

Truckee Meadows Fire Protection District Board of Fire Commissioners

Dashboard Report March 20, 2018

WASHOE COUNTY COMMISSIONER REQUESTS





Board of Fire Commissioner Request Update: March 20, 2018

Title		Status	Progress
Commissioner Berkgigler – District 1			
1.	12/19/17 – A review of calls with the City of Reno to include current data for all call types including medical for specific areas of Reno stations	In Process	In Process
2..	12/19/17 – Sphere of influence report in regards to the Verdi Area	Placed on the 02/20/2018 BOFC Agenda	Complete Feb 2018
3.	01/16/18 – information on laws and regulations that relate to developers in regards to construction of new fire stations	Meeting with Building Department and will be included within the Fire Chief Report on the 03/20/18 BOFC mtg.	In Process
4.	01/19/18 Clarification on City of Reno Mutual and Automatic Aid Agreements	Direct Report	In Process
Commissioner Lucey – District 2			
1.	10/17/17 – In conjunction with Hartung #1 wants information about the Nevada Associated General Contractors an update brought back	Will be assigned to new Deputy Chief of Fire Prevention Onboarding in April	Temporary Hold
2.	10/17/17 - Update on Regional Planning and future placements of Stations and communication with the COR	Will be included in Facilities Master Plan (direction for Master Plan was brought to the BOFC and direction was given on 01/16/2018)	In Process
3.	12/19/17 – CIP Expansion plan for Areas around Station 15 and 17	Will be included in Facilities Master Plan (direction for Master Plan was brought to the BOFC and direction was given on 01/16/2018)	In Progress
4.	12/19/17 – Request information on how we can be more influential with the Regional Plan. Would like Interim and short term plan	A presentation on Strategic Goals and Objectives at the 01/16/2018 BOFC meeting included Regional Planning Issues and should be included in the upcoming Standards of Cover Report	In Progress
Commissioner Jung – District 3			
1.	01/16/18 – Center for Public Safety Excellence Cost and process'	Placed in the Chief Report on 03/20/2018 Agenda	In Process
2.	01/16/18 - Wants to continue to look into cost recovery to ensure equivalency between Sierra County Residents and TMFPD District Residents in regards to an Agreement to provide Fire Protection Services	Evaluating financials and possible recommendations. Tentatively set to be presented at the 04/17/18 BOFC mtg.	In Process
3.	01/16/18 Information on Legal liability of Power Company's for fires started due to Arching power lines	Resolved through discussions with NV Energy and Direct Report to Commissioners	Complete Feb 2018



Board of Fire Commissioner Request Update: March 20, 2018

Commissioner Hartung – District 4			
1.	10/17/17 – Code language for Construction sites for fire safety	Will be assigned to new Deputy Chief Onboarding in April	Temporary Hold
2.	10/17/17 - Appraisal on Station 14	A staff report presenting the appraisal and authorization to enter into an exclusive listing agreement is scheduled for the on the 3/20/2018 BOFC Meeting	In Process
3.	10/17/17 – Would like to look into staffing a 2 nd rescue for FY2019	A presentation on Strategic Goals and Objectives at the 01/16/2018 BOFC meeting included Staffing needs and Response times and should be included in the upcoming Standards of Cover Report and will be considered during the FY2019 budget process	In Process
4.	12/19/17 – Information on how the Green Waste Program interfaces with the citizens to include possible fees/donation 02/20/18 – Request a Fuels Reduction Plan brought back to include how we can help private residence create defensible space	Will update BOFC once Business Plan is Complete Meeting with Risk Management and will be included within the Fire Chief Report on the 03/20/18 BOFC mtg.	In Process
5.	12/19/17 – Statistics for Elder Care Facilities	Statistics were included in 01/20/2018 BOFC Chief Report-	Complete Feb 2018
6.	12/1917 – Information on flex crew options in the “South Region” to include a total of 2-3 throughout the District	A presentation on Strategic Goals and Objectives at the 01/16/2018 BOFC meeting included Staffing needs and Response times and should be included in the upcoming Standards of Cover Report	In Process
7.	01/16/18 – Request more information on how we match response level with need	A presentation on Strategic Goals and Objectives at the 01/16/2018 BOFC meeting included Staffing needs and Response times and should be included in the upcoming Standards of Cover Report	In Process
8.	01/16/18 - Request information on a Defensible Space Program to include Cost and Staffing Plan	A presentation on Strategic Goals and Objectives at the 01/16/2018 BOFC meeting included Fire prevention Programs – Will be assigned to new Deputy Chief of Fire Prevention Onboarding in April	Temporary Hold
9.	01/16/18 - Request Information on a Service vehicle at Station 17 for low priority Medical Calls	A presentation on Strategic Goals and Objectives at the 01/16/2018 BOFC meeting included Staffing needs and Response times and should be included in the upcoming Standards of Cover Report	In Process
Commissioner Herman – District 5			
	None		

**BOARD OF FIRE COMMISSIONERS
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT (TMFPD)**

TUESDAY

9:00 a.m.

FEBRUARY 20, 2018

PRESENT:

Marsha Berkbigler, Chair
Vaughn Hartung, Commissioner
Jeanne Herman, Commissioner

Nancy Parent, County Clerk
Charles Moore, Fire Chief
David Watts-Vial, Deputy District Attorney

ABSENT:

Kitty Jung, Vice Chair
Bob Lucey, Commissioner

The Board convened at 9:00 a.m. in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

18-018F AGENDA ITEM 3 Public Comment.

Mr. Bob Parker spoke about automatic aid for critical medical emergencies. He told a story about a recent car accident where the City of Reno dispatched a battalion chief and a crew from downtown when the Truckee Meadows Fire Protection District (TMFPD) was much closer to the accident. While the TMFPD was eventually called, it took nine minutes from the initial call until the first paramedic, one from the TMFPD, arrived on the scene. Mr. Parker said if the region had automatic aid the first paramedic would have arrived within one minute. He expressed frustration that a prior TMFPD reconsolidation effort would see Station 13 turned into a Burger King.

18-019F AGENDA ITEM 4 Announcements/Reports.

Commissioner Hartung asked for an update on the green waste program as he wanted a conversation about fuels reduction in outlying areas. He wanted to discuss how the Truckee Meadows Fire Protection District (TMFPD) could help residents achieve defensible space and asked whether the District could send its masticator out to residents' homes. TMFPD Chief Charles Moore responded the District's policy had been not to compete with the private sector but acknowledged the District provided services under certain grants. Commissioner Hartung expressed it was extremely difficult to find someone in the private sector with a masticator and requested a discussion. Chief Moore stated he would add that topic to a future agenda.

AGENDA ITEM # 5A

FEBRUARY 20, 2018

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CONSENT ITEMS

- 18-020F** **5A** Approval of minutes from the January 16, 2018 meeting.
- 18-021F** **5B** Discussion and possible approval of a 90 day extension to a Cooperative Agreement between Truckee Meadows Fire Protection District and the Pyramid Lake Paiute Tribe for Provision of Emergency Response to the Wadsworth Area. (All Commission Districts)

There was no response to the call for public comment.

On motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried with Commissioners Jung and Lucey absent, it was ordered that Consent Agenda Items 5A and 5B be approved.

- 18-022F** **AGENDA ITEM 6** I.A.F.F. Local 3895 Report.

Ian Satterfield, President of the International Association of Fire Fighters Local 3895, told a story about Station 17's involvement in a dispatch call. He said a call was received by Sparks which would typically be routed to the Truckee Meadows Fire Protection District (TMFPD). Instead the call was routed only to the Regional Emergency Medical Services Authority (REMSA) which resulted in the relay to the TMFPD being delayed by three minutes. He emphasized the importance of time in every call dispatched to the TMFPD.

Mr. Satterfield pointed out REMSA's system status management involved a mobile ambulance versus the TMFPD which had set fire stations. He said in a situation like this the TMFPD would typically have an engine available at its station while there was no guarantee REMSA would have a nearby unit. He said it would make more sense for TMFPD's dispatch to handle the call and dispatch its own unit while notifying REMSA so they could send their units. Doing so would eliminate communication challenges they were all facing.

Mr. Satterfield announced Local 3895 was collaborating with TMFPD Chief Charles Moore to address issues regarding health insurance. He said the goal was a sustainable health insurance program that benefitted employees.

Mr. Satterfield promoted the annual Guns and Hoses event on April 30, 2018, held in partnership by Local 3895 and the Sheriff's Office (SO). He noted the event raised more than \$100,000 for the Northern Nevada Children's Cancer Foundation over the prior five years. He praised the SO and said the event would not be as grand as it had become without them.

When asked by Commissioner Hartung about the origin of the call in Mr. Satterfield's story, Mr. Satterfield confirmed the call came from unincorporated Washoe County and it was routed to Sparks' dispatch.

There was no public comment or action taken on this item.

18-023F **AGENDA ITEM 7** New Hire announcement and Badge Pinning
• Todd Meckler, Fire Mechanic

Truckee Meadows Fire Protection District Chief Charles Moore introduced Fire Mechanic Todd Meckler. His wife Melissa Meckler presented his badge.

Chief Moore noted the District had almost 120 vehicles and having three mechanics would help keep the fleet ready.

There was no public comment on this item.

18-024F **AGENDA ITEM 8** Fire Chief Report:
A. Discussion and possible direction to staff on operational matters and activities for the month of January 2018.
 1. Water Rescue
 2. AVL and Auto Aid Update
 3. Commissioner Dashboard
B. Career Statistics and Report for November and December 2017.
C. Volunteer Statistics and Report for November and December 2017.

Truckee Meadows Fire Protection District (TMFPD) Chief Charles Moore said the District's old Zodiac boat was not serviceable anymore so they made a new purchase. He introduced Captain Derek Reid to provide an update about water rescue.

Captain Reid said the new boat replaced Boat 16 which serviced Washoe Lake. The old boat was purchased in 1985 and it experienced mechanical issues the TMFPD could not resolve without great expense. He noted they explored six options, weighing functionality and service longevity. The District sought to match the boat to the needs of the Truckee Meadows area and the shallow water of Washoe Lake. He pointed out many marine-style motors relied on water pulled up the shaft but that was difficult in an environment filled with mud and debris.

Captain Reid announced they purchased a 17-foot Excel shallow-water boat with a Vanguard motor similar to those on the pumps of the District's pick-up trucks. Typical marine motors were expensive and could not be repaired by average mechanics.

Prompted by Commissioner Hartung's query, Captain Reid responded they investigated jet drives but those needed at least 18 inches of water and mechanical damage would occur if sediment was also pulled up into the motor. The prop drive in the new boat was sealed and no water would come into the motor at all. He indicated only a thin layer of water was needed by the boat to continue through the mud. He confirmed it had a very shallow draft and the propeller was level with the water until it was trimmed down. He said the boat performed best when the propeller was halfway above the water.

He remarked the boat allowed the TMFPD to cover much greater acreage than before because it made the wetlands accessible.

Captain Reid stated the boat was flat-bottomed with an aluminum hull and a reinforced bow that could break up to two inches of ice; it was designed for that purpose. He remarked it was suitable for rivers and added this type of boat was frequently used in rivers in Idaho, though he admitted the TMFPD did not necessarily want to use it in that way. He felt the boat would last longer than the one it replaced and it had a twin LED searchlight, an open hull, and a step deck. The latter could serve as a rescue deck.

When asked by Chair Berkbigler where it was based, Captain Reid answered the boat was based at Station 16 in Washoe Valley but it could be dispatched anywhere.

Captain Reid presented a brief video about the boat.

Chair Berkbigler was glad they purchased the boat, especially if the weather warmed up and people visited the lake.

Captain Reid proclaimed there was exceptional snowpack from the 2017 weather, which set records for the amount of discharge from Lake Tahoe. He noted river levels were currently flowing between 300 and 400 cubic feet per second, which was below the 23-year average for this time of year. He noted in 2017 there were 21 calls for rescue, either from static water, stiff water, or ice. He mentioned there were two fatalities and they were researching a potential third.

Captain Reid stated the water rescue team had 25 members, all swift-water technicians, 20 of whom were paramedics. He said in 2017 they completed a combined 215 training hours and they had training sessions for the past three years with the City of Reno. He commented they participated in a non-profit program that signed up middle school children to float from Lake Tahoe to Pyramid Lake. The students gathered information within the watershed and gave a report to their schools the following year. He added ten of the TMFPD's personnel attended a Coast Guard-approved course in Lake Tahoe and became certified boat operators.

Commissioner Hartung pointed out there was no helm and the boat needed to be operated from the rear. Captain Reid explained the most feasible way to tiller the boat was in a standing position. Commissioner Hartung expressed concern about the flat bottom in the event the lake became rough and said it could easily take on water. Captain Reid reminded him the boat was designed for rivers and shallow water. He pointed out it had a tapered chine to allow better maneuverability and a bilge pump. He reported according to a Coast Guard test which it passed, the boat would still float even if it was filled to weight capacity with water. He said it was the perfect addition for the Washoe Lake area. Commissioner Hartung recommended TMFPD staff take every opportunity to practice operating the boat in rough water.

Chair Berkbigler mentioned one of the State departments put up a rack of life preservers for visitors to borrow if they were getting in the river. She asked if there was anything comparable at the lakes. Captain Reid said the TMFPD did not do anything like that but in 2017 they placed personal floatation devices (PFDs) in parks along the river due to high water levels. He said they were evaluating the program to determine if it was successful; no rescues were made with those safety items. He pointed out the disparity between Chair Berkbigler's perception that the PFDs were for people to use in the river and the TMFPD's intention that they be used to rescue someone. He stressed the jackets were not available to encourage people to get in the water.

Captain Reid said the mile markers embedded along walking paths were a success. He discouraged people from trying to rescue someone themselves instead of calling 911 because it put the rescuer in danger, caused a delay in the response, and expanded the search area for a rescue crew.

Chair Berkbigler said the State Department of Wildlife placed the racks she referred to with a note informing people to wear the jackets if they wanted to go in the river, adding she saw them at Crissie Caughlin Park. She felt a similar project could be beneficial at the lake to help ensure the safety of people who wanted to swim.

Captain Reid said the biggest factor was cold water and not the strength of the swimmer. He mentioned most drownings happened within the first few minutes. A life jacket helped sustain warmth and allowed floatability because after ten minutes in cold water a victim would lose purposeful movement and the ability to self-rescue. Captain Reid said hypothermia did not typically set in until beyond 30 to 60 minutes.

Regarding Item 2 of the Fire Chief's Report, Chief Moore stated he traveled with City of Reno Fire Chief David Cochran and Regional Emergency Medical Services Authority (REMSA) Communications Director Adam Heinz to see how Clark County did its dispatch. He revealed it did not seem that complicated. He noted all fire and medical services for Clark County, the City of Las Vegas, and the City of North Las Vegas were dispatched out of Las Vegas' headquarters station. In the room, there was one dispatcher for all of Clark County's jurisdiction, one for Las Vegas, and one for North Las Vegas. He stated the software was set up so any dispatcher could pick a resource from any other agency, particularly when a call was near a border.

Chief Moore said Clark County's method of using automatic vehicle location (AVL) was an efficient system this region could use as a model. He and REMSA Chief Executive Officer Dean Dow agreed there were inefficiencies in the way this region dispatched and the City of Sparks' Fire Chief was given permission to study consolidated dispatch for fire services. Chief Moore felt the system would not be expensive and he was very encouraged by the trip.

Responding to Chair Berkbigler, Chief Moore explained all the dispatchers were in the same room. After an outside call-taker determined whether the

call involved law enforcement, a fire response, or medical services, the call would be routed to the Las Vegas station dispatchers, who would send the appropriate resource out.

Commissioner Hartung asked whether the fire service in the south provided transportation or if they utilized private transportation. Chief Moore said they had private transportation which was also dispatched from the same location. He relayed Mr. Dow's request to be included in any consolidated dispatch arrangements since REMSA had expertise with emergency medical dispatch processes. Chief Moore said his vision was to place all four agencies in one location.

