

BOARD MEMBERS

Daren McDonald, Chair
Eugenia Bonnenfant, Vice-Chair
Erin Albright
Robert Lissner
Savita Shukla
Corinthia Yancey (alternate)

COUNTY CLERK

Janis Galassini

DEPUTY DISTRICT ATTORNEY

Cobi Burnett
Herb Kaplan

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

**COMMISSION CHAMBERS
1001 E. 9TH STREET, BUILDING A, RENO, NEVADA**

**FEBRUARY 18, 2026
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 comment is welcomed during public comment periods and is limited to three (3) minutes per person per public comment period. Unused time may not be allocated to other speakers. A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited. All comments are to be directed to the Board as a whole.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda. During items designated "for possible action" that are considered individually, public comment will only be heard about the specific item being considered by the Board. Members of the public that wish to share documents or make a brief presentation within their public comment period must provide ten (10) printed copies of each document. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may also submit comments by email to clerkboard@washoecounty.gov. The County will make reasonable efforts to include all comments received by 4:00pm one working day prior to the meeting in the record.

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

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. 9th Street, Building A, Reno, Nevada) and has been electronically posted at 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. 9th Street, Bldg A, 1st Floor, Reno Nevada), by contacting Evonne Strickland at phone (775) 784-7275 or email at estrickland@washoecounty.gov, or on the Board of Equalization’s website at 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. **STIPULATION – BUSINESS PERSONAL PROPERTY ACCOUNT [FOR POSSIBLE ACTION]:**

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

<u>ASSESSOR’S ACCOUNT NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
2618009	PRIME HEALTHCARE SERVICES LLC	26-0009P25

9. **STIPULATIONS – REAL PROPERTY VALUATION [FOR POSSIBLE ACTION]:**

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

<u>ASSESSOR’S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
011-061-03	VIRGINIAN 143 BUILDING LLC	26-0005
040-880-24	RENO LAKERIDGE LLC	26-0011
212-010-08	HD DEVELOPMENT OF MARYLAND INC	26-0018
015-220-65	PL 1A PROJECT OWNER LLC	26-0024
019-360-25	SARAONIC INVESTMENTS LLC	26-0068

10. **COMMERCIAL REAL PROPERTY APPEALS [FOR POSSIBLE ACTION]:**

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

<u>ASSESSOR’S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
040-162-50	CROSSING SC LLC	26-0042
040-162-51	CROSSING SC LLC	26-0043
040-162-52	CROSSING SC LLC	26-0044R25
040-162-52	CROSSING SC LLC	26-0045
040-162-53	CROSSING SC LLC	26-0046
024-055-52	SAMS REAL ESTATE BUSINESS TRUST	26-0048
024-055-53	WAL-MART REAL ESTATE BUSINESS TRUST	26-0049
039-051-08	WAL-MART STORES INC # 3254	26-0050
086-380-32	WAL-MART REAL ESTATE BUSINESS TRUST	26-0051

11. ROLL CHANGE REQUEST – DECREASE [FOR POSSIBLE ACTION]:

Consideration of and action to approve or deny Roll Change Request (RCR) number 4226F25 for the following parcel based on an overassessment of the improvement value due to the improvements being assessed both by Washoe County and centrally assessed through the Nevada Department of Taxation for the 2025/2026 assessment year:

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>YEAR</u>	<u>RCR NO.</u>
079-150-59	SIERRA PACIFIC POWER COMPANY	2025/2026	4226F25

12. ROLL CHANGE REQUESTS – DECREASE [FOR POSSIBLE ACTION]:

Consideration of and action to approve or deny Roll Change Request (RCR) numbers 4296F24 and 4296F25 for the following parcel number to correct building data and valuation for the assessment years listed:

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>YEAR</u>	<u>RCR NO.</u>
538-141-20	DP INDUSTRIAL PARK LLC	2024/2025	4296F24
538-141-20	DP INDUSTRIAL PARK LLC	2025/2026	4296F25

13. BOARD MEMBER COMMENTS [non-action item]: This item is limited to announcements or topics/issues proposed for future agendas.

14. 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.

15. ADJOURNMENT [non-action item]