



WASHOE COUNTY

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STAFF REPORT BOARD MEETING DATE: April 25, 2017

DATE: April 14, 2017
TO: Board of County Commissioners
FROM: Al, Rogers, Director of Management Services
(775) 328-2017, arogers@washoecounty.us

THROUGH: John Slaughter, County Manager

SUBJECT: Recommendation that the Board of County Commissioners (1) acknowledge the status report on the Greater Reno Community Ice Skating Association (GRCISA) unsolicited proposal for an ice-skating facility; (2) direct that staff, with the District Attorney's Office's assistance, complete stage two of the unsolicited-proposal policy by completing all necessary documents including leases and a term sheet for the proposed ice-skating facility's construction and operation for final review and approval by the Board. Manager. (Commission District 2.)

SUMMARY

The purpose of this item is to provide the Board with a status report and request the Board's direction to staff on the GRCISA's unsolicited proposal for an ice-skating facility. GRCISA's proposed ice-skating facility would be a year round indoor ice arena located within South Valleys Regional Park that would provide ice-rink-based recreational opportunities for the community. Staff recommends taking the proposal through stage two of the County's unsolicited proposal policy and returning to the Board with all necessary documents including leases and a term sheet for the proposed ice-skating facility's construction and operation for final review and approval by the Board.

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

PREVIOUS ACTION

April 26, 2016 - The Board acknowledged an update on GRISCA's unsolicited proposal for an ice-skating facility and directed staff to complete evaluating GRCISA's proposal and negotiate with GRISCA to develop a Memorandum of Understanding.

AGENDA ITEM # 18

January 12, 2016 – Board of County Commissioners approved an updated Unsolicited Proposal Policy and Guideline to be included in the Rules and Procedures for the Board of County Commissioners.

BACKGROUND

Washoe County is committed to implementing a clear policy and framework for considering unsolicited proposals for developing or using County-owned land or infrastructure and associated service delivery. This policy and guideline indicates a willingness on the part of the County to partner with the private sector to deliver innovative infrastructure and associated service delivery outcomes and provides a gateway for the private sector to deal directly with Washoe County on unique proposals.

The County has no obligation to approve an unsolicited infrastructure proposal no matter how much contribution the project proponent has offered. The County recognizes that a number of issues must be considered in evaluating such proposals and that even considering a significant upfront commitment, that commitment may be dwarfed by ongoing costs of the County in operating or maintaining the facility, which could otherwise be used by the County for other initiatives it deems of greater value.

In April 2016, the Board directed staff to complete Stage One of the unsolicited proposal policy with respect to GRISCA's ice-skating-facility proposal. Since that time, staff and GRCISA have completed Stage One, including agreeing on the structure for the Project vis-a-vis the Nevada Revised Statutes, after staff and GRISCA each submitted broad terms for a memorandum of understanding. Now, the sides are working through Stage Two, including working through a core issue related to a non-profit entity developing and operating a business on County land consistent with the Nevada Revised Statutes.

DISCUSSION

As provided to the Board last April, staff met, reviewed and discussed the proposal following the Unsolicited Proposal Policy and Guideline with focus on the guiding principles and the criteria within each principle. Staff's position on this proposal continues to be that it meets the criteria of the guiding principles.

Staff recommends a lease structure that would provide an initial ground lease, under NRS 244.286, between Washoe County and GRCISA to build the project. On completing the building project, a lease for the building between Washoe County and GRCISA would be executed while, at the same time, the County would enter a sub-lease with Reno Ice, a non-profit affiliated with GRISCA, for Reno Ice to operate the facility.

FISCAL IMPACT

No fiscal impact at this time.

RECOMMENDATION

It is recommended that the Board (1) acknowledge the status report on the Greater Reno Community Ice Skating Association (GRCISA) unsolicited proposal for an ice-skating facility; (2) direct that staff, with the District Attorney's Office's assistance, complete stage two of the unsolicited-proposal policy by completing all necessary documents including leases and term sheet for the proposed ice-skating facility's construction and operation for final review and approval by the Board..

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be, "move to (1) acknowledge the status report on the Greater Reno Community Ice Skating Association (GRCISA) unsolicited proposal for an ice-skating facility; (2) direct that staff, with the District Attorney's Office's assistance, complete stage two of the unsolicited-proposal policy by completing all necessary documents including leases and term sheet for the proposed ice-skating facility's construction and operation for final review and approval by the Board.