

BOARD MEMBERS

Eugenia Larmore, Chair
James Ainsworth, Vice-Chair
Dennis George
Daren McDonald
Rob Pierce

COUNTY CLERK

Janis Galassini

DEPUTY DISTRICT ATTORNEY

Jennifer Gustafson
Trenton Ross

ALTERNATE BOARD MEMBER

Bobbi Lazzarone

NOTICE OF MEETING AND AGENDA WASHOE COUNTY BOARD OF EQUALIZATION

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

**FEBRUARY 22, 2023
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. The Board will make reasonable efforts to send all comments received by 4:00pm on February 21, 2023 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. 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. 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 Lauren Morris at phone (775) 784-7275 or email lmorris@washoecounty.gov, or on the Board of Equalization's website at https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php.

WASHOE COUNTY BOARD OF EQUALIZATION AGENDA – FEBRUARY 22, 2023

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. **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>
015-291-09	MAIDSTONE ASSOCIATES	23-0030
015-301-36	LITHIA REAL ESTATE INC	23-0031A
015-301-38	LITHIA REAL ESTATE INC	23-0031B
015-303-14	LITHIA REAL ESTATE INC	23-0032
033-221-25	KCP RE LLC	23-0033
034-021-48	LITHIA REAL ESTATE INC	23-0034
140-213-48	RC WILLEY HOME FURNISHINGS	23-0036
163-160-06	FINDLAY-SHACK PROPERTIES LLC	23-0037
163-160-08	FINDLAY-SHACK PROPERTIES LLC	23-0038
163-160-13	FINDLAY-SHACK PROPERTIES LLC	23-0039A
163-160-14	FINDLAY-SHACK PROPERTIES LLC	23-0039B

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
163-160-15	FINDLAY-SHACK PROPERTIES LLC	23-0040
034-257-20	PARAGON INDUSTRIES II INC	23-0041
164-333-02	PARAGON INDUSTRIES II INC	23-0042
031-012-31	PARADISE RETAIL I LLC	23-0043C
031-012-35	PARADISE RETAIL I LLC	23-0043D
031-012-36	PARADISE RETAIL I LLC	23-0043E
031-012-37	PARADISE RETAIL I LLC	23-0043F
031-012-39	PARADISE RETAIL I LLC	23-0043G
031-012-40	PARADISE RETAIL I LLC	23-0043H
031-012-41	PARADISE RETAIL I LLC	23-0043I
031-012-42	PARADISE RETAIL I LLC	23-0043J
510-082-42	SPARKS RETAIL ASSOCIATES LLC	23-0044A
510-083-03	SPARKS RETAIL ASSOCIATES LLC	23-0044B
510-083-04	SPARKS RETAIL ASSOCIATES LLC	23-0044C
510-083-08	SPARKS RETAIL ASSOCIATES LLC	23-0044D
510-083-09	SPARKS RETAIL ASSOCIATES LLC	23-0044E
510-481-04	SPARKS RETAIL ASSOCIATES LLC	23-0044F
510-481-08	SPARKS RETAIL ASSOCIATES LLC	23-0044G
510-482-01	SPARKS RETAIL ASSOCIATES LLC	23-0044H
510-482-02	SPARKS RETAIL ASSOCIATES LLC	23-0044I
510-482-07	SPARKS RETAIL ASSOCIATES LLC	23-0044J
510-483-01	SPARKS RETAIL ASSOCIATES LLC	23-0044K
510-483-02	SPARKS RETAIL ASSOCIATES LLC	23-0044L
510-483-03	SPARKS RETAIL ASSOCIATES LLC	23-0044M
150-012-08	CM THOMAS CREEK PARTNERS	23-0045

9. APPROVAL OF MINUTES (FOR POSSIBLE ACTION)

Approval of minutes for the County Board of Equalization meeting of January 18, 2023.

10. BOARD MEMBER COMMENTS (non-action item)

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

11. 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.

12. ADJOURNMENT (non-action item)