



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

MEETING DATE: April 13, 2021

**DATE:** March 11, 2021

**TO:** Board of County Commissioners

**FROM:** Eric Crump, Operations Division Director  
Community Services Department, 328-3625, [ecrump@washoecounty.us](mailto:ecrump@washoecounty.us)

**THROUGH:** Dave Solaro, Arch., P.E., Director, Assistant County Manager

**SUBJECT:** Recommendation to direct staff, with assistance from the District Attorney's Office, to begin stage two of the unsolicited-proposal policy by completing all necessary documents including leases and a term sheet for the proposal from MAZZ Golf Management for the continuation of golf operations at Wildcreek Golf Course; and if approved, return to a future meeting of the Board of County Commissioners for consideration and possible approval any resultant agreements. (Commission District 3.)

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### SUMMARY

Washoe County, through its Community Services Department, has received an Unsolicited Proposal from MAZZ Golf Management for the continuation of golf operations at the Wildcreek Golf Course. After review of the proposal and discussions with the proposer, Washoe County staff recommends moving to stage two of the Unsolicited Proposal Policy which entails possible development of a long-term agreement or lease for ongoing operations as proposed. Resultant agreement(s) would be brought before the Board of County Commissioners (Board) for consideration and possible approval.

MAZZ Golf Management has operated the Wildcreek Golf Course since July 1, 2020, under an agreement with Washoe County after the course closed due to COVID-19. Between July 1 and into the fall, golf rounds exceeded the expectations of the operator, indicating a demand for golf at this course. Mazz Golf also retained the services of Schmidt-Curley Golf Design and has developed conceptual design options of the course. The proposal received from MAZZ Golf Management includes renovating and rebuilding the golf facility at Wildcreek utilizing proceeds from the sale of land to the Washoe County School District and partnering with First Tee of Northern Nevada, a non-profit organization for additional fundraising. The proposal would potentially include long-term leasing to First Tee of Northern Nevada.

Mazz Golf Management and First Tee of Northern Nevada presented the proposal to the Open Space and Regional Parks Commission during their January 5, 2021 meeting. During this meeting the Park Commission took action in support of proposal and recommended the Board of County Commissioners direct staff to begin stage two of the unsolicited proposal policy.

Strategic Objective supported by this item: Stewardship of our Community.

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

## **PREVIOUS ACTION**

January 5, 2021 – The Open Space and Regional Park Commission recommended the Board of County Commissioners direct staff, with the District Attorney’s Office assistance, to begin stage two of the unsolicited-proposal policy by completing all necessary documents including leases and a term sheet for the proposal from MAZZ Golf Management for continuation of golf operations at Wildcreek Golf Course.

June 23, 2020 – The Board approved a Professional Management Services Agreement with MAZZ Golf Management to operate and maintain Wildcreek Golf Course.

January 12, 2016 – The Board approved an updated Unsolicited Proposal Policy and Guideline to be included in the Rules and Procedures for the Board of County Commissioners.

## **BACKGROUND**

Washoe County is committed to implementing a clear policy and framework for considering unsolicited proposals for developing or using County-owned land or infrastructure and associated service delivery. The approved policy and guideline indicates a willingness on the part of the County to partner with the private sector to deliver innovative infrastructure and associated service delivery outcomes and provides a gateway for the private sector to deal directly with Washoe County on unique proposals.

The County has no obligation to approve an unsolicited infrastructure proposal no matter how much contribution the project proponent has offered. The County recognizes that a number of issues must be considered in evaluating such proposals and that even considering a significant upfront commitment, that commitment may be dwarfed by ongoing costs to the County in operating or maintaining the facility, which could otherwise be used by the County for other initiatives it deems of greater value.

Washoe County has title to Wildcreek Golf Course and related improvements at 3500 Sullivan Lane in Sparks. The Reno-Sparks Convention and Visitor’s Authority (RSCVA) developed and operated Wildcreek Golf Course, but the RSCVA’s modern focus on attracting overnight visitors to Washoe County lodging properties through tourism marketing, convention sales and facility operation did not include the operation of golf courses and the RSCVA transitioned its property interest in the Wildcreek Site to the Washoe County School District for public benefit and use. The Washoe County School District identified the Wildcreek Site as a desirable site for a new high school given the proximity to student populations and necessary infrastructure and the needs of the School District. The School Project will be constructed on 87.02 acres of land.

The School District’s preliminary plans allow for the continuation of a redesigned and reconstructed public golf course on a remainder portion of the Wildcreek Site which will continue to be owned by Washoe County.

The golf management agreement with MAZZ golf for operation of Wildcreek has allowed Washoe County and MAZZ Golf to further understand the market for golf at this location and the sustainability of the Wildcreek Golf property. This information will be used in making future determinations related to the property.

**FISCAL IMPACT**

There is no fiscal impact at this time to Washoe County, staff time will be allocated for the review of this proposal as necessary and is currently budgeted.

**RECOMMENDATION**

It is recommended the Board of County Commissioners direct staff, with assistance from the District Attorney's Office, to begin stage two of the unsolicited-proposal policy by completing all necessary documents including leases and a term sheet for the proposal from MAZZ Golf Management for the continuation of golf operations at Wildcreek Golf Course; and if approved, return to a future meeting of the Board of County Commissioners for consideration and possible approval any resultant agreements.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to direct staff, with assistance from the District Attorney's Office, to begin stage two of the unsolicited-proposal policy by completing all necessary documents including leases and a term sheet for the proposal from MAZZ Golf Management for the continuation of golf operations at Wildcreek Golf Course; and if approved, return to a future meeting of the Board of County Commissioners for consideration and possible approval any resultant agreements."