



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 6, 2021

DATE: April 2, 2021
TO: Open Space and Regional Park Commission
FROM: Colleen Wallace Barnum, Parks Operations Superintendent
Community Services Department, 328-2181, cwallace@washoecounty.us
THROUGH: Eric Crump, Division Director, Operations
Community Services Department, 328-2182, ecrump@washoecounty.us
SUBJECT: Review and possible recommendation to the Board of County Commissioners approve a Lease Agreement between Washoe County and The Great Basin Institute to provide in-kind services [in the approximate amount of \$28,400] to the Community Services Department as consideration for lease fees for use of the resident housing at Galena Creek Regional Park and allow for a 36 month term commencing April 13, 2021 through April 12, 2024.

SUMMARY

The Great Basin Institute (GBI) has offered various in-kind services in consideration of rent for the residence at Galena Creek Regional Park since 2008. Currently GBI staffs and operates the Visitor Center and offers nature-based community programs within the Galena Creek Recreation Area under an interpretive agreement between the US Forest Service, Washoe County and GBI. GBI utilizes the residence as housing for staff members assigned to the operation of the Galena Creek Visitor Center.

The proposed lease agreement between Washoe County and GBI shall be for a thirty six (36) month term and allows for one (1) renewal term of 24 months. The Agreement has the standard Funding out Clause, and either party may cancel the Lease Agreement by providing thirty (30) day written notice, without cause or penalty.

BACKGROUND

The Galena Creek Recreation Area (GCRA) including the Galena Creek Visitor Center is located on federal land adjacent to Washoe County's Galena Creek Regional Park. Washoe County, in conjunction with the USDA Forest Service, executed a Memorandum of Understanding and Collection Agreement with the US Forest Service for construction and operations of the area including the visitor center.

Due to continued budgetary constraints and the reduction of staff in the Parks and Open Space program, staff developed a partnership program with the Great Basin Institute to provide staffing and volunteers to operate the Visitor's Center, in exchange for occupying the residence rent free.

AGENDA ITEM # _____

GBI has provided in-kind services in consideration of rent for the residence at Galena Creek Regional Park since 2009. GBI has utilized the residence as housing for staff members assigned to the operation of the Galena Creek Visitor Center. The details of the in-kind services provided by GBI was negotiated and outlined in the Lease Agreement. The community benefits from the partnership and the programs offered by GBI, and staff recommends the partnership continue.

To date (with the exception of 2020/2021 and the closure of the Galena Creek Visitor Center due to COVID-19 restrictions) all of the commitments made to Washoe County by GBI, have been fulfilled, including keeping the Visitor's Center open year-round, with staff and volunteers, providing nature-based community programs, promoting retail sales and maintaining an inventory of souvenirs, books, maps, and nature oriented items and informational brochures. GBI has also complied with all obligations regarding maintenance.

GBI was considering changes to the operations of the Visitor Center that would require changes in the Lease Agreement. Specifically, GBI was trying to determine a staffing model that could be supported during the winter operations, when programming and program revenue are lower.

Therefore, staff recommends the approval of the Lease Agreement with the on-going commitment by The Great Basin Institute performing the operational tasks as identified in Exhibit A of the Lease Agreement.

RECOMMENDATION

Staff recommends that the Open Space and Regional Park Commission recommend to the Board of County Commissioners to approve a Lease Agreement between Washoe County and The Great Basin Institute to provide in-kind services [in the approximate amount of \$28,400] to the Community Services Department as consideration for lease fees for use of the resident housing at Galena Creek Regional Park and allow for a 36 month term commencing April 13, 2021 through April 12, 2024.

POSSIBLE MOTION

Should the Board agree with the recommendation, a possible motion would be:

“Move to recommend to the Board of County Commissioners to approve a Lease Agreement between Washoe County and The Great Basin Institute to provide in-kind services [in the approximate amount of \$28,400] to the Community Services Department as consideration for lease fees for use of the resident housing at Galena Creek Regional Park and allow for a 36 month term commencing April 13, 2021 through April 12, 2024.”