Commissioner Hartung said the benefit would be dispatching the proper level of service to a call and told a story about a small car accident which was attended to by two engines and a REMSA unit. Chief Moore concurred the goal was to send the appropriate resources to an incident. Commissioner Hartung said if someone needed extrication he would want the proper level of response but expressed concern about the cost of sending too many resources to minor accidents. Chief Moore added the cost of over-responding would not be sustainable.

When asked by Chair Berkbighler about a timeline, Chief Moore said he was scheduled to meet with the Fire Chiefs of Reno and Sparks as well as Mr. Dow and his staff on February 27, 2018. He did not anticipate a large investment in a physical plant. He was impressed Clark County was able to dispatch on behalf of 1 million residents from a location no bigger than Washoe County's Parr Boulevard facility.

Chief Moore referenced the dashboard requested by Chair Berkbighler and indicated he planned to meet with each Commissioner to add or subtract items from the dashboard. He asked whether there were any questions about the volunteer and career statistics reports.

There was no public comment on this item.

18-025F **AGENDA ITEM 9** Discussion and possible approval to create five (5) additional full-time Firefighter/Paramedic positions. (All Commission Districts)

Truckee Meadows Fire Protection District (TMFPD) Chief Charles Moore anticipated staffing a full-time rescue crew in the next budget cycle and said he needed to get a head start on recruiting; waiting until the budget was approved would result in being months behind. He stated the new hires would likely not be brought on until June or July, but he wanted to get a jump start on the process.

Answering Commissioner Hartung's queries, Chief Moore stated the plan was to have one rescue crew until they had a clearer idea of the revenue picture, though there could be an opportunity to expand. Chief Moore explained it would be based out of Sun Valley though it was possible to move the crew based on need. The idea was to balance the resources so there were six engine companies in the north and six in the

south. He said medical calls in Sun Valley could be responded to by the rescue crew without tying up an engine.

Commissioner Hartung agreed it was a great way to handle the issues. He suggested cross-referencing the Regional Emergency Medical Services Authority's software logarithm which predicted where calls came from. Chief Moore agreed there were opportunities to work with REMSA regarding where needs might be.

Chair Berkgigler said it was an excellent idea to base the crew in Sun Valley as that area generated the highest number of Emergency Medical Service (EMS) calls. She asked about the cost of the vehicle. Chief Moore replied the TMFPD already had a vehicle but was in discussions regarding a different vehicle with no fire capabilities, only EMS capabilities. He estimated the cost would be \$100,000.

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried with Commissioners Jung and Lucey absent, it was ordered that Agenda Item 9 be approved.

18-026F **AGENDA ITEM 10** Presentation, discussion and possible direction to staff regarding enhanced automatic aid protocols between Truckee Meadows Fire Protection District and City of Sparks Fire Department. (All Commission Districts)

Truckee Meadows Fire Protection District (TMFPD) Chief Charles Moore said he was excited to roll out the program since it had been worked on for two years. He said there were challenges integrating the various computer-aided design (CAD) platforms and other programming hurdles. He introduced Battalion Chief Alex Kukulus who would give a presentation.

Chief Kukulus praised staff at dispatch and at the Sparks Fire Department and said the program took so long because of refinements being made to the dispatch system. He noted they intended to go live on February 26, 2018.

Chief Kukulus explained for the current dispatch process, a 911 call would go to the dispatch center of the corresponding area of jurisdiction. That center would dispatch a unit and, if there was automatic aid, a dual response would be instigated. He provided an example of a call from within the Sparks area that was closest to TMFPD Station 17. He noted the current system caused three to five minute delays dispatching a second unit and the goal was to eliminate that delay. He added sending multiple resources to an incident that only required one engine was an additional concern. He summarized the ultimate goal was to send the right response, such as a single engine and an ambulance for a medical call. That would free up a second vehicle and prevent unnecessary wear and tear on all vehicles.

Chief Kukulus said they focused on the Pyramid corridor up to La Posada Drive but he expected there would be other areas of opportunity with both the City of Sparks and the rest of the County. He added they attempted this last July in a small area of Sun Valley that was in the City of Sparks' jurisdiction and it performed successfully for eight months.

Chief Kukulus showed a map, which was placed on file with the Clerk. He explained the TMFPD would respond to calls from any areas that were blue on the map regardless of jurisdiction; Sparks would respond in all orange areas. Any areas marked with an E were enhanced automatic aid areas that actually belonged to the other jurisdiction. As an example, he noted for any medical calls or minor accidents in the ET1708 area, the 911 call would go directly to TMFPD's dispatch and Sparks would not even be aware of the call unless there was additional need. The reverse would be true of calls from the ES25 area since Sparks' Station 2 would be closer. He said this would reduce the response time for both agencies and keep more of the rolling stock available. He indicated the closest resource would still be sent in the event of a fire but the presiding jurisdiction would fill out the balance of the alarm.

Chief Kukulus said it was a step forward although it was an imperfect system. He mentioned automatic vehicle location (AVL) would allow them to avoid making inaccurate assumptions about the location of certain vehicles. AVL incorporated live data which would dispatch the correct unit. Referencing a document found in microfiche, he pointed out the technology existed since 1976. He indicated the new program would be a temporary fix until better solutions could be implemented.

Commissioner Hartung asked if there were plans for the City of Sparks to build a fire station at the north end of the city to address the growth there. Chief Moore said Fire Chief Chris Maples advised him they were considering a sixth station for the city. When asked if the TMFPD was prioritizing medical calls with appropriate responses, Chief Kukulus said resources were sent as soon as a call was received. He added they did not know the priority right away and in many cases they arrived on scene before receiving that information. He mentioned there were discussions about implementing CAD-to-CAD links to get that information better. He said priority was considered on a case-by-case basis.

Commissioner Hartung said the Regional Emergency Medical Services Authority (REMSA) attenuated its responses for low acuity issues. He relayed a story about an appendicitis victim in Wadsworth having to wait 45 minutes for a response. Chief Kukulus said part of the conversation was identifying which calls did not require a response and which ones did. Commissioner Hartung suggested rescue crews were the perfect solution and only adding additional resources if necessary.

There was no response to the call for public comment.

On motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried with Commissioners Jung and Lucey absent, it was ordered that Agenda Item 10 be approved.

18-027F **AGENDA ITEM 11** Discussion, presentation and possible direction to the Fire Chief regarding the City of Reno's Sphere of Influence in the Verdi area as requested by Commissioner Berkbigler. (Commission District 5)

Truckee Meadows Fire Protection District (TMFPD) Chief Charles Moore noted this item was requested by Chair Berkbigler. He expressed concern about duplicating efforts in Verdi if the TMFPD invested resources there. The item would also address what was currently annexed by the City of Reno and what was left for the County to protect. He introduced Planning Manager Bob Webb.

Mr. Webb conducted a PowerPoint presentation about the Reno sphere of influence (SOI) in Verdi. He indicated the staff report provided additional detail that he would not go into during the presentation in the interest of time. He noted the map on the left side of page 3 of the presentation was the fire outlay portion of the recently-developed Reno City master plan. He said the Reno master plan included TMFPD fire stations and it took into account future fire stations for possible expansion.

Mr. Webb pointed out the map on the right side of page 3 showed the Reno SOI in pink and the major concern was the peninsular unincorporated area surrounded by the city. He stated when a project went into the City of Reno the fire responsibility remained with the TMFPD until the property was annexed. There was often little conversation with the TMFPD for either the master planning in the area or the development of those projects.

Mr. Webb expressed concern that if there were already lands within the SOI that were developed as residential, those areas had not typically been annexed by the City of Reno. Even though they were in the SOI, they remained unincorporated property and the responsibility area of the TMFPD became more and more surrounded by city lands. He said until the City built a fire station in the Verdi area, there was concern about who would provide fire service, even for lands already annexed by the City.

Chair Berkbigler expressed frustration at the SOI being shaped in a way that created such overlap. She asked whether there was the possibility of doing joint fire service in the Verdi area to address the problem and also if Reno was planning to build a fire station out there. Chief Moore responded yes and there was a developer in the audience who wanted engage the City and the TMFPD about how to serve Verdi. He pointed out response times from the current Station 35 were within the District's suburban and rural standards. He said they wanted to avoid duplicating fire stations and were trying to have the right amount of protection based on standards of cover.

Chair Berkbigler stated historically the City of Reno did not use volunteers. She asked if the TMFPD's volunteer station in Verdi was within the area that could be annexed by the City. Chief Moore replied it was not according to the map. She questioned whether the use of volunteers to service the Verdi area was part of the discussion. Chief Moore responded there could be problems using volunteers in the City of Reno because of labor issues; there might be a side agreement prohibiting that. He noted disparate service levels between the two departments were an issue but putting a fourth firefighter at Station 35 in Mogul was one of the TMFPD's priorities in the next fiscal year. He pointed out the concerns were similar to those in Cold Springs but the City had not yet approached the TMFPD about helping in Verdi or Cold Springs.

Chair Berkbigler said this could be a start in determining how all agencies could work together as a regional team. She said it was not necessary to reunify the agencies by contractual arrangement but they needed to work together and put citizens' concerns first. She asked whether there was room at the TMFPD's station to put a Reno fire truck, assuming there was some sort of partnership. Chief Moore said there was room for another engine but not for another crew.

Commissioner Hartung stressed this was a region that could benefit from a rescue crew which, with the inclusion of an engine, would result in a 5-man crew. He mentioned medical calls comprised the bulk of calls received, which could result in an engine being taken out of service while they handled a call. Chief Moore said he wanted to include the Regional Emergency Medical Services Authority (REMSA) in the conversation because REMSA Chief Executive Officer Dean Dow desired to have a presence in Verdi. Commissioner Hartung said he would welcome housing REMSA employees in any TMFPD station.

Chief Moore said there were opportunities to rebuild the TMFPD's volunteer station which had no plumbing or creature comforts. He remarked he spoke with Mr. Dow about partnering with the TMFPD at that station since emergency medical service calls were between 75 and 80 percent of the call volume while structure fires were only .5 percent of the call volume.

Commissioner Herman felt Chief Moore had things under control. Chair Berkbigler requested Chief Moore include both her and Commissioner Herman in the conversation.

On the call for public comment, Mr. Joel Grace stated he had five or six meetings with citizens regarding a development and said fire was a major concern of theirs. He indicated he was putting together a conference call with County Manager John Slaughter, Chief Moore, and Reno Fire Chief David Cochran to discuss a possible cooperative agreement. He mentioned his company donated three acres of land for the construction of a fire station. He said a self-imposed fire impact fee was suggested that would go towards the capital improvements for building a new fire station in the Verdi area. He said most parties agreed but they needed to finalize something. He mentioned he worked with neighbors in the south to get them on board with the fire impact fee to

increase the fund. He added they offered an existing fire station they owned as an interim solution, although he admitted upgrades would need to be made.

Chair Berkbigler recommended moving forward since Chief Moore was working with developers and the City of Reno on this topic. She requested a report and asked that he stay in touch with her and Commissioner Herman. She recognized there would not be a joint operating group this summer but acknowledged they were moving in the right direction.

18-028F **AGENDA ITEM 12** Discussion and possible approval of an Employment Agreement for Lisa Beaver to include salary and benefits for the position of Fire Deputy Chief of Fire Prevention for the Truckee Meadows Fire Protection District and authorize the Chairman to sign the same; and if approved, introduction of incoming Fire Deputy Chief Lisa Beaver. (All Commission Districts)

Truckee Meadows Fire Protection District (TMFPD) Chief Charles Moore stated the TMFPD hired Ralph Andersen & Associates to perform a nationwide search, using panels of private and public sector evaluators. He listed some of Lisa Beaver's qualifications: she was a certified building plans examiner, a certified building official, a certified fire marshal, a certified fire inspector, and a certified plans examiner. He was excited to bring her to the TMFPD.

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried with Commissioners Jung and Lucey absent, it was ordered that Agenda Item 12 be approved, authorized, and introduced.

Chief Moore indicated Ms. Beaver's first day would be April 2, 2018, and introduced Ms. Beaver, who thanked the Board, Chief Moore, and his staff. She expressed excitement about contributing to a valued department and to the County.

18-029F **AGENDA ITEM 13** Discussion and possible approval or modification of a list of evaluators for a 360 degree evaluation for the Fire Chief's annual performance review and direct staff to develop a survey and distribute the survey to the List of Evaluators. (All Commission Districts)

Commissioner Hartung mentioned this was Commissioner Jung's request and asked if the topic should be continued in case she wanted to provide input. Chair Berkbigler asked if there was a deadline and Truckee Meadows Fire Protection District Chief Charles Moore said there was not though his contract expired at the end of June. Chair Berkbigler directed the item to be continued to the March meeting.

There was no public comment on this item.

18-030F **AGENDA ITEM 14** Possible Closed Session pursuant to NRS 288.220 for the purpose of discussing with management representatives labor matters and negotiations.

Truckee Meadows Fire Protection District Chief Charles Moore said there was no need for a closed meeting.

18-031F **AGENDA ITEM 15** Announcements/Reports.

Truckee Meadows Fire Protection District Chief Charles Moore stated he would bring the Verdi plan back to the Board with consultants to address water infrastructure concerns. He said an engineer was examining bringing in water from the Truckee Meadows Water Authority as well as utilizing cisterns for fire protection. He noted they would take a comprehensive look at wildfire prevention issues and operational issues heading into the next fiscal year. That would be presented on March 20, 2018.

18-032F **AGENDA ITEM 16** Public Comment.

There was no response to the call for public comment.

* * * * *

10:15 a.m. There being no further business to discuss, the meeting was adjourned without objection.

MARSHA BERKBIGLER, Chair
Truckee Meadows Fire
Protection District

ATTEST:

NANCY PARENT, Washoe County Clerk
and Ex-Officio Clerk, Truckee Meadows
Fire Protection District

Minutes Prepared By:
Derek Sonderfan, Deputy County Clerk



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: March 20, 2018

Fire Chief CM
Finance CV
Legal DWV
Risk Mgt DE
HR DW

DATE: March 1, 2018
TO: Truckee Meadows Fire Protection District Board of Fire Commissioners
FROM: Charles A. Moore, Fire Chief
Phone: (775) 328-6123 Email: cmoore@tmfpd.us
SUBJECT: Review, discussion and possible approval of an agreement to retain Eide Bailly LLP to perform independent audit services for Truckee Meadows Fire Protection District for the Fiscal Year 17/18 in an amount not to exceed \$32,540. (All Commission Districts) FOR POSSIBLE ACTION

SUMMARY

Staff seeks approval of an agreement to retain Eide Bailly LLP to perform independent audit services for Truckee Meadows Fire Protection District for the Fiscal Year (FY) 17/18 in an amount not to exceed \$32,540.

Strategic Objective supported by this item: *Sustainability of our financial, social and natural resources.*

PREVIOUS ACTION

On February 24, 2015, the Board authorized the retention of Eide Bailly LLP for the fiscal year 2015 audit.

On March 15, 2016, the Board authorized the retention of Eide Bailly LLP for the fiscal year 2016 audit.

On March 21, 2017, the Board authorized the retention of Eide Bailly LLP for the fiscal year 2017 audit.

BACKGROUND

For the FY 17/18 audit, it is requested that the Board authorize the retention of Eide Bailly LLP in an amount not to exceed \$32,540. Audit Services are professional in nature and exempt from competitive bidding requirements pursuant to NRS 332.115. Per NRS 354.624, each local government is required to provide for an annual audit of financial statements by a certified public accountant registered in the State of Nevada and notify the state of this engagement by March 31st of each fiscal year.

FISCAL IMPACT

Audit services for FY 17/18 will be funded through the District's General Fund in an amount not to exceed \$32,540.

RECOMMENDATION

It is recommended that the Board of Fire Commissioners approve an agreement to retain Eide Bailly LLP to perform independent audit services for Truckee Meadows Fire Protection District for the FY 17/18 in an amount not to exceed \$32,540.

POSSIBLE MOTION

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

"I move to approve an agreement to retain Eide Bailly LLP to perform independent audit services for Truckee Meadows Fire Protection District for the FY 17/18 in an amount not to exceed \$32,540."



March 7, 2018

Ms. Marsha Berkbigler, Chair
Board of Fire Commissioners
Truckee Meadows Fire Protection District
P.O. Box 11130
Reno, NV 89520

The following represents our understanding of the services we will provide to Truckee Meadows Fire Protection District (the District).

