



# WASHOE COUNTY

Integrity Communication Service  
www.washoecounty.us

## STAFF REPORT

BOARD MEETING DATE: January 25, 2023

**DATE:** January 11, 2023

**TO:** Open Space and Regional Park Commission

**FROM:** Colleen Wallace Barnum, Park Operations Superintendent  
Community Services Department, 328-2181, [cwallace@washoecounty.gov](mailto:cwallace@washoecounty.gov)

**THROUGH:** Eric Crump, Division Director, Operations  
Community Services Department, 328-3625, [ecrump@washoecounty.gov](mailto:ecrump@washoecounty.gov)

**SUBJECT:** Presentation, discussion, and possible recommendation to the Board of County Commissioners to approve Lease Agreements for four parks concession buildings located at South Valleys Regional Park (Washoe Little League lessee), Eagle Canyon Park (Spanish Springs Cal Ripken lessee), Lemmon Valley Park (Valley Providence Little League lessee) and North Valleys Regional Park (Silver State Cal Ripken lessee); for 60-month terms commencing April 1, 2023 through March 31, 2028 with two 12-month renewal options; and approve a lease agreement for a park storage building at South Valleys Regional Park (Washoe Little League lessee) for a 60-month term commencing April 1, 2023 through March 31, 2028 with two 12-month renewal options; and authorize the Director of the Community Services Department to sign the agreements on behalf of Washoe County. (Commission Districts 2, 4 & 5).

---

### SUMMARY

Nevada Revised Statute 244.284 authorizes the Washoe County Board of Commissioners (Board), as a public agency to lease any real property belonging to it for civic or charitable purposes, without competitive bidding and without charging fair market value for rent.

Previously, Washoe County entered into a Lease Agreement with Valley Providence, Silver State Cal Ripken, Spanish Springs Cal Ripken, and Washoe Little League, Nevada private, non-profit organizations for the concession buildings at Lemmon Valley Park, North Valleys Regional Park, Eagle Canyon Park, and South Valleys Regional Park respectively. The agreements are expired and the new 60-month lease term proposed is consistent with other agreements for similar facilities throughout the County's park system. In addition, Washoe Little League had a lease for a storage facility at South Valleys Regional Park and there is a new 60-month lease term proposed that is consistent with the previous lease.

Washoe County Strategic Objective supported by this item: Economic Impacts – Support a Thriving Community

## **BACKGROUND**

Washoe County owns concession buildings at South Valleys Regional Park, North Valleys Regional Park, Lemmon Valley Park, and Eagle Canyon Park to not only serve the general public, but to assist youth athletic leagues throughout our community. These concession services are essential to local athletic leagues and help keep the costs affordable so all youth have the opportunity to participate.

Previously, Washoe County entered into a Lease Agreement with Washoe Little League, a Nevada private, non-profit organization for the concession building at South Valleys Regional Park located at 16050 Wedge Parkway, Reno, NV 89511 for a 60-month term from April 1, 2016 –March 31, 2021. The agreement has expired and the new 60-month lease term proposed is consistent with all other agreements for similar facilities throughout the County's park system. Washoe Little League also previously leased a storage building also at South Valleys Regional Park (that was constructed and maintained at their sole expense) for a five year term, which expires March 31, 2023. The proposed new lease term would also be a 60-month term for the storage building.

Previously, Washoe County entered into a Lease Agreement with North Valleys Little League, a Nevada non-profit organization for the concession building at Lemmon Valley Park located at 325 West Patrician, Reno, NV 89506 for a 60-month lease term from April 1 2013 through March 31, 2018, but the league has since re-organized and changed their name to Valley Providence Little League. The previous agreement has been terminated due to the organizational change and a new 60-month lease term is proposed with the Valley Providence Little League, a Nevada non-profit organization.

Previously, Washoe County entered into a Lease Agreement with Spanish Springs Cal Ripken, a Nevada private, non-profit organization for the concession building at Eagle Canyon Park located at 400 Eagle Canyon Drive Sparks, NV 89436 for a 60-month term from April 1, 2016 –March 31, 2021. The agreement has expired and the new 60-month lease term proposed is consistent with all other agreements for similar facilities throughout the County's park system.

## **FISCAL IMPACT**

If the proposed Lease Agreements are approved by the Board, the rental amount paid to Washoe County for the concession lease agreements will be 5% of the gross sales revenue per month for the period of occupancy from April 1, 2023 through March 31, 2028. Based on previous agreements at these locations, total revenue is anticipated at approximately \$2,000-\$3,000 per year.

**RECOMMENDATION**

Staff recommends that the Open Space and Regional Park Commission recommend to the Board of County Commissioners to approve Lease Agreements for four parks concession buildings located at South Valleys Regional Park (Washoe Little League lessee), Eagle Canyon Park (Spanish Springs Cal Ripken lessee), North Valleys Regional Park (Silver State Cal Ripken lessee) and Lemmon Valley Park (Valley Providence Little League lessee); and one lease agreement for a parks storage building at South Valleys Regional Park (Washoe Little League lessee); all leases are 60-month terms commencing April 1, 2023 through March 31, 2028 with two 12-month renewal options.

**POSSIBLE MOTION**

Should the Commission agree with the recommendation, a possible motion would be: “Move to recommend to the Board of County Commissioners to approve Lease Agreements for four parks concession buildings located at South Valleys Regional Park (Washoe Little League lessee), Eagle Canyon Park (Spanish Springs Cal Ripken lessee), North Valleys Regional Park (Silver State Cal Ripken lessee) and Lemmon Valley Park (Valley Providence Little League lessee); and one lease agreement for a parks storage building at South Valleys Regional Park (Washoe Little League lessee); all leases are 60-month terms commencing April 1, 2023 through March 31, 2028 with two 12-month renewal options.”