



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: April 14, 2026

**DATE:** March 3, 2026

**TO:** Board of County Commissioners

**FROM:** Aaron Smith, Operations Division Director,  
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**THROUGH:** Eric Crump, Director  
Community Services Department, 328-2182, [ecrump@washoecounty.gov](mailto:ecrump@washoecounty.gov)

**SUBJECT:** Recommendation to approve Amendment #2 to the Lease Agreement between Roter Investments of Nevada Limited Partnership and Washoe County for a 60-month term, from July 1, 2026 through June 30, 2031 [0.0% increase for FY27, \$974,327.40 for the five year term], for the continued occupancy of the Sierra View Library Branch located at the Reno Town Mall, 4001 S. Virginia Street, Reno, Nevada. (Commission District 2.) FOR POSSIBLE ACTION

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Staff is requesting that the Board of County Commissioners to approve Amendment #2 to Lease Agreement between Roter Investments of Nevada Limited Partnership and Washoe County for a 60-month term, from July 1, 2026 through June 30, 2031, for the continued occupancy of the Sierra View Library Branch located at the Reno Town Mall, 4001 S. Virginia Street, Reno, Nevada. The annual escalator will be 0.0% for year 1 and will be 3.0% annually for years two through five. The proposed amendment reflects the County's ongoing commitment to maintaining accessible library services in a central location, ensuring continuity of operations for one of the region's most utilized library branches. Approval of this item will allow the County to continue providing essential educational and community resources to residents, aligning with the County's long-term goals for public service delivery. Staff has reviewed the terms of the amendment and determined that the proposed lease extension is consistent with the County's operational needs and strategic priorities.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability.

### **PREVIOUS ACTION**

On September 14, 2021, the Board of County Commissioners (Board) approved Amendment #1 to Lease Agreement between Roter Investments of Nevada Limited Partnership and Washoe County for a 60-month term, commencing retroactively from July 1, 2021 through June 30, 2026 [\$891,378.00 for the five year term], for the continued occupancy of the Sierra View Library Branch located at the Reno Town Mall, 4001 S. Virginia Street, Reno, Nevada. Amendment #1 includes a carpet replacement project in year-two in which costs are shared by Roter and Washoe County [fiscal impact \$160,000.00].

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

On May 24, 2016, the Board approved a Lease Agreement between Roter Investments, L.P. and Washoe County for a 60-month term, commencing July 1, 2016 through June 30, 2021 [\$87,390.00 annually plus an increase of \$17,478.00 effective July 1 of each year for the term of the Agreement] for the continued occupancy of the Sierra View Library Branch located at the Reno Town Mall, 4001 S. Virginia Street, Reno, Nevada.

On June 28, 2011, the Board approved a lease agreement with Roter Investments, L.P. for a sixty-month term through June 30, 2016.

### **BACKGROUND**

Washoe County has occupied space within the property at 4001 S. Virginia Street, the Reno Town Mall, since July 1987 for operation of the Sierra View Branch Library. The Sierra View Library currently occupies 29,130 square feet of space on the first floor of the center. In 1992, the Library moved from the second floor into its current ground floor location, which has enabled expanded services to the public.

The Lessor of the Reno Town Mall has been extremely supportive of Washoe County and the Library System through providing donations over previous years to cover the base rent at the Sierra View branch. These donations have allowed Washoe County to continue providing services to the public at this popular branch location. Washoe County and the Lessor have taken a collaborative approach to lease negotiations providing for expanded hours at the location and an affordable lease rate for Washoe County. This approach allows the customers of the branch to receive benefits that may not have been affordable in the past.

In 2022, (year two of the current five year lease), the Lessor of the Reno Town Mall agreed to equally sharing the cost of replacing the carpet at the library. Roter managed the carpet replacement project while Washoe County was responsible for the cost of moving furniture and furnishings in coordination with the Carpet Project.

The authority for Washoe County to enter into lease agreements for public purposes is established under Nevada Revised Statutes, specifically NRS 244.284, which permits the Board of County Commissioners to lease real property for terms not exceeding 99 years, and to set such terms and conditions as deemed appropriate for the benefit of the public. This statutory framework has guided the County's approach to securing facilities that support essential services, including library operations.

### **FISCAL IMPACT**

The proposed amendment to the Lease Agreement is for a sixty (60) month term, commencing from July 1, 2026 through June 30, 2031. The proposed lease agreement reflects a rental amount increase of 0.0% for year one and 3% annual escalators from year two through five. The County will also continue to pay for utilities used in the space. The lease rates and obligations are shown below:

<b>Term</b>	<b>Monthly Rate</b>	<b>Annual Rate</b>	<b>Annual Escalator</b>
7/1/26 - 6/30/27	\$15,293.25	\$183,519.00	0.00%
7/1/27 - 6/30/28	\$15,752.05	\$189,024.60	3.00%

7/1/28 - 6/30/29	\$16,224.61	\$194,695.32	3.00%
7/1/29 - 6/30/30	\$16,711.35	\$200,536.20	3.00%
7/1/30 - 6/30/31	\$17,212.69	\$206,552.28	3.00%

Funding for the lease payment is allocated annually in Library budget in Sierra View Branch (C130250) LT Lease-Office Space (710600).

### **RECOMMENDATION**

It is recommended the Board of County Commissioners approve Amendment #2 to the Lease Agreement between Roter Investments of Nevada Limited Partnership and Washoe County for a 60-month term, from July 1, 2026 through June 30, 2031 [0.0% increase for FY27, \$974,327.40 for the five year term], for the continued occupancy of the Sierra View Library Branch located at the Reno Town Mall, 4001 S. Virginia Street, Reno, Nevada.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:  
 "Move to approve Amendment #2 to the Lease Agreement between Roter Investments of Nevada Limited Partnership and Washoe County for a 60-month term, from July 1, 2026 through June 30, 2031 [0.0% increase for FY27, \$974,327.40 for the five year term], for the continued occupancy of the Sierra View Library Branch located at the Reno Town Mall, 4001 S. Virginia Street, Reno, Nevada."