You have requested that we audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of June 30, 2018, and for the year then ended, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit applicable to those basic financial statements.

Accounting principles generally accepted in the United States of America (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that management's discussion and analysis, budgetary comparison schedules, the schedule of changes in the net other postemployment benefits liability and related ratios, the schedule of the District's contributions – other postemployment benefits, the schedule of the District's proportionate share of the net pension liability, and the schedule of the District's contributions – Public Employees' Retirement System of the State of Nevada be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis
2. Budgetary Comparison Schedules
3. Schedule of Changes in the Net Other Postemployment Benefits Liability and Related Ratios
4. Schedule of the District's Contributions – Other Postemployment Benefits
5. Schedule of the District's Share of the Net Pension Liability – Public Employees' Retirement System of Nevada
6. Schedule of the District's Contributions – Public Employees' Retirement System of Nevada

Supplementary information other than RSI will accompany the District's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with U.S. GAAS.

What inspires you, inspires us. Let's talk. | eidebailly.com

5441 Kietzke Ln., Ste. 150 | Reno, NV 89511-2094 | T 775.689.9100 | F 775.689.9299 | EOE

We intend to provide an opinion on the following supplementary information in relation to the basic financial statements as a whole:

1. Combining and individual fund financial statements and schedules, including budgetary comparisons.

Auditor Responsibilities

We will conduct our audit in accordance with U.S. GAAS and in accordance with Government Auditing Standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the basic financial statements, whether due to error, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the basic financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the basic financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and in accordance with Government Auditing Standards.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the basic financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

No other services have been requested and the District's management will prepare the financial statements.

Management Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance, acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by the entity's auditor;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole; and
- g. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility (a) for the preparation of the supplementary information in accordance with the applicable criteria, (b) to provide us with the appropriate written representations regarding supplementary information, (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information, and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Reporting

We will issue a written report upon completion of our audit of the District's basic financial statements. Our report will be addressed to the governing body of the District. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Dan Carter is the engagement partner for the audit services specified in this letter. Responsibilities include supervising services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report. We expect to begin our audit in June 2018.

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. Invoices are payable upon presentation. We agree that our fee for the audit will not exceed \$32,540. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use the District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

In addition, we will be compensated for any time and expenses, including time and expenses of legal counsel, we may incur in conducting or responding to discovery requests or participating as a witness or otherwise in any legal, regulatory, or other proceedings as a result of our Firm's performance of these services. You and your attorney will receive, if lawful, a copy of every subpoena we are asked to respond to on your behalf and will have the ability to control the extent of the discovery process to control the costs you may incur.

Should our relationship terminate before our audit procedures are completed and a report issued, you will be billed for services to the date of termination. All bills are payable upon receipt. A service charge of 1% per month, which is an annual rate of 12%, will be added to all accounts unpaid 30 days after billing date. If collection action is necessary, expenses and reasonable attorney's fees will be added to the amount due.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

At the conclusion of our audit engagement, we will communicate to management and the Board of Fire Commissioners the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of Eide Bailly LLP and constitutes confidential information. However, we may be requested to make certain audit documentation available to a regulators, federal agencies and the U.S. Government Accountability Office pursuant to authority given to them by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Eide Bailly LLP's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to regulators. The regulators may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

Government Auditing Standards require that we provide, upon request, a copy of our most recent external peer review report and any subsequent review reports to the party contracting for the audit. Accordingly, we will provide a copy of our most recent peer review report at your request.

Eide Bailly LLP is a member of HLB International, a worldwide organization of accounting firms and business advisors, ("HLB"). Each member firm of HLB, including Eide Bailly LLP is a separate and independent legal entity and is not owned or controlled by any other member of HLB. Each member firm of HLB is solely responsible for its own acts and omissions and no other member assumes any liability for such acts or omissions. Neither Eide Bailly LLP, nor any of its affiliates, are responsible or liable for any acts or omission of HLB or any other member firm of HLB and hereby specifically disclaim any and all responsibility, even if Eide Bailly LLP, or any of its affiliates are aware of such acts or omissions of another member of HLB.

DISPUTE RESOLUTION

The following procedures shall be used to resolve any disagreement, controversy or claim that may arise out of any aspect of our services or relationship with you, including this engagement, for any reason ("Dispute"). Specifically, we agree to first mediate.

Mediation

All Disputes between us shall first be submitted to non-binding mediation by written notice ("Mediation Notice") to the other party. In mediation, we will work with you to resolve any differences voluntarily with the aid of an impartial mediator. The mediator will be selected by mutual agreement, but if we cannot agree on a mediator, one shall be designated by the American Arbitration Association ("AAA").

The mediation will be conducted as specified by the mediator and agreed upon by the parties. The parties agree to discuss their differences in good faith and to attempt, with the assistance of the mediator, to reach an amicable resolution of the Dispute. Mediation will be conducted with the parties in person in Reno, Nevada.

Each party will bear its own costs in the mediation. The fees and expenses of the mediator will be shared equally by the parties.

Either party may commence suit on a Dispute after the mediator declares an impasse.

INDEMNITY

You agree that none of Eide Bailly LLP, its partners, affiliates, officers or employees (collectively "Eide Bailly") shall be responsible for or liable to you for any misstatements in your financial statements that we may fail to detect as a result of knowing representations made to us, or the concealment or intentional withholding of information from us, by any of your owners, directors, officers or employees, whether or not they acted in doing so in your interests or for your benefit, and to hold Eide Bailly harmless from any claims, losses, settlements, judgments, awards, damages and attorneys' fees from any such misstatement, provided that the services performed hereunder were performed in accordance with professional standards, in all material respects.

If a claim is brought against you by a third-party that arises out of or is in any way related to the services provided under this engagement, you agree to indemnify Eide Bailly LLP, its partners, affiliates, officers and employees (collectively "Eide Bailly"), against any losses, including settlement payments, judgments, damage awards, punitive or exemplary damages, and the costs of litigation (including attorneys' fees) associated with the services performed hereunder provided that the services were performed in accordance with professional standards, in all material respects.

ASSIGNMENTS PROHIBITED

You agree that you will not and may not assign, sell, barter or transfer any legal rights, causes of actions, claims or Disputes you may have against Eide Bailly, its partners, affiliates, officers and employees, to any other person or party, or to any trustee, receiver or other third party.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your certified public accountants and look forward to working with you and your staff.

Respectfully,



Dan Carter
Partner

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of Truckee Meadows Fire Protection District by:

Name: _____

Title: _____

Date: _____



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: March 20, 2018

Fire Chief CM
Finance CV
Legal DWV
Risk Mgt DE
HR DW

DATE: February 28, 2018

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Charles A. Moore, Fire Chief
Phone: (775) 328-6123 Email: cmoore@tmfpd.us

SUBJECT: Discussion and action on a resolution and to accept a Commission District Special Fund Monetary Grant in the amount of \$2,000 from Board of County Commissioner Bob Lucey on behalf of the Truckee Meadows Firefighters Association Local 2487 in support of the 2018 Kids Fire Camp, express sincere appreciation for the thoughtful contribution and direct staff to make necessary budget adjustments. (All Commission Districts) FOR POSSIBLE ACTION

SUMMARY

Discussion and action on a resolution and to accept a Commission District Special Fund Monetary Grant in the amount of \$2,000 from Board of County Commissioner Bob Lucey on behalf of the Truckee Meadows Firefighters Association Local 2487 in support of the 2018 Kids Fire Camp, express sincere appreciation for the thoughtful contribution and direct staff to make necessary budget adjustments.

Strategic Objective supported by this item: *Safe, Secure and Healthy Communities*

PREVIOUS ACTION

February 20, 2018 The Board of County Commissioners approved a Commission Special Fund Grant in the amount of \$2,000 to Truckee Meadows Fire Protection District.

BACKGROUND

Since 2014, Truckee Meadows Firefighter Association, in partnership with Truckee Meadows Fire Protection District and Washoe County has held an annual Kids Fire Camp. The camp provides area youth an opportunity to develop confidence and emergency skills. This monetary grant will support the camp with any associated cost accrued in direct relation to holding the camp

FISCAL IMPACT

An internal order has been created to track all donations and costs for the Kids Fire Camp. The monetary donation will be deposited into the Truckee Meadows Fire Protection District account within the internal order and will be applied directly to costs of scholarships for children between the age of 11 and 13 to attend the 2018 Kids Fire Camp. Should the Board accept this cash grant donation, the District's FY17/18 General Fund budget will need to be amended to increase revenues (484000 "Donations, Contributions" and expenses (710119 "Sub recipient Payments") by \$2,000.

RECOMMENDATION

It is recommended that the Board approve a resolution and to accept the Commission District Special Fund Monetary Grant in the amount of \$2,000 from Board of County Commissioner Bob Lucey on behalf of the Truckee Meadows Firefighters Association Local 2487 in support of the 2018 Kids Fire Camp, express sincere appreciation for the thoughtful contribution and direct staff to make necessary budget adjustments.

POSSIBLE MOTION

Should the Board agree with staff' recommendation, a possible motion could be:

"I move to approve a resolution and to accept the Commission District Special Fund Monetary Grant in the amount of \$2,000 from Board of County Commissioner Bob Lucey on behalf of the Truckee Meadows Firefighters Association Local 2487 in support of the 2018 Kids Fire Camp, express sincere appreciation for the thoughtful contribution and direct staff to make necessary budget."

RESOLUTION
TO AUGMENT THE 2017-2018 BUDGET OF THE
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
GENERAL FUND

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Bob Lucey for District 2, has determined that \$2,000 will be granted to the Truckee Meadows Fire Protection District Kids Fire Camp; and

WHEREAS, the Truckee Meadows Fire Protection District is committed to excellence, service, and the protection of life and property in the community; and

WHEREAS, the Kids Fire Camp teaches safety and survival skills to children in our community: and

WHEREAS, Funds will be provided to the youth in Washoe County in support of the Kids Fire Camp; now therefore, be it

RESOLVED, by the Truckee Meadows Fire Protection District Board of Fire Commissioners

Section 1. That the budget of the Truckee Meadows Fire Protection District General Fund Improvements Fund be adjusted as follows:

Increase Revenues: General Fund Donations and Contributions	\$2,000.00
Increase Expenses: General Fund Service and Supplies	\$2,000.00

Section 2. This Resolution shall be effective on passage and approval.

Section 3. The Washoe County Clerk is hereby directed to distribute copies of the Resolution to the Department of Taxation, Washoe County Comptroller, and the TMFPD Chief Fiscal Officer.

Adopted this 20th day of March 2018.

Marsha Berkbigler, Chair,
Truckee Meadows Fire Protection District

ATTEST:

Washoe County Clerk



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: March 20, 2018

Fire Chief CM
Finance CV
Legal DWV
Risk Mgt DE
HR DW

DATE: January 22, 2018

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Charles A. Moore, Fire Chief
Phone: (775) 328-6123 Email: cmoore@tmfpd.us

SUBJECT: Discussion and possible approval or modification of a list of evaluators for a 360 degree evaluation for the Fire Chief's annual performance review and direct staff to develop a survey and distribute the survey to the List of Evaluators. (All Commission Districts)
FOR POSSIBLE ACTION

SUMMARY

This item is for discussion and possible approval or modification of a list of evaluators for a 360 degree evaluation for the Fire Chief's annual performance review and direct staff to develop a survey and distribute the survey to the List of Evaluators.

Strategic Objective supported by this item: *Safe, secure and healthy communities*

PREVIOUS ACTION

Charles A. Moore was appointed as Fire Chief of Truckee Meadows Fire Protection District by the Board of Fire Commissioners pursuant to NRS 474.470 and 474.500, inclusive, at its regular meeting on February 28, 2012 and entered into an employment agreement dated March 15, 2012.

BACKGROUND

The Board of Fire Commissioner annually reviews and approves (with or without modifications) a list of names for the purpose of conducting a 360 evaluation of the Fire Chief. Listed below is an initial list submitted by staff for review, approval and or modification:

1. TMFPD Local 2487 President Ian Satterfield – president@iaff3895.org
2. TMFPD Chief Officers Association President Chris Ketring – cketring@tmfpd.us
3. TMFPD Division Chief Joe Kammann – jkammann@tmfpd.us
4. TMFPD Human Resource Administrator Dena Wiggins – dwiggins@tmfpd.us
5. TMFPD Chief Fiscal Officer Cindy Vance – cvance@tmfpd.us
6. TMFPD Administrative Assistant Sandy Francis – sfrancis@tmfpd.us
7. TMFPD Program Assistant Maureen O'Brien – mobrien@tmfpd.us
8. TMFPD Public Information Officer Erin Holland – eholland@tmfpd.us
9. TMFPD Volunteer Station 223 Manager Tyler Elderkin - tylerelderkin@gmail.com
10. TMFPD Volunteer Station 221 Manager Dave Walizer - dcw2136@att.net
11. Washoe County Manager John Slaughter – jslaughter@washoecounty.us

12. Washoe County Assistant Manager Dave Solaro – dsolaro@washoecounty.us
13. Washoe County Assistant Manager Christine Vuletich – cvuletich@washoecounty.us
14. Washoe County Assistant Manager Kate Thomas – kathomas@washoecounty.us
15. Washoe County Emergency Manager Aaron Kenneston – akenneston@washoecounty.us
16. Washoe County Project Manager William Wardell – WWardell@washoecounty.us
17. Washoe County Communications and Engagement Manager Nancy Leuenhagen – nleuenhagen@washoecounty.us
18. Washoe County Media and Communications Specialist Amy Ventetuolo - AVentetuolo@washoecounty.us
19. Washoe County Senior Business Analyst Beth Todd – btodd@washoecounty.us
20. Sparks Fire Department Chief Chris Maples - cmaples@cityofsparks.us
21. North Lake Tahoe Fire Protection District Chief Ryan Sommers – rsommers@nltfpd.net
22. Storey County Fire Chief Jeff Nevin – jnevin@storeycounty.org
23. Carson City Fire Chief Sean Slamon – sslamon@carson.org
24. Pyramid Lake Paiute Tribe Emergency Response Coordinator Don Pelt – DPelt@plpt.nsn.us
25. REMSA CEO Dean Dow – ddow@remsa-cf.com
26. TMCC Director for Public and Occupational Safety Programs - dcleveland@tmcc.edu
27. Natural Resource Specialist, UNR Cooperative Ext Ed Smith– smithe@unce.unr.edu
28. State of Nevada DPS, DEM Chief Caleb S. Cage - cscage@dps.state.nv.us
29. Lepori Construction, Frank Lepori – frank@leporiconstruction.com

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

A motion is requested for approval of a list of evaluators for a 360 degree evaluation for the Fire Chief's annual performance review and direct staff to develop a survey and distribute the survey to the List of Evaluators.

POSSIBLE MOTION

Should the Board agree with staff's recommendation a possible motion could be:

"I move to approve a list or approve a modified list of evaluators for a 360 degree evaluation for the Fire Chief's annual performance review and direct staff to develop a survey and distribute the survey to the evaluators."



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: March 20, 2018

Fire Chief CM
Finance CV
Legal DWV
Risk Mgt DE
HR DW

DATE: March 1, 2018
TO: Truckee Meadows Fire Protection District Board of Fire Commissioners
FROM: Charles A. Moore, Fire Chief
Phone: (775) 328-6123 Email: cmoore@tmfpd.us
SUBJECT: Discussion and possible approval of a declaration of intent pursuant to NRS 332.185 to dispose of surplus property of the Truckee Meadows Fire Protection District the items identified in Attachment A. (All Commission Districts) FOR POSSIBLE ACTION

SUMMARY

Staff seeks approval of a declaration of intent pursuant to NRS 332.185 to dispose of surplus property of the Truckee Meadows Fire Protection District the items identified in Attachment A.

Strategic Objective supported by this item: *Sustainability of our financial, social and natural resources.*

PREVIOUS ACTION

None

BACKGROUND

NRS 332.185 allows the governing body to sell personal property at public auction if it deems such a sale desirable and in the best interests of the local government. The District evaluates items for their usefulness and need. The attached list comprises the items no longer needed for public safety purposes. Consequently, it is requested that the Board declares the attached list as surplus property that is ready for disposal.

