



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: December 14, 2021

DATE: November 8, 2021

TO: Board of County Commissioners

FROM: Colleen Wallace Barnum, Park Operations Superintendent,
Community Services Department, 328-2181, cwallace@washoecounty.gov

THROUGH: Eric Crump, Division Director, Operations
Community Services Department, 328-2182, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve a Lease Agreement between Washoe County and Our Story, Inc., as authorized under NRS 244.284, for lease of the garage structure, located at Martin Luther King Jr. Memorial Park, 218 Kennedy Drive, Reno, Nevada, commencing on December 14, 2021 and through December 14, 2026, with option to renew for an additional five year term [at no cost] to provide for charitable or civic purposes, specifically to chronicle and preserve by way of an exhibit and museum the efforts of the Black Springs Volunteer Fire Department. (Commission District 5.)

SUMMARY

Washoe County is owner of Martin Luther King Jr. Memorial Park located at 218 Kennedy Drive, Reno, Nevada. Martin Luther King Jr. Memorial Park is a six acre park with a playground, basketball court, a covered picnic shelter, landscaping and turf, the Westbrook Community Center and Dome, and a garage structure. Nevada Revised Statutes 244.284, authorizes the Washoe County Board of Commissioners (Board) to Lease county owned property that is not needed for the public purposes of the County to a Non-Profit agency who commits to using the property for a charitable or civic purpose, under the terms and conditions the Board deems as proper.

Our Story, Inc. (OSI) is a 501 (c)(3) nonprofit organization that began operating in 2010. It is the mission to share, seek out, collect, preserve and exhibit the contributions, heritage, culture, and accomplishments of people who have not been well represented in Northern Nevada's history.

The proposed Lease Agreement between Washoe County and OSI shall be for a five-year term and allows for one renewal term of five years, without cost. The Agreement will have the standard Funding-Out Clause, and either party may terminate the Lease Agreement by providing thirty (30) day written notice, without cause or penalty.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

AGENDA ITEM # _____

PREVIOUS ACTION

On November 2, 2021, the Open Space and Regional Park Commission recommended approval of the lease agreement between Our Story, Inc. and Washoe County.

BACKGROUND

Washoe County Parks has a long, successful history of working with local non-profits to provide public services. Currently, Washoe County leases space to Keep Truckee Meadows Beautiful, Nevada Land Trust, Great Basin Institute, and Reno Food Systems. All of these non-profit organizations provide services to the County and the community in lieu of rent. Being located within County-owned property has served to reinforce the strong public/private partnership that benefits the community and makes this area a great place to live and work.

Our Story Inc. intends to provide benefits to the County and the Community as follows:

- Provide educational opportunities that are seldom offered to students, scholars, and the general public to learn more about Northern Nevada's rich minority history.
- Chronicle the perseverance and community service ethic of the Black Springs community through a permanent exhibit of the (restored) Black Springs Volunteer Fire Department Museum.
- Shine the Black Springs community in a positive light while putting special emphasis on the historic accomplishments of those who built this community using steadfastness and heart.
- Create county-wide knowledge of this Black Springs complex through once-a-month Sunday presentations at the Westbrook Community Center/MLK Park/Fire House.
- The programs will bring patrons to a county site most don't even know about. Free presentations will encompass the "hidden" history of the area as well as skill building seminars on providing oral histories, preserving photographs, manuscripts, etc.
- Celebrate and embrace Nevada history that is not common knowledge, or appearing in textbooks, increasing the self-esteem and pride in the many that have built Washoe County.

FISCAL IMPACT

As has been past practice, the lease space would be provided at no cost. All costs associated with improvements, will be the responsibility of the Lessee. Lessee will also be responsible for all utility costs associated with Lessee's use. Maintenance and upkeep of the property will be performed by the Lessee on a regular basis.

RECOMMENDATION

Staff recommends that the Board of County Commissioners approve a Lease Agreement between Washoe County and Our Story, Inc., as authorized under NRS 244.284, for lease of the garage structure, located at Martin Luther King Jr. Memorial Park, 218 Kennedy Drive, Reno, Nevada, commencing on December 14, 2021 and through December 14, 2026, with option to renew for an additional five year term [at no cost] to provide for

charitable or civic purposes, specifically to chronicle and preserve by way of an exhibit and museum the efforts of the Black Springs Volunteer Fire Department.

POSSIBLE MOTION

Should the Board agree with the staff recommendation, a possible motion would be:
“Move to approve a Lease Agreement between Washoe County and Our Story, Inc., as authorized under NRS 244.284, for lease of the garage structure, located at Martin Luther King Jr. Memorial Park, 218 Kennedy Drive, Reno, Nevada, commencing on December 14, 2021 and through December 14, 2026, with option to renew for an additional five year term [at no cost] to provide for charitable or civic purposes, specifically to chronicle and preserve by way of an exhibit and museum the efforts of the Black Springs Volunteer Fire Department.”