



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: January 26, 2021

DATE: Tuesday, November 10, 2020

TO: Board of County Commissioners

FROM: Greg Herrera, Chief Deputy Sheriff, Operations Division
(775) 328-3004; gherrera@washoecounty.us

THROUGH: Sheriff Darin Balaam

SUBJECT: Recommendation to approve the Letter of Intent for Ground Lease at Reno-Stead Airport for a proposed twenty (20) year Ground Lease Agreement with the Reno-Tahoe Airport Authority; lease is for a 1.70+/- acres (74,000SF) site at the Stead Airport, which would allow the Washoe County Sheriff's Office to use the premises for the purpose of siting a Sprung Structure for RAVEN operations, Special Operations assets and general office related activities for the proposed lease period of January 1, 2021 to December 31, 2041. (All Commission Districts.)

SUMMARY

Recommendation to approve the Letter of Intent for Ground Lease at Reno-Stead Airport for a proposed 20 Year Ground Lease agreement with the Reno-Tahoe Airport Authority; lease is for a 1.70+/- acres (74,000SF) site at the Stead Airport. Washoe County would accept the property in as-is condition. The Washoe County Sheriff's Office would be permitted to use the premises for the purpose of siting a Sprung Structure for RAVEN operations, Special Operations assets and general office related activities. The Reno-Tahoe Airport Authority has proposed mutually agreeable in-kind services provided by the Washoe County Sheriff's Office negotiated annually equal to or greater than annual ground rent of \$19,240.00.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

PREVIOUS ACTION

On April 21, 2020, the Board of County Commissioners accepted item # 7.C.3., a donation of a Sprung Tent Structure and eleven (11) combined air handler, air conditioning, and heating units [total estimated value of \$1,213,827.00] from a private citizen to be used by the Sheriff's Office to house the RAVEN program and to store and protect assets for the Special Operations Division.

AGENDA ITEM # _____

BACKGROUND

The Washoe County Sheriff's Office received a donation of a Sprung structure and eleven (11) combined air handler, air conditioning, and heating units [total estimated value of \$1,213,827.00] from a private citizen. This structure will be utilized by the Washoe County Sheriff's Office as a storage and protection facility for Special Operations equipment such as RAVEN, SWAT, and Search and Rescue.

Currently the RAVEN program assets reside in a hangar that is owned by the City of Reno and too small to house all the helicopters and equipment related to the RAVEN program. Other assets, such as armored vehicles and large equipment, are stored outside in an uncovered parking lot where they are unprotected from the elements. This has led to the Sheriff's Office incurring large expenses such as window replacement for the armored vehicles.

The Reno-Tahoe Airport Authority and the Washoe County Sheriff's Office have identified and mutually agreed upon a 20-year lease for a 1.70+/-acres (74,000 SF) parcel located at the Stead Airport to be used to house the Sprung structure.

FISCAL IMPACT

The ground rent for this parcel is \$0.02167 per square foot per month (\$1603.33/mo.) or \$.26 per square foot per annual (\$19,240.00/yr). The rent will be received as mutually agreeable in-kind services provided to the Reno-Tahoe Airport Authority by the Washoe County Sheriff's Office and will be negotiated annually equal to or greater than the annual ground rent of \$19,240.00. In kind services will be tracked and reported using statistical order 70805 – WCSO Stead Airport.

The Washoe County Sheriff's Office will also be responsible for all required capital expenditures for utilities, pavement, apron, grading, taxiway connector and all other improvements required to locate the Sprung structure and conduct permitted uses. The Washoe County Sheriff's Office is currently seeking grant funding to support these costs. Expenses for the Sprung re-construction are estimated at \$150,000.00 and will be paid for out of the Washoe County Sheriff's Office 150200 -710500 (Sheriff Admin – Other Expense).

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the Letter of Intent for Ground Lease at Reno-Stead Airport for a proposed twenty (20) year Ground Lease Agreement with the Reno-Tahoe Airport Authority; lease is for a 1.70+/-acres (74,000SF) site at the Stead Airport, which would allow the Washoe County Sheriff's Office to use the premises for the purpose of siting a Sprung Structure for RAVEN operations, Special Operations assets and general office related activities for the proposed lease period of January 1, 2021 to December 31, 2041.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve the Letter of Intent for Ground Lease at Reno-Stead Airport for a proposed twenty (20) year Ground Lease Agreement with the Reno-Tahoe Airport Authority; lease is for a 1.70+/-acres (74,000SF) site at the Stead Airport, which would allow the Washoe County Sheriff's Office to use the premises for the purpose of siting a Sprung Structure for RAVEN operations, Special Operations assets and general office related activities for the proposed lease period of January 1, 2021 to December 31, 2041."