FISCAL IMPACT

Proceeds from the sale of surplus property will be deposited into the Capital Projects Fund.

RECOMMENDATION

It is recommended that the Board of Fire Commissioners approval of a declaration of intent pursuant to NRS 332.185 to dispose of surplus property of the Truckee Meadows Fire Protection District the items identified in Attachment A.

POSSIBLE MOTION

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

"I move to approve of a declaration of intent pursuant to NRS 332.185 to dispose of surplus property of the Truckee Meadows Fire Protection District the items identified in Attachment A."

ATTACHMENT A

Radio Equipment

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
N/A	7	HoneyWell Single Bay Multi Chemistry Charger 800MHZ	HCHP7100	UNKNOWN	UNKNOWN	Multiple	OBSOLETE TECHNOLOGY
N/A	6	Global Technologies Single Bay Multi Chemistry Charger 800MHZ	HCHP7101	UNKNOWN	UNKNOWN	Multiple	OBSOLETE TECHNOLOGY
N/A	45	Macom Rapid Desk Charger Jaguar 700P	BML 161 78/20	UNKNOWN	UNKNOWN	Multiple	OBSOLETE TECHNOLOGY
N/A	14	ACT Desk Charger 800 MHz	IGER 10 NN	UNKNOWN	UNKNOWN	Not Identifiable	OBSOLETE TECHNOLOGY
N/A	4	ACT Desk Charger 800 MHz	IGER 15 NN	UNKNOWN	UNKNOWN	Multiple	OBSOLETE TECHNOLOGY
N/A	11	Macom NiMH Vehicle Charger 800 MHz	N/A	UNKNOWN	UNKNOWN	Multiple	OBSOLETE TECHNOLOGY
N/A	12	Macom 800 MHz	19A149590P11	UNKNOWN	UNKNOWN	Not Identifiable	OBSOLETE TECHNOLOGY
N/A	5	Mobile Speaker	LS102824V1R1A	UNKNOWN	UNKNOWN	Not Identifiable	OBSOLETE TECHNOLOGY
N/A	8	Kenwood VHF Mobile Radio	N/A	UNKNOWN	UNKNOWN	Multiple	OBSOLETE TECHNOLOGY
N/A	2	Kenwood VHF Mobile Speakers	KES-4	UNKNOWN	UNKNOWN	Not Identifiable	OBSOLETE TECHNOLOGY
N/A	8	Kenwood VHF Mobile Mic	Impedance 600	UNKNOWN	UNKNOWN	Not Identifiable	OBSOLETE TECHNOLOGY
N/A	2	Bendix King Mobile Radio VHF	LAA 276	UNKNOWN	UNKNOWN	Not Identifiable	OBSOLETE TECHNOLOGY
N/A	1	Bendix King Mobile Radio VHF	LAA 290	UNKNOWN	UNKNOWN	Not Identifiable	OBSOLETE TECHNOLOGY
N/A	2	Relm UHF	N/A	UNKNOWN	UNKNOWN	Multiple	OBSOLETE TECHNOLOGY
N/A	103	800 Microphone Surplus Inventory	Multiple	UNKNOWN	UNKNOWN	Multiple	OBSOLETE TECHNOLOGY

SCBAs:

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
N/A	187	Scott 4.5 SCPA Cylinder Regulators	804722-01	UNKNOWN	UNKNOWN	Not Identifiable	Related to Cylinders taken out of service

Hurst Extrication Equipment

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
SFPD 01130	1	2 hose capable Hydraulic Power unit	UNKNOWN	UNKNOWN	UNKNOWN	E005667	Obsolete due to age and productive compared to new units
SFPD 01074	1	2 hose capable Hydraulic Power unit	UNKNOWN	UNKNOWN	UNKNOWN	E005611	Obsolete due to age and productive compared to new units
SFPD 01013	1	2 hose capable Hydraulic Power unit	UNKNOWN	UNKNOWN	UNKNOWN	E005664	Obsolete due to age and productive compared to new units
Unknown	1	2 hose capable Hydraulic Power unit	UNKNOWN	UNKNOWN	UNKNOWN	E005613	Obsolete due to age and productive compared to new units
N/A	2	50' hose reels with hydraulic hose	347R032	UNKNOWN	UNKNOWN	Not Identifiable	Obsolete due to age and productive compared to new units
N/A	2	Hydraulic Power Distribution Blocks	347R032	UNKNOWN	UNKNOWN	Not Identifiable	Obsolete due to age and productive compared to new units
N/A	3	Combi-Extrication tool	UNKNOWN	UNKNOWN	UNKNOWN	Not Identifiable	Obsolete due to age and productive compared to new units
N/A	1	Large O-Cutter	UNKNOWN	UNKNOWN	UNKNOWN	Not Identifiable	Obsolete due to age and productive compared to new units
N/A	1	Spreader	UNKNOWN	UNKNOWN	UNKNOWN	Not Identifiable	Obsolete due to age and productive compared to new units
N/A	4	28" Rams with Extensions	UNKNOWN	UNKNOWN	UNKNOWN	Not Identifiable	Obsolete due to age and productive compared to new units
N/A	1	60" Ram	UNKNOWN	UNKNOWN	UNKNOWN	Not Identifiable	Obsolete due to age and productive compared to new units
N/A	9	Sets of 25' Hydraulic Hoses	UNKNOWN	UNKNOWN	UNKNOWN	N/A	Obsolete due to age and productive compared to new units
N/A		Misc Tool Mounts	N/A	UNKNOWN	UNKNOWN	N/A	Obsolete due to age and productive compared to new units

Pneumatic rescue tools:

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
	7	steel Survivair air cylinders	N/A	UNKNOWN	UNKNOWN	N/A	Old technology that is currently not used for rescue at TM
0100633	1	Victor High Pressure regulator	N/A	UNKNOWN	UNKNOWN	Not Identifiable	Old technology that is currently not used for rescue at TM
09501205	1	Victor High Pressure regulator	N/A	UNKNOWN	UNKNOWN	Not Identifiable	Old technology that is currently not used for rescue at TM
0100638	1	Victor High Pressure regulator	N/A	UNKNOWN	UNKNOWN	Not Identifiable	Old technology that is currently not used for rescue at TM
0100635	1	Victor High Pressure regulator	N/A	UNKNOWN	UNKNOWN	Not Identifiable	Old technology that is currently not used for rescue at TM
0100637	1	Victor High Pressure regulator	N/A	UNKNOWN	UNKNOWN	Not Identifiable	Old technology that is currently not used for rescue at TM
0200581	1	Victor High Pressure regulator	N/A	UNKNOWN	UNKNOWN	Not Identifiable	Old technology that is currently not used for rescue at TM
09501272	1	Victor High Pressure regulator	N/A	UNKNOWN	UNKNOWN	Not Identifiable	Old technology that is currently not used for rescue at TM
N/A	1	Western/ Holmotro High Pressure regulator	N/A	UNKNOWN	UNKNOWN	Not Identifiable	Old technology that is currently not used for rescue at TM
N/A	1	Misc. air chisels and bits	N/A	UNKNOWN	UNKNOWN	N/A	Old technology that is currently not used for rescue at TM
N/A	1	Pneumatic impact guns	N/A	UNKNOWN	UNKNOWN	N/A	Old technology that is currently not used for rescue at TM

Miscellaneous Rescue Tools

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
N/A	1	Rescue set of Come-A-Long and chains	N/A	UNKNOWN	UNKNOWN	N/A	Old technology that is currently not used for rescue at TM
N/A	1	set of Porta Power hand operated hydraulic tools	N/A	UNKNOWN	UNKNOWN	N/A	Old technology that is currently not used for rescue at TM

Fire Nozzles

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
N/A	12	1.5" Akron Turbojet Nozzles	N/A	UNKNOWN	UNKNOWN	N/A	Older units that operate at higher pressure than what TM currently uses
N/A	20	1.5" KK/TFT Thunder Fog nozzles	N/A	UNKNOWN	UNKNOWN	N/A	Older units that operate at higher pressure than what TM currently uses
N/A	3	2.5" deck gun fog Nozzles	N/A	UNKNOWN	UNKNOWN	N/A	Older units that operate at higher pressure than what TM currently uses
N/A	1	Misc. hose appliances	N/A	UNKNOWN	UNKNOWN	N/A	Older units that operate at higher pressure than what TM currently uses

Positive Pressure Ventilation fans:

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
01009135	1	Tempest 18" fans	N/A	UNKNOWN	UNKNOWN	Not identifiable	Older units overstocked
01009170	1	Tempest 18" fans	N/A	UNKNOWN	UNKNOWN	Not identifiable	Older units overstocked
NDF.00543	1	Tempest 21" fan	N/A	UNKNOWN	UNKNOWN	Not identifiable	Older units overstocked

Other:

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
N/A	6000 Ft	Fire Hose	N/A	UNKNOWN	UNKNOWN	N/A	Obsolete due to age

Vehicles:

TAG	Quantity	Description/Make	Model	ACQ PRICE	ACQ DATE	SERIAL #	REASON
EX32988	1	1988 Ford, License # EX32988 - Obtained through a trade		0.00	FY2016	1FDMF60K4JVA37136	Fully depreciated, beyond economical life
FD0197	1	1999 Ford, License # EX35258 -Service Truck	F450	\$ 28,000.00	11/6/1998	1FDXF47F2XEC10574	Fully depreciated, beyond economical life
FD5049	1	2001 Chevy, License # EX68486 - Patrol Truck	Suburban	UNKNOWN	12/20/2006	3GNGK26GX1G263559	Fully depreciated, beyond economical life



MEMORANDUM

March 15, 2018

To: Board of Fire Commissioners
Truckee Meadows Fire Protection District

Fm: Charles A. Moore, Fire Chief

Re: **Fire Chief's Report and Updates**

Please find a summary of January 2018 responses. The format has been updated to provide more information in a more readable format.

I will provide a verbal report on the following issues and provide supporting materials at the meeting:

- Fire Service Accreditation.
- Developer Requirements for Infrastructure
- Station 14 Update
- Fuels Management and Defensible Space
- AVL and Response Considerations
- Open Burning

As a result of a wet spring, fire risk is low. A number of citizens have contacted the District to inquire about open burning. I will discuss a springtime open burning with you – and attached to this report is a map that depicts the hydrographic basin. Health District regulations prohibit open burning in this area. Some property owners and ditch companies need to burn irrigation ditches. Other large tract owners have too much volume of green waste to bring it to TMFPD for processing.



CR 500
FBI 41



Truckee Meadows Fire
Protection Dist.
9001 East Ninth St
Bldg D, Second flr
Reno, Nev. 89520

For your dedication, hard work
and kindness, thank you from
the bottom of our hearts.
You made holiday celebrations
possible for so many people in
Tennessee and all over Northern
California.
Berkman 2018
With much respect,
Andrea Berkman, Pres. Traynard
Quincy the Victorian Turkey.



January 2018

Call Volume

835 Incidents



North Battalion: 597
South Battalion: 238

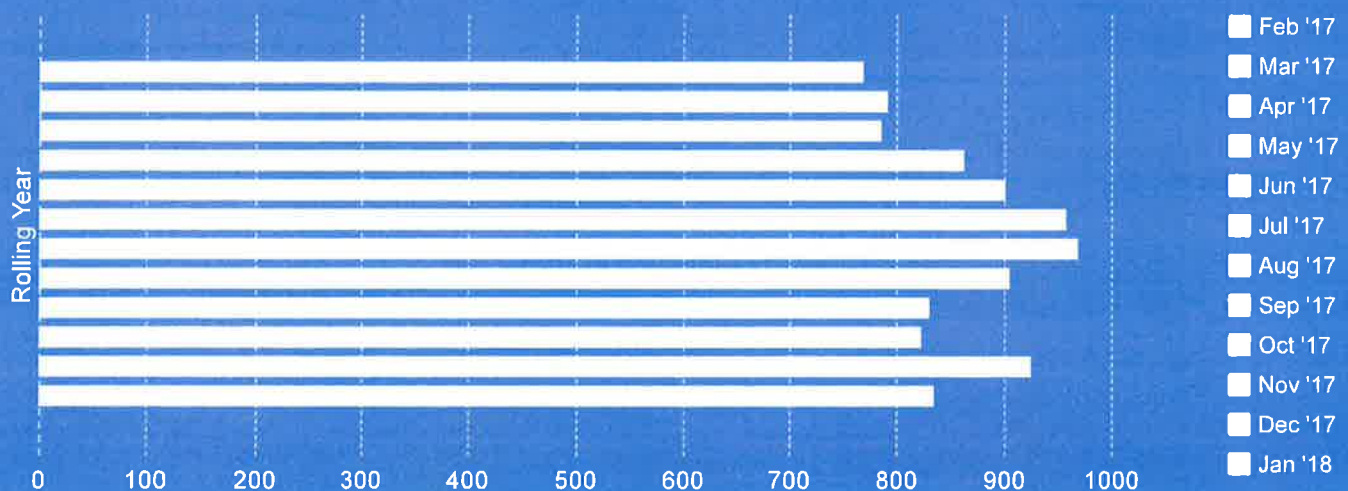
North Battalion Covers:

15 - Sun Valley
17 - Spanish Springs
13 - Stead
18 - Cold Springs
35 - Mogul

South Battalion Covers:

1 - 80 Corridor
14 - Damonte Ranch
37 - Hidden Valley
16 - East Washoe Valley
36 - Arrowcreek
36 - Galena
30 - West Washoe Valley

12 Month Rolling Total 10,357 Incidents



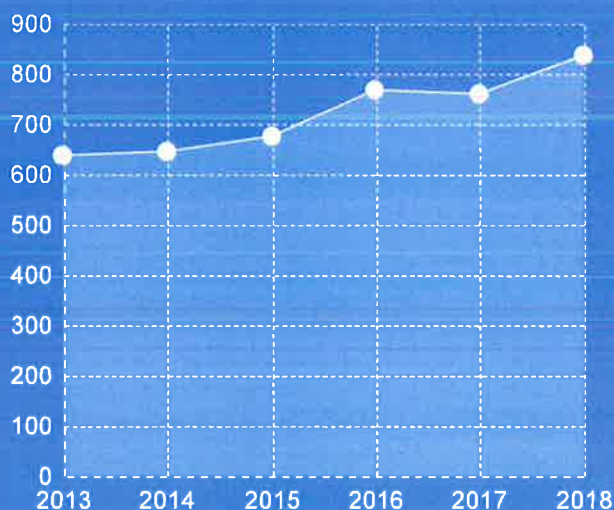


January 2018

Call Volume

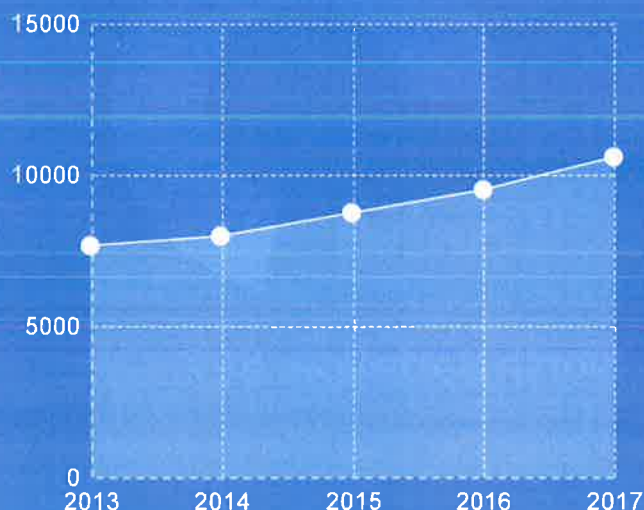
January Volume: '13-'18

31% ↑

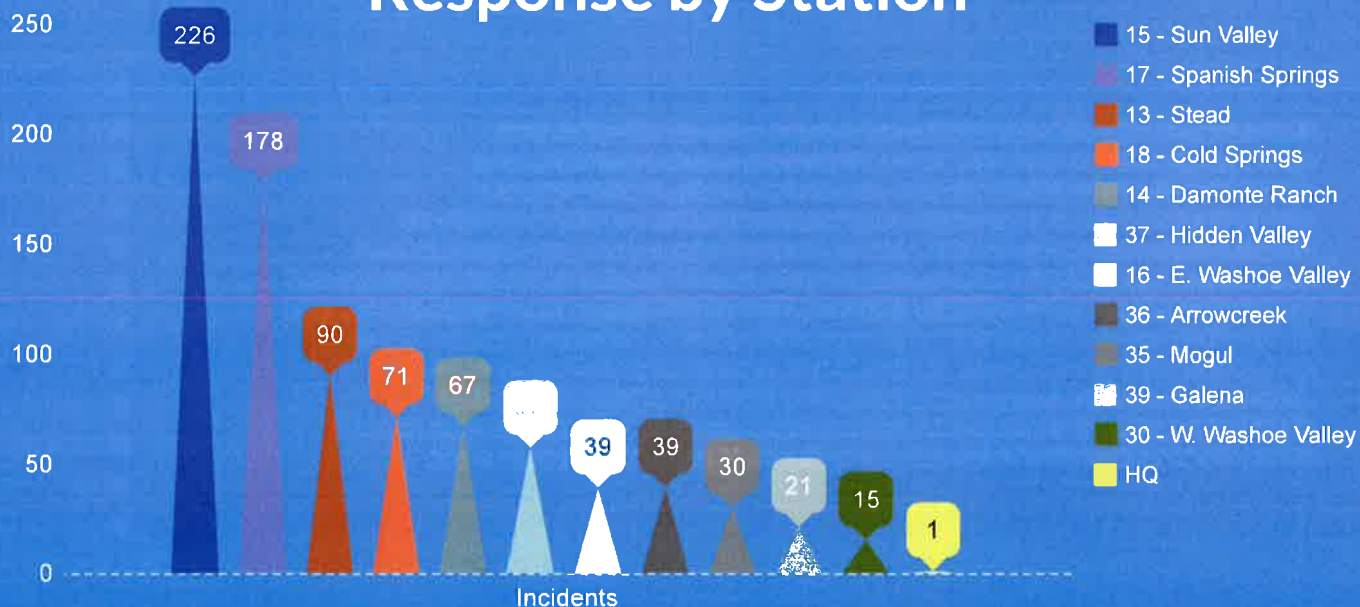


Calendar Year: '13-'17

38.2% ↑



Response by Station





January 2018

Types of Responses:

