



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 19, 2018

DATE: May 23, 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: Approve a Lease Agreement between Washoe County and 601 W. Moana, LLC for a 36-month term commencing July 1, 2018 through June 30, 2021, for the District Health Department, WIC Program, to provide for the continued occupancy at 601 W. Moana Lane, Reno, Nevada [\$101,196 for the three-year term]. (Commission District 2.)

SUMMARY

Washoe County and Dr. Young, the owner of the property located at 601 W. Moana Lane, have had a lease agreement in place for the Women's Infants and Children's (WIC) clinic since 2005. Staff has negotiated the rent and space needs to continue operation at this location within the approved budget, allowing for continuation of the program to the targeted client base. The agreement contains an option to renew for an additional thirty six (36) month term.

Strategic Objective supported by this item: Safe, secure and healthy communities

PREVIOUS ACTION

On July 28, 2015, the Board of County Commissioners (Board) approved an option to renew and a First Amendment to Lease between 601 W. Moana, LLC and Washoe County for a 36-month term commencing retroactively to July 1, 2015 through June 30, 2018, for the District Health Department, WIC Program, to provide for the continued occupancy at 601 W. Moana Lane, Reno, Nevada [\$101,196 for the three-year term]."

On August 13, 2013, the Board approved a Twenty-four (24) month Lease Agreement commencing retroactively to July 1, 2013 through June 30, 2015 to accept a rental reduction for the District Health Department, WIC Program, and provide for the continued occupancy at 601 W. Moana Lane, Reno, Nevada [\$67,464 for the two-year term].

On February 26, 2013, the Board approved an eleven month Second Amendment to Lease to accept a rental reduction and continued occupancy at 601 W. Moana Lane, Reno, Nevada.

AGENDA ITEM # _____

On December 14, 2010, the Board approved a First Amendment to Lease to accept a 31% lease concession at 601 W. Moana Lane, Reno, Nevada.

On November 8, 2005, the Board approved a Sixty-month lease agreement for the occupancy at 601 W. Moana Lane, Reno, Nevada.

BACKGROUND

The Health District, Women Infants and Children's (WIC) Program was developed to provide short term nutrition intervention designed for long term health results to low income at-risk mothers and young children in the area since September 1996. Services provided by the WIC Program include offering monthly healthy foods, health assessment, nutrition education and referral resources.

National studies overwhelmingly substantiate that WIC programs have resulted in thousands of dollars of medical care costs being avoided through the reduction of premature and low birth weight babies and other preventive health outcomes.

601 W. Moana is equipped with exam rooms and the layout will continue to be effective for this program and the expected client flow. The WIC Program funding is predicated upon caseload and clients served; this location has proven to be highly effective in helping this area's client base.

FISCAL IMPACT

The proposed Lease Agreement shall be effective July 1, 2018, and will be fixed for the entire 36 month term at \$2,811 per month. This Lease Agreement includes all expenses for utilities, custodial, maintenance and repairs. The rental funding is budgeted in the District Health WIC Program in Cost Center 174600 and Internal Order 10031, account 710600.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Lease Agreement between Washoe County and 601 W. Moana, LLC for a 36-month term commencing July 1, 2018 through June 30, 2021, for the District Health Department, WIC Program, to provide for the continued occupancy at 601 W. Moana Lane, Reno, Nevada [\$101,196 for the three-year term].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be, "Move to approve a Lease Agreement between Washoe County and 601 W. Moana, LLC for a 36-month term commencing July 1, 2018 through June 30, 2021, for the District Health Department, WIC Program, to provide for the continued occupancy at 601 W. Moana Lane, Reno, Nevada [\$101,196 for the three-year term]."