



COMMUNITY
SERVICES DEPARTMENT

Board of County Commission meeting August 22, 2023

The Board of County Commissioners have requested information related to the Washoe County property portfolio, to include facility master planning, review of lease versus own considerations, and properties for potential disposal.

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Washoe County Property



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- Legal authority
- Property types
- Master planning
- Lease vs. own considerations
- Leased properties
- Surplus properties

- Legal authority
 - Nevada Revised Statutes Chapter 244
 - Allows the Board of County Commissioners to control and manage real and personal property belonging to the county
 - Outlines purchase rules for own use
 - Appraisal required
 - Outlines disposal rules
 - Economic development
 - Auction
 - Appraisal requirements
 - Lease
 - Non-profit for affordable housing
 - Cemeteries

Property types

- General Government Use
 - Administration buildings, Courts, Detention Facility, Libraries, Operations and maintenance, etc.
- Utility Fund
 - South Truckee Meadows Wastewater Reclamation Facility, Cold Springs Wastewater Reclamation Facility, North Spanish Springs Flood Control Facility, etc.
- Open Space and Parks
 - Regional Parks, Neighborhood Parks, Golf Courses, Open Space, etc.

Washoe County Property



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All deeds are not created equally

- Washoe County receives property by purchase, donation, transfer, and through tax delinquency.
- Donated property generally has deed restrictions
- Depending on funding source, restrictions may be placed on purchased property

Moana Open Space restriction

WITNESSETH

That the Grantor, pursuant to the Last Will and Testament of Laura Aline Sinai, also known as Aline H. Sinai, does hereby give and convey to Grantee, as a gift and without consideration, all that certain real property situate, lying and being in the County of Washoe, State of Nevada, particularly described in Exhibit A, attached hereto and made a part hereof, to be used for park and general public recreation and related purposes.



Tahoe Basin stormwater transfer property

RESTRICTIONS:

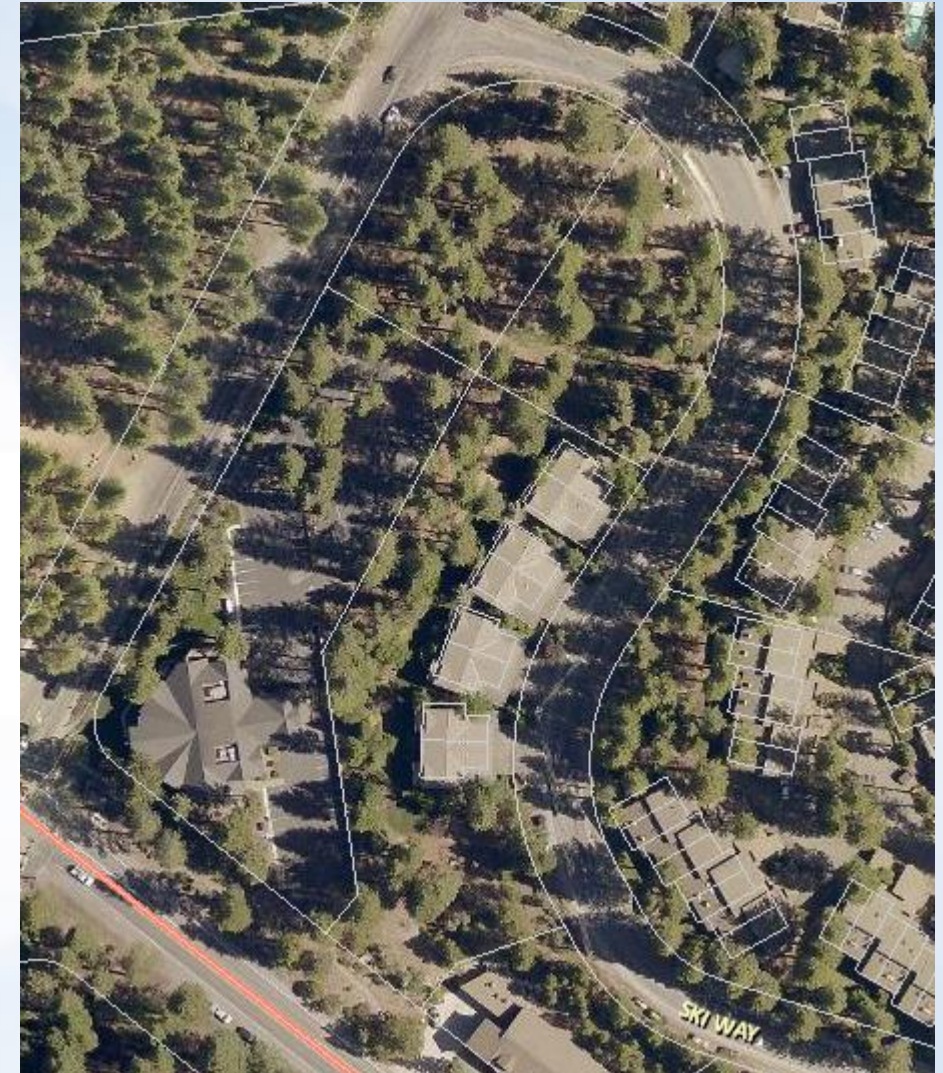
The property hereby conveyed, or any portion thereof, shall be used in a manner that protects the environmental quality and public recreational use of the property. As used herein, the term "environmental quality" shall mean and include, without limitation, the maintenance and use of the land in a manner which does not contribute to the degradation of the waters of Lake Tahoe and its tributaries. The term "public recreational use" shall mean and include, without limitation, any number of uses that provide or allow public recreational opportunities, including those requiring undeveloped open spaces.