EMS:

Medical, Auto Accident, Extrication, Rescue

Good Intent:

Canceled, Controlled Burning, Smoke Report, No Emergency Found

Public Assist:

Person in Distress, Unauthorized Burning Assist Invalid, Animal Problem/Rescue

False Alarm:

System Malfunction, Unintentional Alarm, Mischievous Alarm, False Report

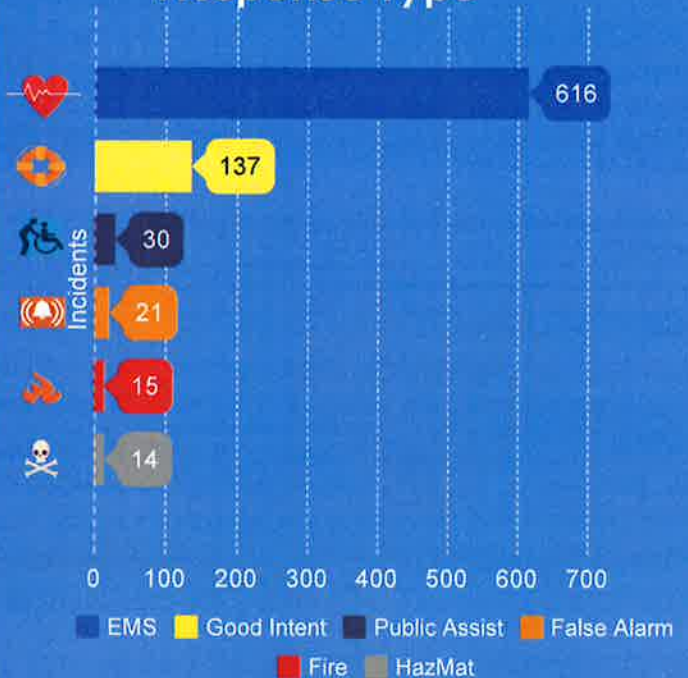
Fire:

Structure Fire, Wildland Fire, Vehicle Fire, Rubbish Fire

Hazmat:

Combustible Spill/Leak, Chemical Release, Electrical Problem, Bio Hazard

Response Type



Significant Incidents

MVA w Injury:

19



MVA No Injury:

26



Vehicle vs Pedestrian:

2



Cardiac Arrest:

8



Rescue:

3

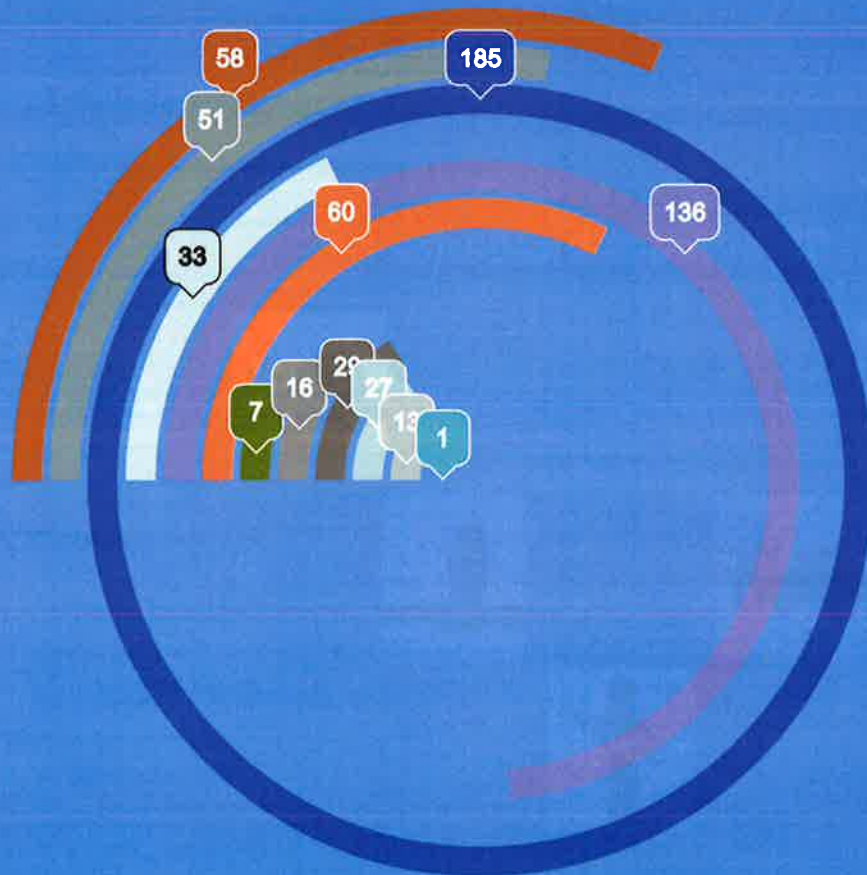


January 2018

Volume by Station

Emergency
Medical Services

616 Calls

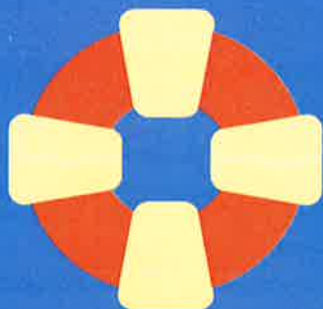


- 13 - Stead
- 14 - Damonte
- 15 - Sun Valley
- 16 - E. Washoe
- 17 - Spanish Springs
- 18 - Cold Springs
- 30 - W. Washoe
- 35 - Mogul
- 36 - Arrowcreek
- 37 - Hidden Valley
- 39 - Galena
- Headquarters

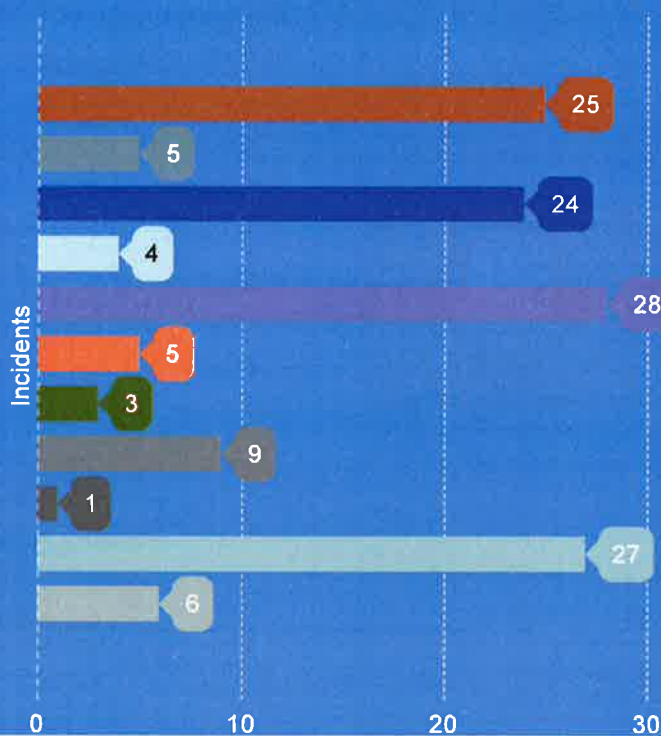


January 2018

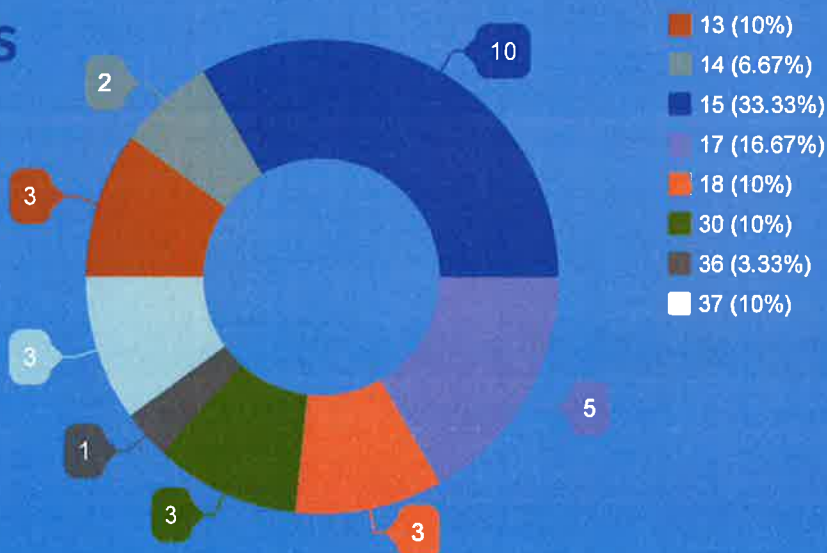
Good Intent 137 Calls



- 13 - Stead
- 14 - Damonte
- 15 - Sun Valley
- 16 - E. Washoe
- 17 - Spanish..
- 18 - Cold Sp..
- 30 - W. Washoe
- 35 - Mogul
- 36 - Arrowcreek
- 37 - Hidden ..
- 39 - Galena



