



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: December 11, 2018

**DATE:** November 14, 2018  
**TO:** Board of County Commissioners  
**FROM:** Dave Solaro, Arch., P.E., Assistant County Manager  
Community Services Department, 328-3600, [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us)  
**THROUGH:** John Slaughter, County Manager  
**SUBJECT:** Approve the renewal of a Lease Agreement between Incline Village General Improvement District (IVGID) as Lessor and Washoe County by and through the Reno Sparks Convention/Visitors Authority (RSCVA) as Lessee for land located at 969 Tahoe Boulevard in Incline Village, Nevada. (Commission District 1.)

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### SUMMARY

The 1984 Lease Agreement between IVGID and RSCVA provides RSCVA the option to extend the agreement for another 35 years on the same terms. By exercising the option to extend, the RSCVA is keeping alive an agreement to which the County was a party. Since Washoe County was a party to the initial lease, the extension needs to be approved by the Board of County Commissioners (Board) even though after 2009 Legislative changes allow the RSCVA the ability to acquire, purchase, lease, sell or dispose of any real property or engage in any other transaction relating to real property without County approval unless the property transaction causes debt for the County.

RSCVA at their December 2018 meeting voted to extend the current lease. The RSCVA would like to exercise the option to renew for an additional 35 years at a cost of \$1.00 per year. No provisions in the existing lease are changing.

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

### PREVIOUS ACTION

In July 1984, the Board approved a Lease Agreement between Incline Village General Improvement District as Lessor and Washoe County by and through the Reno Sparks Convention/Visitors Authority as Lessee for land located at 969 Tahoe Boulevard in Incline Village, Nevada.

### BACKGROUND

In July 1984, the attached Lease Agreement was entered into between Incline Village General Improvement District as Lessor and Washoe County by and through the Reno Sparks Convention/Visitors Authority as Lessee for land located at 969 Tahoe Boulevard in Incline Village, Nevada. The Incline Village/Crystal Bay Visitors and Convention

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

Bureau have utilized the land and a building built upon the land for recreation, tourism, and visitor assistance in the Lake Tahoe portion of Washoe County. NRS 244A.627 was amended in 2009 to permit the RSCVA to acquire, purchase, lease, sell or dispose of any real property or engage in any other transaction relating to real property without County approval unless the property transaction causes debt for the County. Previously, Washoe County approval was required and not dependent on creating County debt. The terms and conditions of the lease have been met and are currently in compliance allowing for an extension by exercising the option to renew clause of the Lease Agreement. A six month notice to the Lessor is necessary to extend the lease. That notice will be given to IVGID by the RSCVA if the Board approves the lease extension.

### **FISCAL IMPACT**

No fiscal impact to Washoe County.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners approve the renewal of a Lease Agreement between Incline Village General Improvement District (IVGID) as Lessor and Washoe County by and through the Reno Sparks Convention/Visitors Authority (RSCVA) as Lessee for land located at 969 Tahoe Boulevard in Incline Village, Nevada.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:  
"Move to approve the renewal of a Lease Agreement between Incline Village General Improvement District (IVGID) as Lessor and Washoe County by and through the Reno Sparks Convention/Visitors Authority (RSCVA) as Lessee for land located at 969 Tahoe Boulevard in Incline Village, Nevada."