

**BOARD MEMBERS**

Daren McDonald, Chair  
James Ainsworth, Vice-Chair  
Eugenia Bonnenfant  
Rost Olsen  
Michael Gratz

**COUNTY CLERK**

Janis Galassini

**DEPUTY DISTRICT ATTORNEY**

Herb Kaplan  
Trenton Ross

**NOTICE OF MEETING AND AGENDA  
WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMISSION CHAMBERS  
1001 E. 9<sup>TH</sup> STREET, BUILDING A, RENO, NEVADA**

**FEBRUARY 19, 2025  
9:00 A.M.**

**Possible Changes to Agenda and Timing:** Items on the agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another meeting. Items with a specific time designation will not be heard prior to the stated time but may be heard later. The Board may take short breaks approximately every 90 minutes.

**Public Comment:** Public comments are welcomed during the public comment periods at the beginning and end of the meeting for all matters, whether listed on the agenda or not, and are limited to three (3) minutes per person per public comment period. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda. Public comment during individual action items must be relevant to the particular item being considered.

Members of the public may also submit comments by email to [clerkboard@washoecounty.gov](mailto:clerkboard@washoecounty.gov). The Board will make reasonable efforts to send all comments received by 4:00pm on February 18, 2025 by email to the Board members prior to the meeting.

**Responses to Public Comments:** The Board of Equalization can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure the public has notice of all matters the Board will consider, members may choose not to respond to public comments except to correct factual inaccuracies, ask for County staff action, or ask that a matter be listed on a future agenda. The Board may do this either during the public comment item or during the following item: "Board Member Comments: This item is limited to announcements or topics/issues proposed for future agendas."

**Forum Restrictions and Orderly Conduct of Business:** The Board of Equalization conducts the business of Washoe County and its citizens during its meetings. Petitioners will be allowed 20 minutes to present their appeal to the Board. The Assessor will be allowed 20 minutes to present their response to the appeal. Petitioners will be allowed an additional 10 minutes for rebuttal to the Assessor's presentation. The presiding officer may order the removal

of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

**Posting of Notice and Agenda:** Pursuant to NRS 241.020(4)(b), the Agenda for the Board of Equalization has been posted at the Washoe County Administration Building (1001 E. 9<sup>th</sup> Street, Building A, Reno, Nevada) and has been electronically posted at [https://www.washoecounty.gov/clerks/brm/board\\_committees/boe/index.php](https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php) and <https://notice.nv.gov>.

**How to Get Copies of Agenda and Supporting Materials:** Copies of the agenda and supporting materials for the items on the agenda, provided to the Washoe County Board of Equalization, are available to members of the public at the Washoe County Clerk's Office (1001 E. 9<sup>th</sup> Street, Bldg A, 1<sup>st</sup> Floor, Reno Nevada), by contacting Evonne Strickland at phone (775) 784-7275 or email [estrickland@washoecounty.gov](mailto:estrickland@washoecounty.gov), or on the Board of Equalization's website at [https://www.washoecounty.gov/clerks/brm/board\\_committees/boe/index.php](https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php).

**Accessibility:** The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Clerk's Office, (775) 784-7279, at least 24 business hours prior to the meeting.

**Public Transportation:** Public transportation is available to this meeting site: RTC Routes 2, 2S, 5 and 15 serve this location. For eligible RTC ACCESS reservations call (775) 348-5438.

1. **CALL TO ORDER** (non-action item)
2. **SALUTE TO THE FLAG** (non-action item)
3. **ROLL CALL AND DETERMINATION OF QUORUM** (non-action item)
4. **PUBLIC COMMENTS** (non-action item)  
Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.
5. **SWEARING IN** (non-action item)  
County Clerk to administer oath to Washoe County Assessor's appraisal staff.
6. **WITHDRAWALS (FOR POSSIBLE ACTION)**  
Petitions withdrawn after posting of agenda.
7. **REQUESTS FOR CONTINUANCE (FOR POSSIBLE ACTION)**  
Review, discussion and possible action on requests for continuances.

**8. STIPULATIONS – REAL PROPERTY VALUATION (FOR POSSIBLE ACTION)**

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

<b><u>ASSESSOR'S PARCEL NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
160-220-38	ARBELBIDE LIVING TRUST/BANK OF AMERICA	25-0042
510-381-04	VERNE SIMON TUST/BANK OF AMERICA	25-0043
140-213-18	HOME DEPOT USA INC	25-0059
510-481-06	HD DEVELOPMENT OF MARYLAND INC	25-0061
011-360-27	JESR LLC	25-0078A
007-542-15	JESR LLC	25-0078B

**9. STIPULATIONS – PERSONAL PROPERTY VALUATION (FOR POSSIBLE ACTION)**

A hearing will be conducted based upon a Petition for Review of Assessed Valuation on the following account:

<b><u>ASSESSOR'S ACCOUNT NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
2287030	JESR LLC	25-0079P24

**10. COMMERCIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)**

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

<b><u>ASSESSOR'S PARCEL NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
037-031-06	LOWE'S HIW INC	25-0029
040-951-08	LOWE'S HOME CENTERS LLC	25-0030
150-012-08	GARDEN COURT INVESTMENT COMPANY/SEVITA	25-0034
200-610-04	6155 STONE VALLEY DRIVE HOLDINGS LLC	25-0051

**11. BUSINESS PERSONAL PROPERTY APPEAL (FOR POSSIBLE ACTION)**

A hearing will be conducted based upon a Petition for Review of Assessed Valuation on the following account:

<b><u>ASSESSOR'S ACCOUNT NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
2212576	NORTH PEAK CLIMBING & FITNESS/TYLER GRIFFITH	25-0015P24

**12. BOARD MEMBER COMMENTS (non-action item)**

This item is limited to announcements or topics/issues proposed for future agendas.

**13. PUBLIC COMMENTS** (non-action item)

Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

**14. ADJOURNMENT** (non-action item)