

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 23, 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. **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>
163-062-15	HPTMI CORPORATION	26-0002
037-272-38	RADIANT PROPERTIES SPARKS LLC	26-0003
163-281-05	FLOCCHINI-MAGNOLIA PROPERTIES LLC	26-0008
032-341-02	GALAXY THEATERS LLC	26-0067
032-011-08	CEMEX INC	26-0071

8. **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>
163-160-18	FINDLAY-SHACK PROPERTIES LLC	26-0012
510-083-03	SPARKS GALLERIA REH LLC	26-0013A
510-083-04	SPARKS GALLERIA REH LLC	26-0013B
510-083-08	SPARKS GALLERIA REH LLC	26-0013C
510-083-09	SPARKS GALLERIA REH LLC	26-0013D
510-481-04	SPARKS GALLERIA REH LLC	26-0013E
510-481-08	SPARKS GALLERIA REH LLC	26-0013F
510-482-01	SPARKS GALLERIA REH LLC	26-0013G
510-482-02	SPARKS GALLERIA REH LLC	26-0013H
510-482-07	SPARKS GALLERIA REH LLC	26-0013I
510-483-01	SPARKS GALLERIA REH LLC	26-0013J
510-483-02	SPARKS GALLERIA REH LLC	26-0013K
015-301-36	LITHIA REAL ESTATE INC	26-0019A
015-301-38	LITHIA REAL ESTATE INC	26-0019B
015-303-14	LITHIA REAL ESTATE INC	26-0020
032-312-41	CASHMAN EQUIPMENT COMPANY LLC	26-0021
140-213-51	RC WILLEY	26-0022
150-012-08	GARDEN COURT INVESTMENT COMPANY LLC/SEVITA	26-0023

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
007-215-31	CAESARS ENTERTAINMENT INC	26-0041A
007-261-12	CAESARS ENTERTAINMENT INC	26-0041B
007-261-21	CAESARS ENTERTAINMENT INC	26-0041C
007-261-23	CAESARS ENTERTAINMENT INC	26-0041D
007-261-28	CAESARS ENTERTAINMENT INC	26-0041E
007-261-29	CAESARS ENTERTAINMENT INC	26-0041F
007-262-19	CAESARS ENTERTAINMENT INC	26-0041G
007-262-26	CAESARS ENTERTAINMENT INC	26-0041H
007-291-25	CAESARS ENTERTAINMENT INC	26-0041I
007-292-13	CAESARS ENTERTAINMENT INC	26-0041J
007-292-14	CAESARS ENTERTAINMENT INC	26-0041K
007-292-26	CAESARS ENTERTAINMENT INC	26-0041L
007-292-29	CAESARS ENTERTAINMENT INC	26-0041M
007-292-32	CAESARS ENTERTAINMENT INC	26-0041N
007-292-33	CAESARS ENTERTAINMENT INC	26-0041O
007-292-34	CAESARS ENTERTAINMENT INC	26-0041P
007-292-35	CAESARS ENTERTAINMENT INC	26-0041Q
007-292-36	CAESARS ENTERTAINMENT INC	26-0041R
007-293-19	CAESARS ENTERTAINMENT INC	26-0041S
007-294-36	CAESARS ENTERTAINMENT INC	26-0041T
007-294-38	CAESARS ENTERTAINMENT INC	26-0041U
007-523-01	CAESARS ENTERTAINMENT INC	26-0041V
007-551-01	CAESARS ENTERTAINMENT INC	26-0041W
011-370-71	CAESARS ENTERTAINMENT INC	26-0041X

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

10. **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.

11. **ADJOURNMENT** [non-action item]