Public Assist 30 Calls

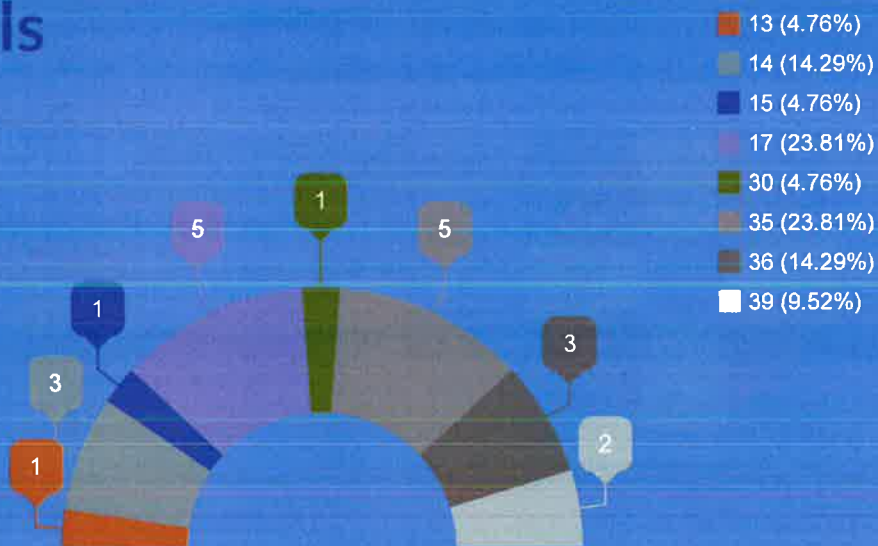




January 2018

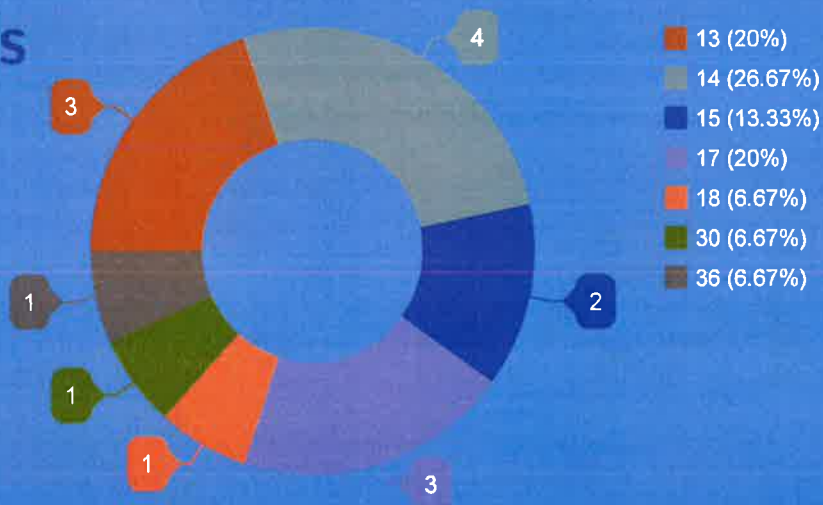
False Alarm

21 Calls



Fire

15 Calls

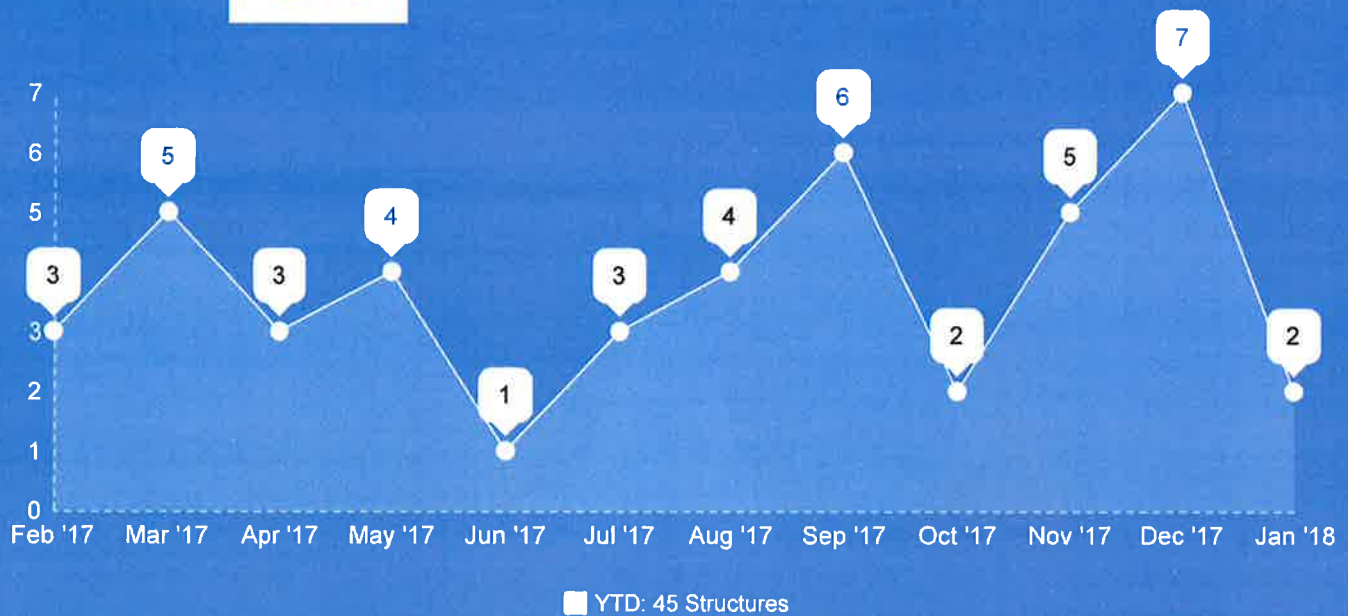




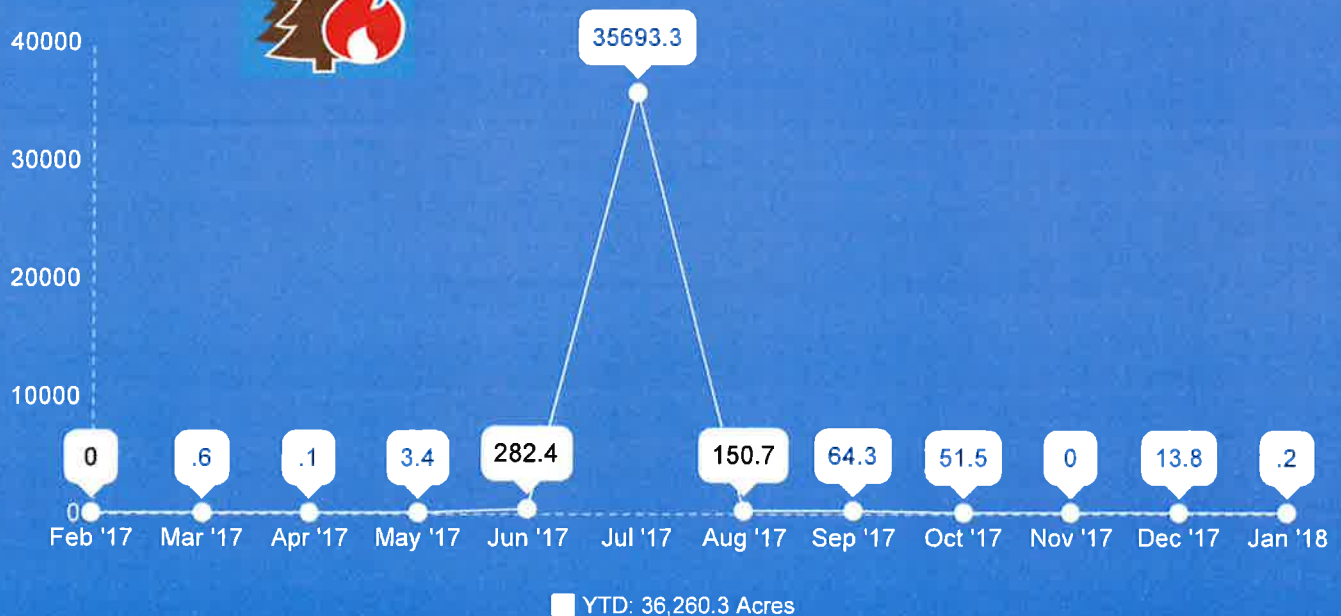
January 2018



TM Structure Fires: 2



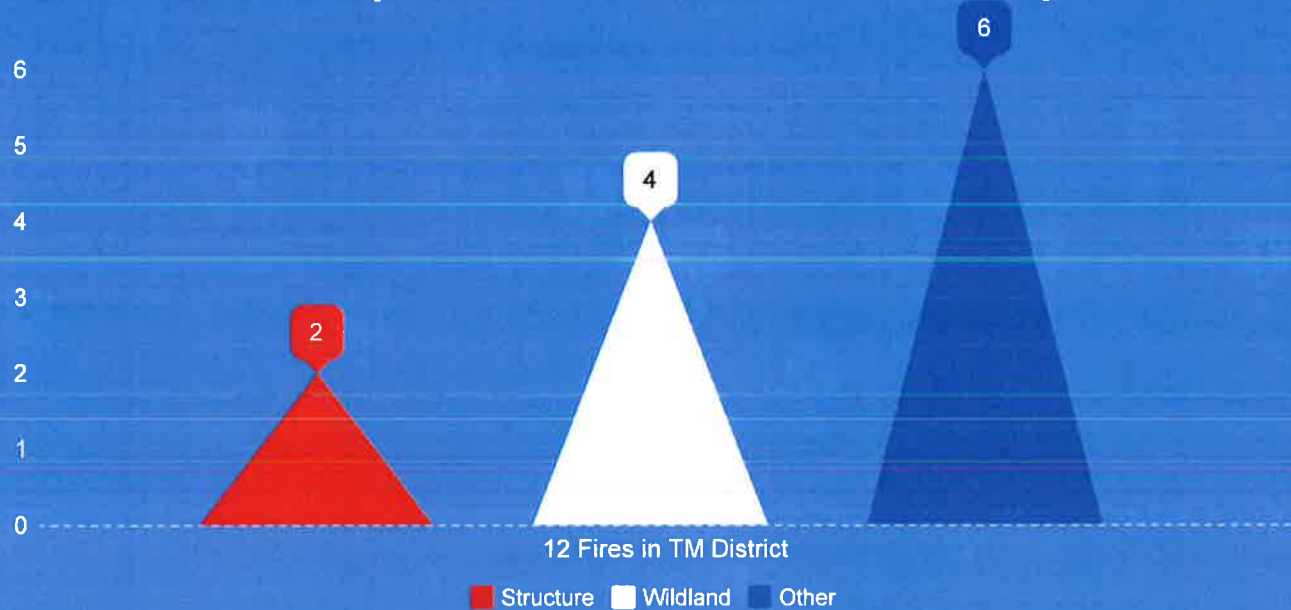
TM Acreage Burned: .2





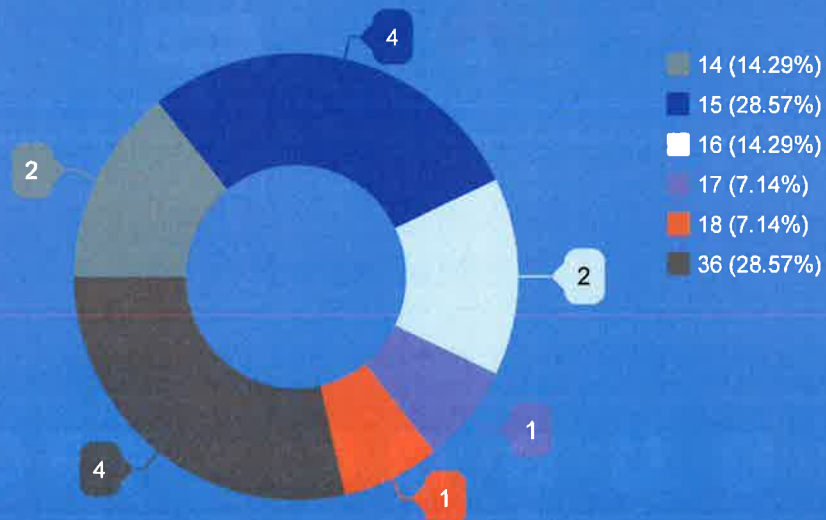
January 2018

Fire Responses Within TM Boundary: 12
Fire Responses Outside of TM Boundary: 3



HazMat

14 Calls





January 2018

Mutual Aid

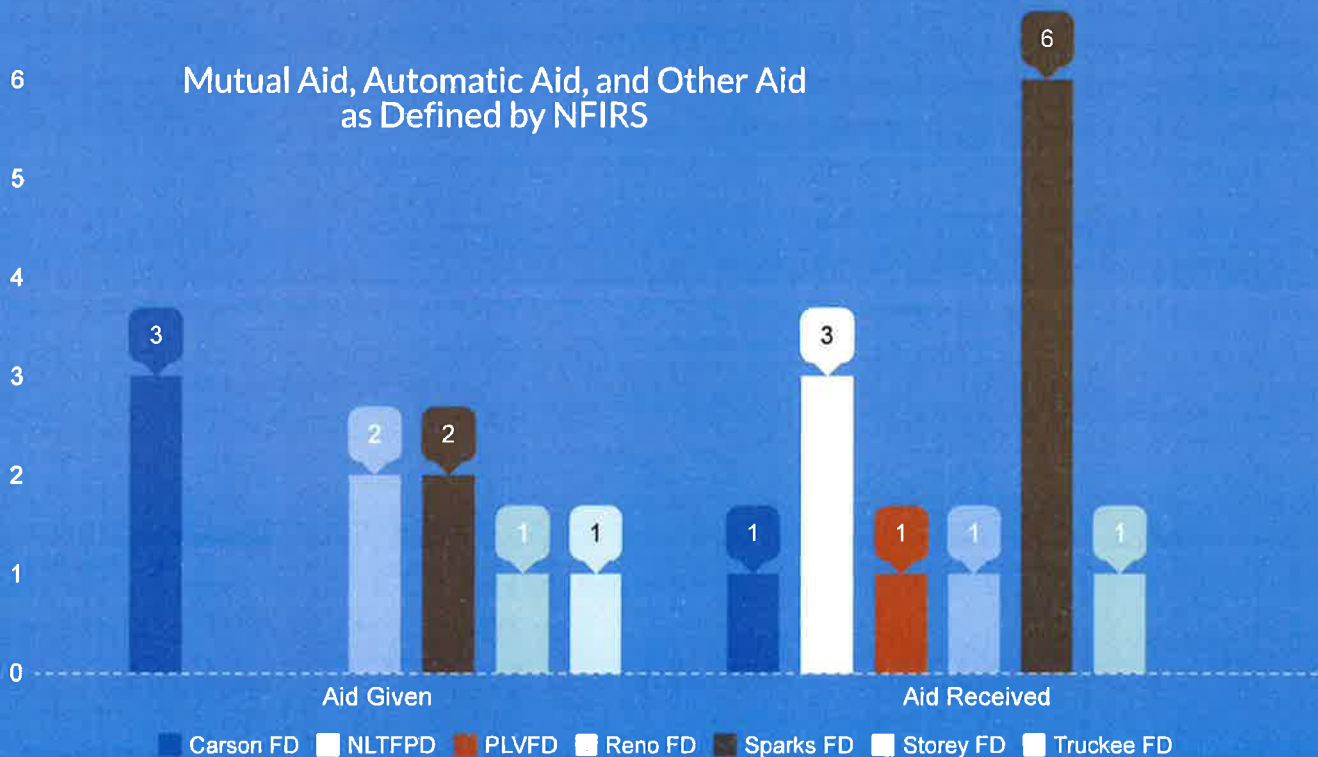
Aid Given: 9
Aid Received: 13



41

Responses outside
of TM's jurisdiction

Including responses that were canceled en route.



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You are here: [Home](#) / [News](#) / [Fire Department Partnership Will Improve Response Efficiency](#)

Fire Department Partnership Will Improve Response Efficiency

March 5, 2018 By [Kayla Anderson](#) — [Leave a Comment](#)

Truckee Meadows Fire Protection (TMFPD) and Sparks Fire departments came together last week to announce its new Enhanced Automatic Aid process, a new system that improves efficiency of resources when responding to emergency situations.

As the first of its kind in this region, this integrated partnership enhances the dispatching process by sending the single closest fire engine to a 911 call, regardless of boundary lines or jurisdiction of either agency.

Before this announcement, in some cases the closest fire engine would respond to a call as well as the area's corresponding agency, sending two fire trucks instead of one. Since both TMFPD and Sparks Fire respond to all kinds of emergencies other than just fires, sending out two trucks when there could've only been one limits the number of available fire trucks during simultaneous calls.

"Roughly 80 percent of our calls are medical emergencies, while less than four percent of our calls are related to fires. This innovative approach will keep the second engine available to respond to the next 911 call, rather than being out of service simply due to a jurisdictional boundary," says Sparks Fire Chief Chris Maples.

The two agencies are still both responding to structure and brush fires with all automatic and mutual aid, but previously both agencies responded to even the most minor EMS calls and have been trying to figure out ways to reduce its level of response. By providing a single resource, fire trucks remain available for other emergencies happening at the same time and also reduces wear and tear on the vehicles.

The labor unions and both fire chiefs knew there had to be a better solution and decided to move forward in implementing this new program.

"We've come to a new agreement that's enhancing automatic aid," says TMFPD Fire Chief Charles Moore. "This ensures better response in very much of a collaborative effort between Truckee



John Byrne/Tribune

A new Enhanced Automatic Aid agreement between Sparks Fire and Truckee Meadows Fire Protection Department will expedite the response process by sending the single closest fire engine to a call regardless of boundary lines or jurisdiction of either agency.



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Food Nevada
17 hours ago

My favorite bone broth in [Reno, Nevada](#) is what I buy at [Great Basin Community Food Coop](#). They have it frozen and I just defrost and cook with it during the week. Easy...
[#foodnevada](#)



The 5 Best Bone Broths You Can Buy



Tweets by [@SparksTribune](#)

The Sparks Tribune Retweeted

Nathan Shoup @Tnb_Shoup
Shoup Shots: No longer the new guy
sparkstrib.com/2017/09/13/sho...

Sep 16 2017

The Sparks Tribune @SparksTribune
Delays expected on Sparks Boulevard through Saturday. buff.ly/2j3A09C

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Meadows and Sparks. This is a win-win for both agencies to improve efficiency. Before we did this, the closest fire truck responded and then the agencies so at least two fire trucks arrived on scene.

There's a risk for firefighters as well as citizens every time you put a fire engine on the road. It causes a lot of wear and tear. Trucks are very expensive to run and operate per mile. It costs half a million dollars for a new fire truck and equipment, so we want them to last as long as possible. It only makes sense to be as efficient as we can with their use," Moore says.

Moore is also hoping that the success of the collaboration will help create a unified dispatch center and better use of Automatic Vehicle Location (AVL) technology.

"With AVL technology there is GPS on every fire engine and ambulance, so it automatically chooses who responds. The software matches the location of the fire truck and dispatches them quickly. We all want to take steps to improve our dispatch, particularly in areas with common boundaries. Our dispatchers do an amazing job and we're very proud of them, but we want to leverage that technology to make the system even better," he says.

Under the new Enhanced Automatic Aid agreement, Sparks Fire will be responding to emergencies south of Los Altos Parkway and Wedekind Road near Wildcreek Golf Course while TMFPD will be responding to emergencies north of Los Altos Parkway (along Pyramid Highway) and in the Wingfield Springs area.

"The City of Sparks has been a fantastic partner to work with and our relationship is one I enjoy every day. We've proved what regionalization can look like where jurisdiction autonomy can be maintained. This type of collaboration is logical and necessary in order to provide the most efficient service to our citizens," says Moore.

