

BOARD MEMBERS

Eugenia Larmore, Chair
James Ainsworth, Vice-Chair
Dennis George
Bobbi Lazzarone
Daren McDonald

DEPUTY DISTRICT ATTORNEY

Jennifer Gustafson
Michael Large

COUNTY CLERK

Janis Galassini

**NOTICE OF MEETING AND AGENDA
WASHOE COUNTY BOARD OF EQUALIZATION**

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

**FEBRUARY 22, 2021
9:00 A.M.**

In Person and Online Viewing: Members of the public will be allowed in the Commission Chambers, not to exceed 25% capacity or a maximum of 50 persons, whichever is less, at any given time due to concerns for public safety resulting from the COVID-19 emergency. All persons in the Commission Chambers are required to wear a face covering at all times. Due to evolving concerns for public safety and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 (extended by later directives), which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate, future meetings may be held by teleconference only. This meeting will be held both in person and by Zoom teleconference at the following link: <https://us02web.zoom.us/j/88345666005>. NOTE: The Zoom option will require a computer with audio and video capabilities.

NOTE: 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.

Technical Difficulties: If the Board of Equalization experiences technical difficulties with the Zoom platform at any time during the meeting, the meeting will be placed into recess and restarted when the technical issues have been resolved.

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. Anyone wishing to provide live public comment may do so in person or, if participating by teleconference, by logging into the Zoom webinar at <https://us02web.zoom.us/j/88345666005> and utilizing the "Raise Hand" feature during any public comment period. Persons may not allocate unused time to other speakers.

Members of the public may also submit comments by mail, email to clerkboard@washoecounty.us, or voice message at: (775) 784-7279. The Board will make reasonable efforts to include all comments received by 4:00pm on February 19, 2021 by email and voicemail into 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. 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.

WASHOE COUNTY BOARD OF EQUALIZATION AGENDA – FEBRUARY 22, 2021

Posting of Agenda: Pursuant to NRS 241.020(4)(b), the Agenda for the Board of Equalization has been electronically posted at https://www.washoecounty.us/clerks/brm/board_committees/boe/index.php and <https://notice.nv.gov>. Pursuant to the Governor of Nevada’s Declaration of Emergency Directive 006 Section 3, the requirement that public notice agendas be posted at physical locations within the State of Nevada has been suspended.

How to Get Copies of Agenda and Supporting Materials: Copies of the agenda and supporting documentation for the items on the agenda, provided to the Washoe County Board of Equalization, is 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 Derek Sonderfan at (775) 784-7279, or on the Board of Equalization’s website at https://www.washoecounty.us/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** (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. **STIPULATIONS – REAL PROPERTY (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>
011-440-01	CTO16 RENO LLC	21-0067
163-160-08	FINDLAY-SHACK PROPERTIES LLC	21-0075
163-160-13	FINDLAY-SHACK PROPERTIES LLC	21-0076A
163-160-14	FINDLAY-SHACK PROPERTIES LLC	21-0076B
163-160-15	FINDLAY-SHACK PROPERTIES LLC	21-0077
140-213-20	R C WILLEY HOME FURNISHINGS	21-0079

9. COMMERCIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
024-055-53	WAL-MART REAL ESTATE BUSINESS TRUST	21-0052
039-051-08	WAL-MART STORES INC # 3254	21-0053
510-381-01	WAL-MART REAL ESTATE BUSINESS TRUST	21-0054
031-012-28	PARADISE RETAIL I LLC	21-0070A
031-012-29	PARADISE RETAIL I LLC	21-0070B
031-012-31	PARADISE RETAIL I LLC	21-0070C
031-012-35	PARADISE RETAIL I LLC	21-0070D
031-012-36	PARADISE RETAIL I LLC	21-0070E
031-012-37	PARADISE RETAIL I LLC	21-0070F
031-012-39	PARADISE RETAIL I LLC	21-0070G
031-012-40	PARADISE RETAIL I LLC	21-0070H
031-012-41	PARADISE RETAIL I LLC	21-0070I
031-012-42	PARADISE RETAIL I LLC	21-0070J
031-012-43	PARADISE RETAIL I LLC	21-0070K
510-082-42	SPARKS GALLERIA REH LLC	21-0071A
510-083-03	SPARKS GALLERIA REH LLC	21-0071B
510-083-04	SPARKS GALLERIA REH LLC	21-0071C
510-083-08	SPARKS GALLERIA REH LLC	21-0071D
510-083-09	SPARKS GALLERIA REH LLC	21-0071E
510-481-04	SPARKS GALLERIA REH LLC	21-0071F
510-481-08	SPARKS GALLERIA REH LLC	21-0071G
510-482-01	SPARKS GALLERIA REH LLC	21-0071H
510-482-02	SPARKS GALLERIA REH LLC	21-0071I
510-482-07	SPARKS GALLERIA REH LLC	21-0071J
510-483-01	SPARKS GALLERIA REH LLC	21-0071K
510-483-02	SPARKS GALLERIA REH LLC	21-0071L
034-257-20	PARAGON INDUSTRIES II INC/BEDROSIANS	21-0072
164-333-02	PARAGON INDUSTRIES II INC/BEDROSIANS	21-0073
033-221-25	KCP RE LLC	21-0078

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)

THIS AGENDA IS AN OFFICIAL AGENDA OF THE WASHOE COUNTY BOARD OF EQUALIZATION PREPARED AND POSTED BY THE WASHOE COUNTY CLERK AS CLERK OF THE BOARD OF EQUALIZATION

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Pursuant to NRS 241.020, this Agenda has been posted at the following locations:
Washoe County Courthouse, 75 Court Street, Reno, Nevada
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada
City of Sparks, 431 Prater Way, Sparks, Nevada
Incline Village Justice Court, 865 Tahoe Blvd, Incline Village, Nevada
City of Reno, 1 East First Street, Reno, Nevada
www.washoecounty.us
www.notice.nv.gov