The foregoing restrictions are acknowledged by both parties to the conveyance as benefiting National Forest System lands neighboring the property being transferred in this deed, as of the date of recordation.

The United States of America hereby retains and the County of Washoe, a political subdivision of the State of Nevada, conveys to the United States of America power to terminate this fee simple grant if any of the above conveyed lands should, at any time henceforth, be used in a manner which degrades the environmental quality or does not allow or provide public recreational use. Examples of uses which would be considered inconsistent with providing public recreational use include, but are not limited to the following:

1. Commercial or private development of any kind
2. Private use of the property

Notice of Breach of the above restriction shall be given and a Civil Action shall be commenced within five (5) years after breach, or such longer period as may be agreed to by the parties.



Master planning

- A master plan is a dynamic long-term planning document that provides a guide for future growth and development.
- For facilities we utilize master plans to inform decisions related to space utilization and needs.
- Master plans exist for all three property types and are updated regularly
 - As the community and services change so should our master plans.

Lease vs. own considerations

The decision to own and operate commercial real estate or lease property is a crucial consideration for Washoe County. When property needs are identified through the Capital Improvement Process, Master Planning Process, or the Strategic Planning Process the decision to own vs. lease is analyzed.

- From 2006 through 2011 Washoe County reviewed all leased uses for appropriateness
- Reducing lease expenses by 61% annually
- Continue to assess lease portfolio for reduction opportunities
- Many of the leased properties are warehouse in nature

Washoe County Property



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Leased properties

Program/Dept				Vendor/Lessor
North Valleys Library	1075 North Hills Blvd Ste 330, 310 Reno NV 89506	9178 sq ft - office space	7/1/23-6/30/28	Mercey Springs
SAR (Search & Rescue)	405 Western Road Unit 18, 26 Reno NV 89506	4000 sq ft - warehouse space	7/1/23-6/30/28	LAISCo (Los Angeles Iron & Steel Co.)
Sierra View Library	4001 South Virginia Street Reno NV 89502	29130 sq ft - floor space	7/1/16-6/30/26	Rotor Investments
Sober 24	1530 E. 6th Street, Reno NV 89512	8467 sq ft - floor space	3/1/20-2/28/25	Song Properties
Sparks Justice Court	1675 E. Prater Way Sparks NV 89434	28136 sq ft	1/1/13-12/31/27	Starwood REIT Operating partnership LP DBA Sreit Sparks Business Center LLC
Sun Valley Senior/Sheriff (Social Services)	Public entities	2738 sq ft	5/1/15-auto renew	Sun Valley GID
Vector	405 Western Road Unit 15, 20, 23 Reno NV 89506	6000 sq ft - space	7/1/19-6/30/24	LAISCo (Los Angeles Iron & Steel Co.)
Voters Warehouse	250 S. Rock Blvd Ste 126 Reno NV	2400 sq ft - warehouse space	5/1/23-4/30/26	McKenzie/ECOL Partnership Suite 126
Voters Warehouse	250 S. Rock Blvd Ste 100 Reno NV	1513 sq ft - office and warehouse space	5/1/23-4/30/26	McKenzie/ECOL Partnership Suite 100
WIC South	601 W. Moana Lane Ste 3 Reno NV 89509	2418 sq ft - office space	7/1/21-6/30/26	601 W Moana LLC
WCSO - Mental Health Office	330 E. Liberty (Speciality Health for SO)	1400 sq ft - office space	2/1/22-12/31/2023	SPECIALTY HEALTH, INC.

Surplus properties

- What happens when we have property that is shown to no longer meet the needs of the Master Plan, Strategic Plan, or needs of the community?
 - Look for a better fit?
 - Sell?
 - Hold for future?
 - Other?

APN	Description	Year Acquired	Size
552-132-01	North Hills Boulevard	1995	4.435 AC
552-132-02	North Hills Boulevard	1995	8.120 AC
012-150-12	10 Kirman Avenue	1950's	0.556 AC
018-164-07	Budrow/Hunter Lake	1972	0.954 AC
008-123-10	1361 E. 10 th Street	1994	0.158 AC
080-283-03	Lemmon Valley/Chesapeake	1950's	8.388 AC



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Questions?

Thank you.