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Comment

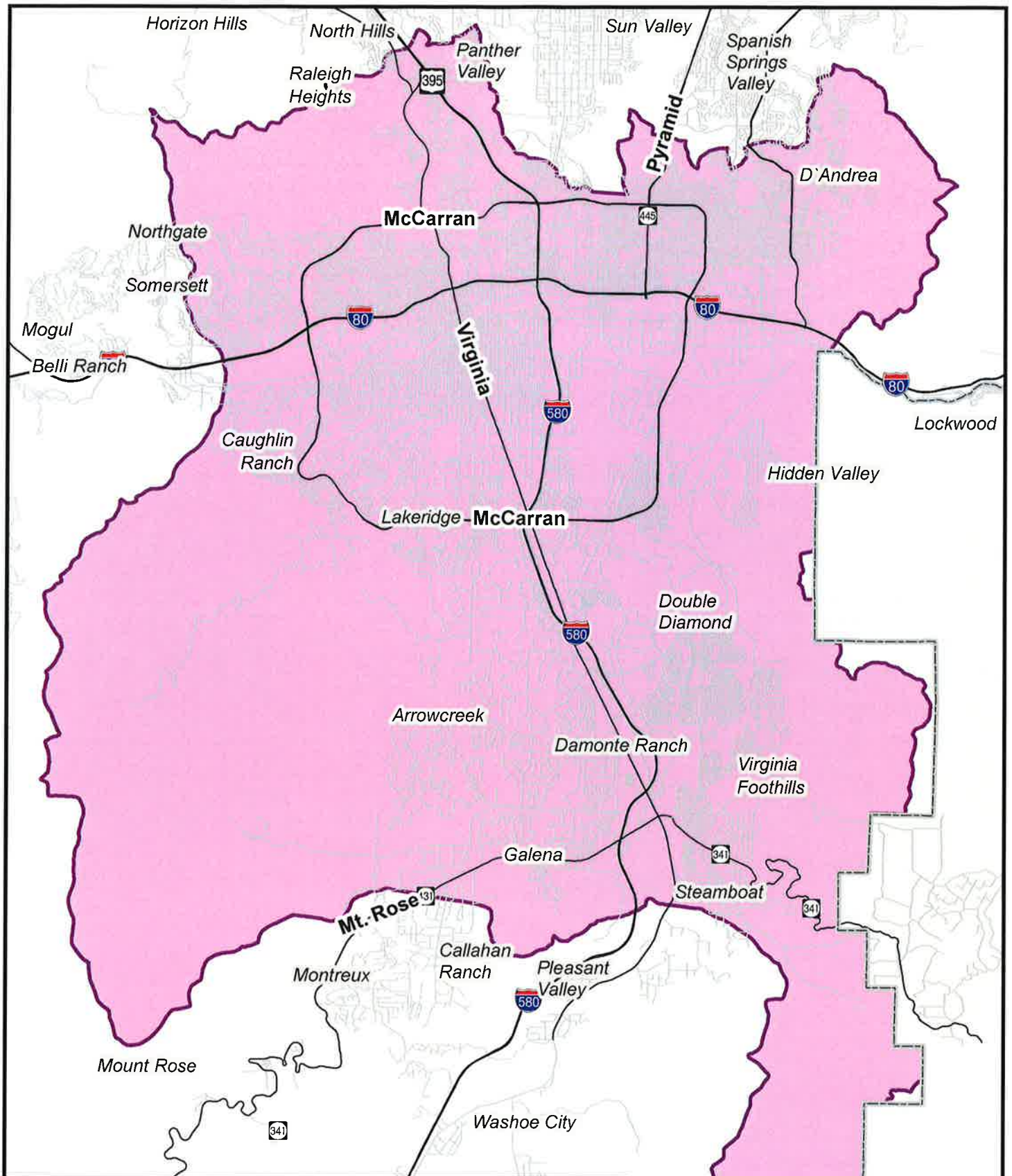
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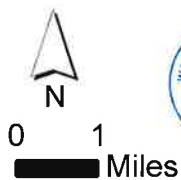
POST COMMENT





 Truckee Meadows
Hydrobasin (87)

Technology Services/GIS



AGENDA ITEM #9.6



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: March 20, 2018

Fire Chief CM

Finance CV

Legal DWV

Risk Mgt DE

HR DW

DATE: March 8, 2018

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Charles A. Moore, Fire Chief
Phone: (775) 328-6123 Email: cmoore@tmfpd.us

SUBJECT: Presentation, discussion and possible direction to staff regarding a plan for fire related improvements in the Verdi Community. (Commission District 5) FOR POSSIBLE ACTION

SUMMARY

Presentation, discussion and possible direction to staff regarding a plan for fire related improvements in the Verdi Community.

Strategic Objective supported by this item: *Safe, Secure and Healthy Communities*

PREVIOUS ACTION

September 19, 2017 The Board of Fire heard a presentation from Mike Brown of R&R Partners.

December 5, 2017, The Board of Fire Commissioners accepted a final "Informational Summary/Finding and Recommendations" report on Lakeview Incident #TM160005937 presented by Mike Brown of R&R Partners.

BACKGROUND

On August 2, 2016 the District responded to a report of a structure fire at 345 Lakeview Drive in Verdi Nevada. The initial 911 caller reported significant fire conditions and explosions. Engine 35 (Mogul Fire Station) observed and reported a black column of smoke as they left the station. Engine 35 arrived to find the three car garage fully involved in fire from the side facing the street, consistent with the 911 caller's description. A 360 degree assessment was made by the engine Captain who found a significant portion of the rear of the home also involved in fire with exposures to adjacent structures and wildlands. The Captain's estimate was approximately 40% fire involvement of the entire structure.

Subsequent to this fire, the Board heard public comment regarding the need for improvements to fire service. Staff retained Retired Chief Mike Brown of R&R Partners to review the incident and make recommendations for improvements.

Staff has summarized the findings from the R&R Partners report and additional recommendations from staff into a dashboard (attached). For the reason that water resources for fire suppression are limited in the Verdi area, staff has retained Dyer Engineering to study options, including municipal water / fire hydrants and other low tech solutions such as water cisterns. They will report their preliminary findings at the meeting.

The Fire Chief will also review items on the dashboard. This document will be dynamic and subject to additions and deletions as time goes on.

FISCAL IMPACT

There are no fiscal impacts specific to this agenda item, however, there have been expenditures related to this item from the FY 17/18 budget and budget planning for future items are being considered for FY 18/19.

RECOMMENDATION

It is recommended that the Board accept the presentation and give direction to staff in regards to the plan for fire related improvements in the Verdi Area.

POSSIBLE MOTION

Should the Board agree with staff' recommendation, a possible motion could be:

"I move to accept the presentation and give the following direction... .."



Truckee Meadows Fire Protection District Verdi Fire Protection Improvements Dashboard

Water Development	
Improvement/Recommendation	Progress and Timeline
1. Determine the feasibility of municipal water line extension to the community	Dyer Engineering – In progress
2. Determine the feasibility of adding cisterns for initial fire attack and tender refill	Dyer – in progress – report expected 3/20
3. Add a new water tender capability to Volunteer station 351. Retire old tender	Complete
4. Add water tender to Station 35 Mogul	Complete

Operations	
Improvement/Recommendation	Progress and Timeline
1. Review overall operations in the Verdi area – Assigned to Deputy Chief Gorgon and Division Chief Loughran.	Ongoing
2. Study a new site for development of a Volunteer or Career Station	Two sites are under review and study
3. Contact REMSA for interest in co-locating at a new building	Complete – waiting for REMSA to respond
4. Study and secure additional resources for extended hose lay – hose wagon	Under study for FY 18/19
5. Develop a faster connection source to the canal. Alignment of the engine intake caps to the dry hydrant takes time due to vehicle positioning. Staff suggested adding a gate to the canal that allows FF's to drop the hard suction hose directly into the canal.	Complete. A gate has been added within the security fence.
6. Add a fourth firefighter to the crew rotation at station 35.	Complete and funded through FY 17/18. Permanent staffing is under consideration for FY 18/19
7. Purchase a portable fire pump – 500 GPM with hard suction. The pump can be deployed to other static sources such as the Washoe County ponds or the river where fire truck pumping is not possible.	Complete
8. Preplan additional drafting sites – rain for rent options are not viable. Possible addition of dry hydrant into ponds.	Ongoing

Training	
Improvement/Recommendation	Progress and Timeline
1. Train Verdi Volunteers on operations of new water tender	Complete
2. Train FEO on dry hydrant / canal drafting operations	Complete
3. Perform joint training with volunteers and career staff in Verdi	Ongoing
4. Area familiarization with career staff.	Ongoing

Volunteer Recruiting	
Improvement/Recommendation	Progress and Timeline
1. Volunteer recruitment – Five (5) additional added for a total of nine (9)	Ongoing
2. Additional volunteers for Verdi processed:	Complete
3. Site study for location	In Process

Prevention /Fuels Management	
Improvement/Recommendation	Progress and Timeline
1. Plan for green waste recycling specific to Verdi	May
2. Offer home site inspections for fuels reduction recommendations	Summer
3. Hire a fuels management specialist	Planned for FY 18/19 dependent on FY 18/19 budget appropriation
4. Enlist Fuels Management services from NDF	April
5. Discuss and engage the community in the development of a CWPP and determine community interest in becoming a fire adapted community.	June

Mutual Aid and Response Issues	
Strategy	Progress and Timeline
1. Add COR to run string for structure fires	Complete
2. Add all available TM water tenders to run strings for structure fires	Complete
3. Implement closest forces concept in dispatching – AVL	Ongoing
4. Hard suction staging at canal for Reno Fire 2 nd due engine – Reno Fire does not carry hard suction. <u>Train Reno Fire personnel on drafting operations.</u>	FY 18./19
5. Multi company drill with water relay operations	Summer



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: March 20, 2018

Fire Chief CM

Finance CV

Legal DWV

Risk Mgt DE

HR DW

DATE: March 6, 2018

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Cindy Vance, Chief Fiscal Officer

THROUGH: Charles A. Moore, Fire Chief

Phone: (775) 328-6123 Email: cmoore@tmfpd.us

SUBJECT: Discussion and possible action to approve the Truckee Meadows Fire Protection District to pay Workers' Compensation Heart and Lung Claims invoice dated January 26, 2018 from the City of Reno in the amount, not to exceed \$92,508.34 per the Reno-TMFPD Interlocal Agreement, subject to review by our independent actuary.(All Commission Districts) FOR POSSIBLE ACTION

SUMMARY

This staff report seeks Board approval to the Truckee Meadows Fire Protection District to pay Workers' Compensation Heart and Lung Claims invoice dated January 26, 2018 from the City of Reno in the amount, not to exceed \$92,508.34 per the Reno-TMFPD Interlocal Agreement, subject to review by our independent actuary.

Strategic Objective supported by this item: *Sustainability of our financial, social and natural resources.*

PREVIOUS ACTION

The Board of Fire Commissioners approved the Reno-TMFPD Interlocal Agreement which sets forth the requirement for the TMFPD to pay a percentage of workers' compensation heart and lung claims based on the number of years the employee was a TMFPD employee.

On March 21, 2017, the BOFC approved the Truckee Meadows Fire Protection District to pay Workers' Compensation Heart and Lung Claims in the amount not to exceed \$142,623.29 per the Reno-TMFPD Interlocal Agreement.

BACKGROUND

The Reno-TMFPD Interlocal Agreement sets forth the option for the TMFPD to buyout its workers' compensation liability at the end of a five year period which is a liability still in existence even after the Reno/TMFPD Interlocal Agreement has expired since it pertains to workers' compensation claims made during the period of the Agreement. Per the Agreement, by buying out FY 11/12 claims, the TMFPD will have no further liability for any workers' compensation claims for that year except for heart and lung claims.

The District received invoice #2018-00150416 dated October 30, 2017 in the amount of \$28,810.72. That invoice, in addition to the invoice dated January 26, 2018, totals \$121,319.06 bringing the cost over \$100,000 and requiring BOFC approval.

Staff noted possible discrepancies between the requirements within the Reno-TMFPD Interlocal Agreement and the claims included in the invoices. Staff is working with the City of Reno to resolve differences. An independent actuary has been engaged to review the Interlocal agreement, previous buyouts of workers' compensation claims, and FY16/17 and FY17/18 Workers' Compensation Heart and Lung Claims invoices as presented by the City of Reno to assist in the determination of whether all claims are the liability of TMFPD.

The City of Reno is aware that an independent actuary has been contracted to review the Interlocal agreement, previous buyouts of workers' compensation claims, and FY16/17 and FY17/18 Workers' Compensation Heart and Lung Claims invoices. TMFPD has made partial payments on previous invoices for the claims.

FISCAL IMPACT

Adequate funds have been accrued and budgeted within the District's Workers' Compensation Internal Service fund to pay approved invoices.

RECOMMENDATION

Staff recommends the approval of the Truckee Meadows Fire Protection District to pay Workers' Compensation Heart and Lung Claims invoice dated January 26, 2018 from the City of Reno in the amount, not to exceed \$92,508.34 per the Reno-TMFPD Interlocal Agreement, subject to review by our independent actuary.

POSSIBLE MOTION

Should the Board agree with staffs' recommendation, a possible motion could be:

"I move to approve the Truckee Meadows Fire Protection District to pay Workers' Compensation Heart and Lung Claims invoice dated January 26, 2018 from the City of Reno in the amount, not to exceed \$92,508.34 per the Reno-TMFPD Interlocal Agreement, subject to review by our independent actuary."

INVOICE

Accounts Receivable
Billing inquiries: 1-775-334-1228

Remit to: City of Reno, Nevada
Attn: Central Cashiering
P.O. Box 1900
Reno, NV 89505

CITY OF RENO, NEVADA
P.O. BOX 1900
RENO, NEVADA
89505

Customer #: 14898
Truckee Meadows Fire Protection District
Washoe County Manager's Office
PO Box 11130
Reno, NV 89520

Invoice #: 2018-00150427
Billing Date: 01/26/2018
Due Date: 02/25/2018

Please remit this portion with your payment →	\$92,508.34
--------------------------------------------------	--------------------

DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

PLEASE RETAIN BOTTOM PORTION FOR YOUR RECORDS

Truckee Meadows Fire Protection District
Washoe County Manager's Office
PO Box 11130
Reno, NV 89520

If there are any questions, please call Accounts receivable at 775-334-1228. City of Reno's Federal Tax ID is 88-6000201. PLEASE NOTE -YOUR PAYMENT IS DUE UPON RECEIPT

Description	Qty	Unit Price	Total Price
Workers' Comp FY 17/18 2nd Quarter Heart/Lung Claims	1	\$49,059.9800	\$49,059.98
Workers' Comp FY17/18 Previously Unbilled Claims 1st Quarter ~Jerry Havniear ~Steven Martinez	1	\$11,455.3000	\$11,455.30
Workers' Comp FY 16/17 Previously Unbilled Claims 4th Quarter - \$7,868.80 3rd Quarter - \$7,766.03 2nd Quarter - \$7,709.43 1st Quarter - \$8,648.80 ~Jerry Havniear ~Steven Martinez	1	\$31,993.0600	\$31,993.06

Total Invoice
\$92,508.34

CUSTOMER #	BILLING DATE	DUE DATE	INVOICE #	CHARGES
14898	01/26/2018	02/25/2018	2018-00150427	\$92,508.34
Balance →				\$92,508.34

PAYMENT IN FULL IS DUE AND PAYABLE ON RECEIPT OF THIS INVOICE.

ANY BALANCE DUE BEYOND THAT LENGTH OF TIME WILL BE CONSIDERED DELINQUENT, AND INTEREST WILL BE CHARGED AT THE RATE OF 1% PER MONTH ON THE UNPAID BALANCE. RETURN TOP PORTION OF THIS INVOICE WITH YOUR REMITTANCE TO INSURE PROPER CREDIT.



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: March 20, 2018

Fire Chief CM

Finance CV

Legal DWV

Risk Mgt DE

HR DW

DATE: March 1, 2018

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Charles A. Moore, Fire Chief
Phone: (775) 328-6123 Email: cmoore@tmfpd.us

SUBJECT: Discussion and possible acceptance of the appraised value of \$950,000 of the land located at 12300 Old Virginia Street, Reno NV 89521 (APN 140-010-24), the current location of Station 14. (Commission District 2) FOR POSSIBLE ACTION

SUMMARY

This item is for discussion and possible acceptance of the appraised value of \$950,000 of the land located at 12300 Old Virginia Street, Reno NV 89521 (APN 140-010-24), the current location of Station 14.

Strategic Objective supported by this item: *Safe, secure and healthy communities*

PREVIOUS ACTION

December 16, 1997, the Board of Fire Commissioners (BOFC) approved the purchase of the Brown Huffaker Volunteer Fire Station, (Truckee Meadows Fire Station #14), located at 123000 Old Virginia Road for \$24,000.

May 19, 2014, the BOFC approved the District's FY 14/15 Budget and adopted the Capital Improvements Plan for Fiscal Year 2015, which includes funds allocated for the purchase of land to relocate career Station #14.

October 28, 2014, the BOFC authorized the District, to begin negotiation on the potential acquisition of a subject property APN 044-300-09 (and a portion of APN 044-300-10), for a replacement location to accommodate Fire Station #14 located in the vicinity of Foothill Road and S. Virginia Street.

