



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: July 20, 2021

DATE: June 7, 2021

TO: Board of County Commissioners

FROM: Dave Solaro, Arch., P.E., Director
Assistant County Manager, 328-3600, dsolaro@washoecounty.us

SUBJECT: Recommendation to approve Amendment #1 to an Indoor Tennis Courts Development Agreement between Washoe County and Indoor Tennis, LLC, a Nevada limited liability company to extend the end term retroactively from June 19, 2021 to December 31, 2022, based on the unsolicited proposal for an indoor tennis facility and related improvements to be located at the Washoe County Golf Course Property; and authorize Assistant County Manager (Dave Solaro) to execute Amendment #1 and all appropriate related agreements and documents. (Commission District 1.)

SUMMARY

Indoor Tennis, LLC has requested an 18-month extension to the existing Development Agreement for the construction of an indoor tennis facility on the Washoe Golf Course property. The existing development agreement contemplates the facility beginning construction within three years of the execution date of June 19, 2018. Fundraising necessary for the facility to break ground has not yet been completed and without the funds available the agreement does not allow for Indoor Tennis, LLC to move forward and begin construction.

PREVIOUS ACTION

June 19, 2018 – The Board of County Commissioners (Board) approved a development agreement between Washoe County and Indoor Tennis, LLC.

May 2, 2018 - The Open Space and Park Commission did not make a motion in support or opposition to this project.

March 7, 2018 – The Open Space and Park Commission received a presentation on an Indoor Tennis Court Facility and provided direction for staff to review some items prior to bringing the item back for approval.

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

AGENDA ITEM # _____

BACKGROUND

In May of 2017, Washoe County received an updated proposal for the Indoor Tennis Facility on parcel APN 019-140-12. The Board executed a Development Agreement on June 19, 2018 with a Project Schedule as outlined below:

7. Project Schedule.

7.1 TENNIS shall have three years from the date that it enters into this Development Agreement to begin constructing the indoor tennis courts. Once TENNIS begins constructing the Indoor Tennis Courts, Phase One shall be completed within two years, unless Washoe County and TENNIS agree otherwise in writing. TENNIS may, but shall not be required to, complete Phase Two. If TENNIS commences construction of Phase Two, however, it shall ensure that Phase Two is completed within two years of commencing Phase Two.

Progress on the facility has been steady; however, the complete fundraising has not been finalized to a point that the construction can occur. Indoor Tennis, LLC has requested an additional 18 months to complete fundraising, design, and permitting activities in order to begin construction in 2022.

FISCAL IMPACT

The approval of the extension of the Development Agreement does not obligate Washoe County to provide any monetary resources for this project. Staff time associated with review and lease management will be provided from the Community Services Department.

RECOMMENDATION

It is recommended the Board of County Commissioners approve Amendment #1 to an Indoor Tennis Courts Development Agreement between Washoe County and Indoor Tennis, LLC, a Nevada limited liability company to extend the end term retroactively from June 19, 2021 to December 31, 2022, based on the unsolicited proposal for an indoor tennis facility and related improvements to be located at the Washoe County Golf Course Property; and authorize Assistant County Manager (Dave Solaro) to execute Amendment #1 and all appropriate related agreements and documents.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be, "Move to: approve Amendment #1 to an Indoor Tennis Courts Development Agreement between Washoe County and Indoor Tennis, LLC, a Nevada limited liability company to extend the end term retroactively from June 19, 2021 to December 31, 2022, based on the unsolicited proposal for an indoor tennis facility and related improvements to be located at the Washoe County Golf Course Property; and authorize Assistant County Manager (Dave Solaro) to execute Amendment #1 and all appropriate related agreements and documents."