevada Revised Statute 244.2833.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Sign Location Lease for an outdoor advertising structure between Washoe County (Lessor) and the Lamar Companies (Lessee), retroactive to June 1, 2023 for a 36-month term, with option to renew for 24 additional months, for the continued use of a portion of land (approximately 250 square feet) identified as Assessor's Parcel Number (APN) 008-211-51 (formerly APN # 008-211-46) to allow a billboard sign with rental fee to Washoe County [in the amount of \$1,750.00 monthly] pursuant to Nevada Revised Statute 244.2833."