December 15, 2015, the BOFC approved the final settlement and title paperwork with a closing date of December 28, 2015 for the acquisition of property located in the vicinity of Foothill Road and S. Virginia Street (APN 044-300-09 and a portion of APN 044-300-10) to accommodate the replacement of Fire Station #14.

January 26, 2016, the BOFC approved an Agreement in the amount of \$399,300 for consulting architectural/engineering services between Truckee Meadows Fire Protection District and TSK to provide architectural and engineering consulting services for the station 14 project.

June 21, 2016, the Board approved an Agreement in the amount of \$87,700 for Civil Design Services between Truckee Meadows Fire Protection District and CFA, Inc. to provide professional services.

This Agreement with CFA, Inc. was to provide civil design services for the final CMAR package. CFA, Inc. already has a professional services agreement in the amount of \$47,400 for the preparation of the special use permits for Station 14, Station 39, and Station 37 as well as the parcel map for Station 14.

February 21, 2017, the BOFC approved extra work authorizations in the amount of \$40,350 for Civil Design services between Truckee Meadows Fire Protection District and CFA, Inc. to for additional design changes and to authorize future Extra Work Authorization not to exceed 10% of the current approved contract.

June 20, 2017, the BOFC approved an Owner-CMAR Construction Agreement between Truckee Meadows Fire Protection District and CORE Construction, Inc. to provide Construction Manager at Risk (CMAR) construction services for the Truckee Meadows Fire Protection District – Station 14 with a total project cost of \$5,459,838.”

September 19, 2017, the BOFC authorized staff to negotiate the sale or lease of Property at 12300 Old Virginia Road, APN 140-010-04, currently station 14, in accordance with NRS 244.2795, *Sale or lease of certain real property*.

BACKGROUND

The Truckee Meadows Fire Protection District was the beneficiary of a 25 year, one dollar per year lease of a fire station site at 12300 Old Virginia Road beginning in 1976. The property was purchased from the Brown Huffaker Volunteer Fire Department (a non-profit corporation) in 1998 for \$24,000.

TMFPD Staff had determined that the existing Station 14 is in need of replacement due to age and functional obsolescence and purchased land near the intersection of Foothill Road and South Virginia Street for its replacement.

The District decided with assistance from Washoe County Capital Projects to deliver the Truckee Meadows Fire Protection District – Station 14 Project as a Construction Manager-at-Risk (CMAR) process for development of the design and construction. The District entered into a CMAR Construction Agreement with Core Construction, Inc. Construction of the new Station 14 and the new location has commenced and is anticipated to be completed by May 2018.

The District contracted with an appraiser under the requirements of NRS244.2795, *Sale or lease of certain real property*, to prove an appraised value of the land only portion of the property located at 12300 Old Virginia Road, APN 140-010-04. Although this law pertains to Counties and not to local governments, in an effort to obtain the best value for the lease or sale and to remain transparent, the District has deemed the requirements under NRS 244.2795 appropriate guidelines to follow. The appraised value of \$950,000.

Once the appraisal is accepted by the BOFC, the District will contract with a Broker and list the property for sale to the general public and negotiate the sale or lease of the property as approved by the BOFC. A final negotiated sale or lease will be presented to the BOFC for approval.

FISCAL IMPACT

There is no fiscal impact related to the acceptance of the appraised value.

RECOMMENDATION

A motion is requested for acceptance of the appraised value of \$950,000 of the land located at 12300 Old Virginia Street, Reno NV 89521 (APN 140-010-24), the current location of Station 14.

POSSIBLE MOTION

Should the Board agree with staff's recommendation a possible motion could be:

"I move to accept of the appraised value of \$950,000 of the land located at 12300 Old Virginia Street, Reno NV 89521 (APN 140-010-24), the current location of Station 14."

AN APPRAISAL REPORT

OF

12300 OLD VIRGINIA ROAD
RENO, WASHOE COUNTY, NV 89521

APN 014-010-14

A LOT
CONTAINING .948± ACRES



SUBMITTED BY
ANTHONY J. WREN, MAI, SRA
CERTIFIED GENERAL APPRAISER #A.0000090-CG
P.O. BOX 20867
RENO, NEVADA 89515

**AN APPRAISAL REPORT
OF**

**12300 OLD VIRGINIA ROAD
RENO, WASHOE COUNTY, NV 89521**

APN 014-010-14

**A LOT
CONTAINING .948± ACRES**

**PREPARED FOR
CHARLES MOORE, FIRE CHIEF
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
1001 EAST 9TH STREET, BUILDING D SECOND FLOOR
RENO, NEVADA 89523**

**EFFECTIVE DATE OF APPRAISAL
March 1, 2018**

**DATE OF REPORT
March 6, 2018**

**DATE OF INSPECTION
March 1, 2018**

**SUBMITTED BY
ANTHONY J. WREN, MAI, SRA
CERTIFIED GENERAL APPRAISER #A.000090-CG
P.O. BOX 20867
RENO, NEVADA 89515**

ANTHONY J. WREN AND ASSOCIATES

P.O. BOX 20867
RENO, NEVADA 89515
(775) 329-4221
FAX (775) 329-5382

TONY WREN, MAI, SRA
CERTIFIED GENERAL APPRAISER

SUSAN WREN
CERTIFIED RESIDENTIAL APPRAISER

March 6, 2018

Charles Moore, Fire Chief
Truckee Meadows Fire Protection District
1001 East 9th Street, Building D Second Floor
Reno, Nevada 89523

RE: APN 014-01014, a Lot Containing .948± Acres

Dear Mr. Moore:

I have made an inspection and analysis of the above-referred property, which is more specifically described in the following report. The purpose of this report is to estimate the "as is" market value as of the date of inspection, which was March 1, 2018. Market value "as is" means an estimate of market value of a property in the condition observed upon inspection and as it physically and legally exists as of the date of valuation. Market value is defined in the body of the report.

The subject property is appraised as a fee simple estate, subject to the limitations of eminent domain, escheat, police power, and taxation.

The function of this appraisal is the use by the client for purposes of negotiating a potential sale of the parcel for its vacant highest and best use land value. The site contains .948± acres. The appraisal will not be used in connection with any loan application or for lending purposes. Any other utilization of this report without the prior written consent of the signer of this report is prohibited.

The accompanying appraisal report is being prepared in conformance with this appraiser's understanding of the appraisal requirements of the current Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation, as well as the Supplemental Standards required by the Appraisal Institute.

The appraiser attests that he has the knowledge and experience to complete this assignment and has appraised this type of property before.

I have performed no services, (an appraisal) as an appraiser, regarding the property that is the subject of this report, within a three-year period immediately preceding acceptance of this assignment.

After analyzing the current market data, a marketing period to sell the property is considered to be less than 12 months. This is based upon adequate exposure to the open market as well as competitive pricing.

The following report provides a summary physical description of the subject and a summary review of the pertinent data analyzed in forming the estimate of value for the subject property. Based on the examination and study made, I have formed the opinion that as of March 1, 2018, the effective date of valuation, the estimated market value is:

**NINE HUNDRED FIFTY THOUSAND DOLLARS
(\$950,000)**

Sincerely,

A handwritten signature in blue ink that reads "Anthony J. Wren". The signature is fluid and cursive, with the first name "Anthony" and last name "Wren" clearly legible.

Anthony J. Wren MAI, SRA
Certified General Appraiser #A.0000090-CG

Hypothetical Condition: This appraisal is based on the hypothetical condition that the subject property is vacant and ready to be put to its highest and best use as a vacant site. In fact, the subject property is improved with the Truckee Meadows Fire Protection District Station #14. The use of this Hypothetical Condition may affect the assignment results.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Name: Truckee Meadows Fire Protection District Station #14
underlying land only

Address: 12300 Old Virginia Road, Reno, Washoe County,
Nevada 89521

Location: The subject property is located just northeast of the
northeast intersection of Damonte Ranch Parkway
and Old Virginia Road

Owner of Record: Truckee Meadows Fire Protection District

Legal Description: See body of the report

Assessor's Parcel No.: APN 140-010-14

Zoning: IA
Highest and Best Use Zoning: Commercial

Present Use: Hypothetically Vacant Land

Highest and Best Use: Future Commercial Development

Land Area: .948± ac or 41,295± sf

Effective Date of Valuation: March 1, 2018

Date of Inspection: March 1, 2018

Date of Report: March 6, 2018

Final Value Conclusions:

Cost Approach	N/A
Income Approach	N/A
Direct Sales Comparison Approach (Land Only)	\$950,000

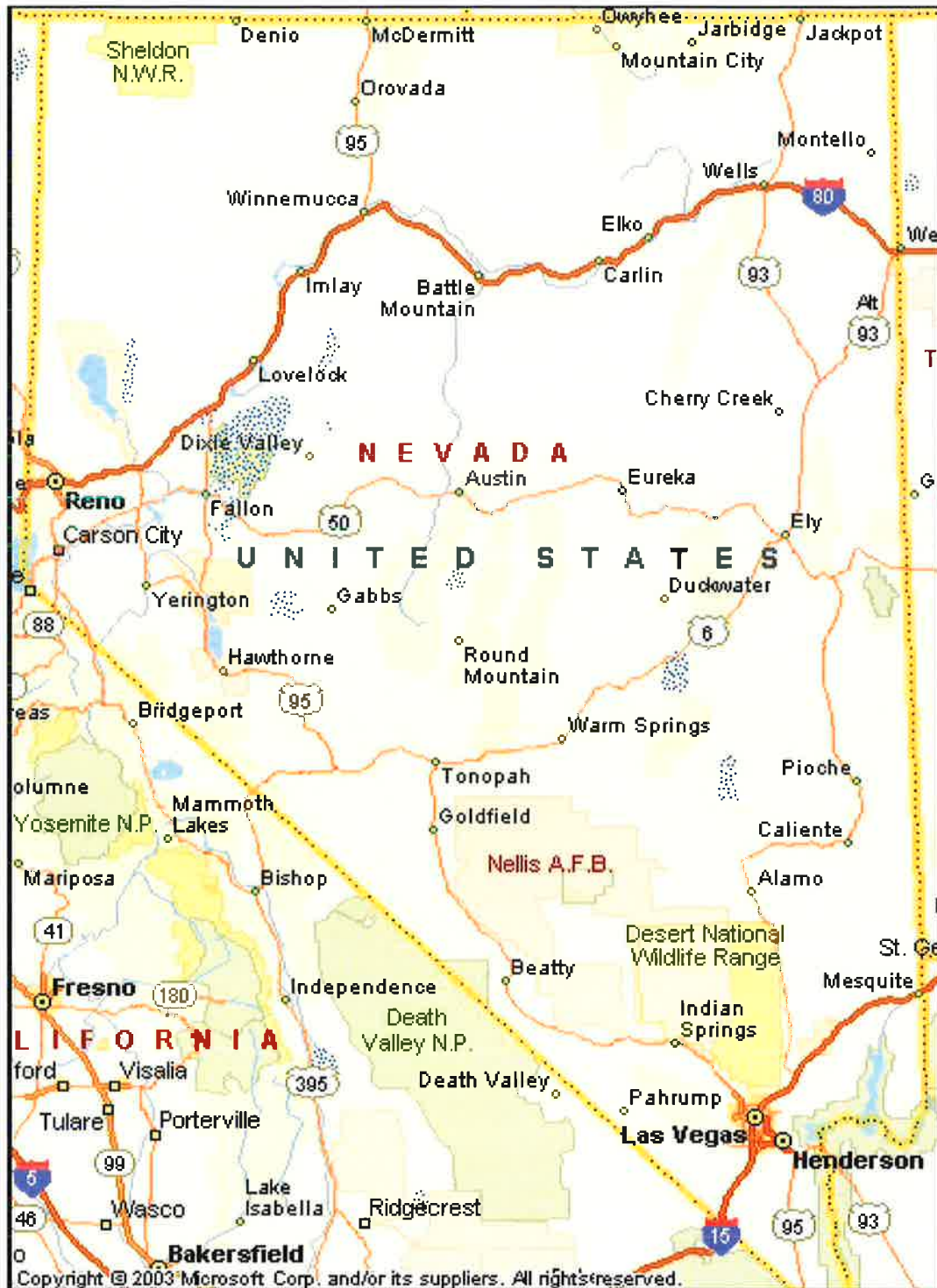
FINAL ESTIMATE OF VALUE: **\$950,000**
As of March 1, 2018

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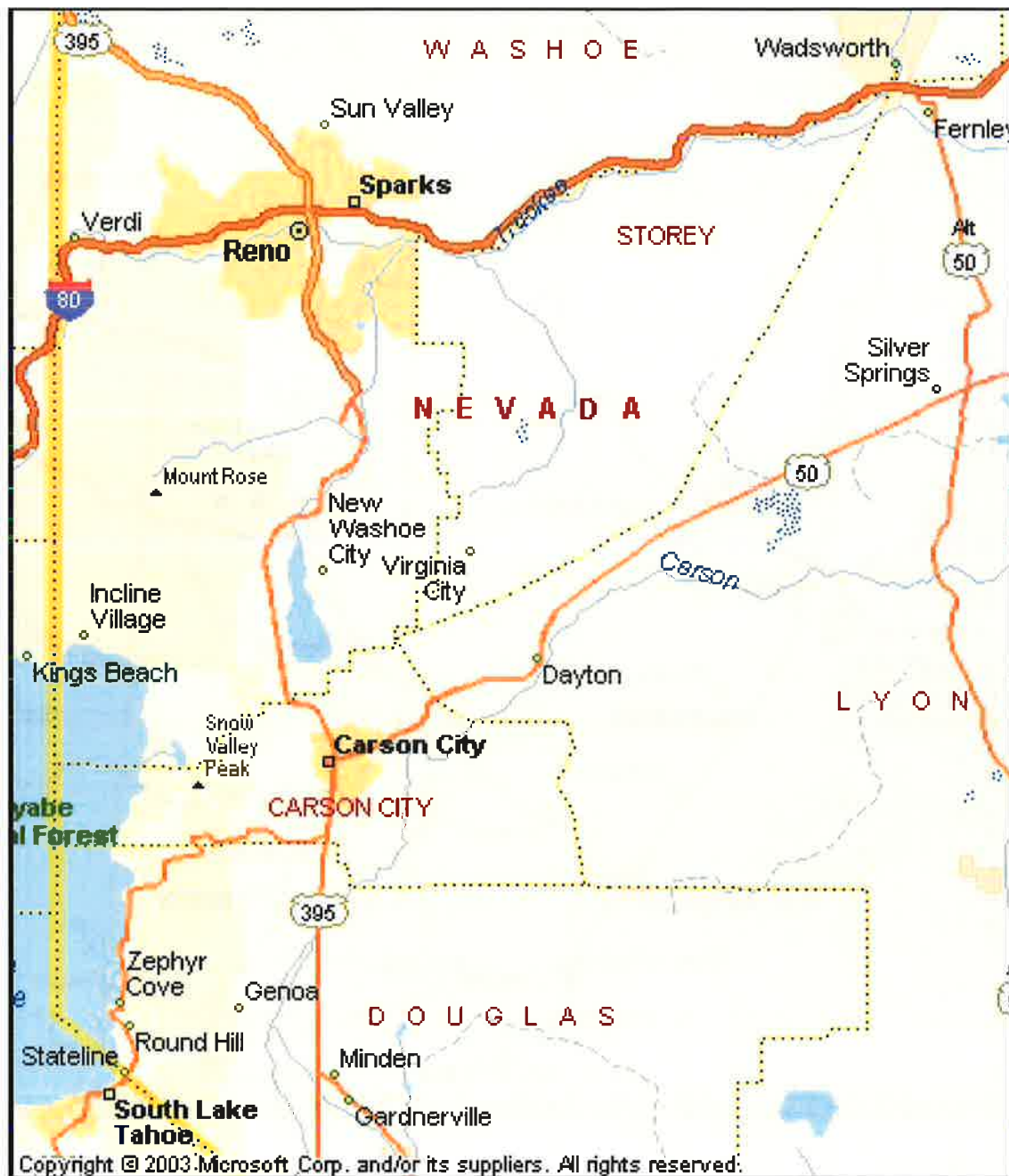
STATE MAP

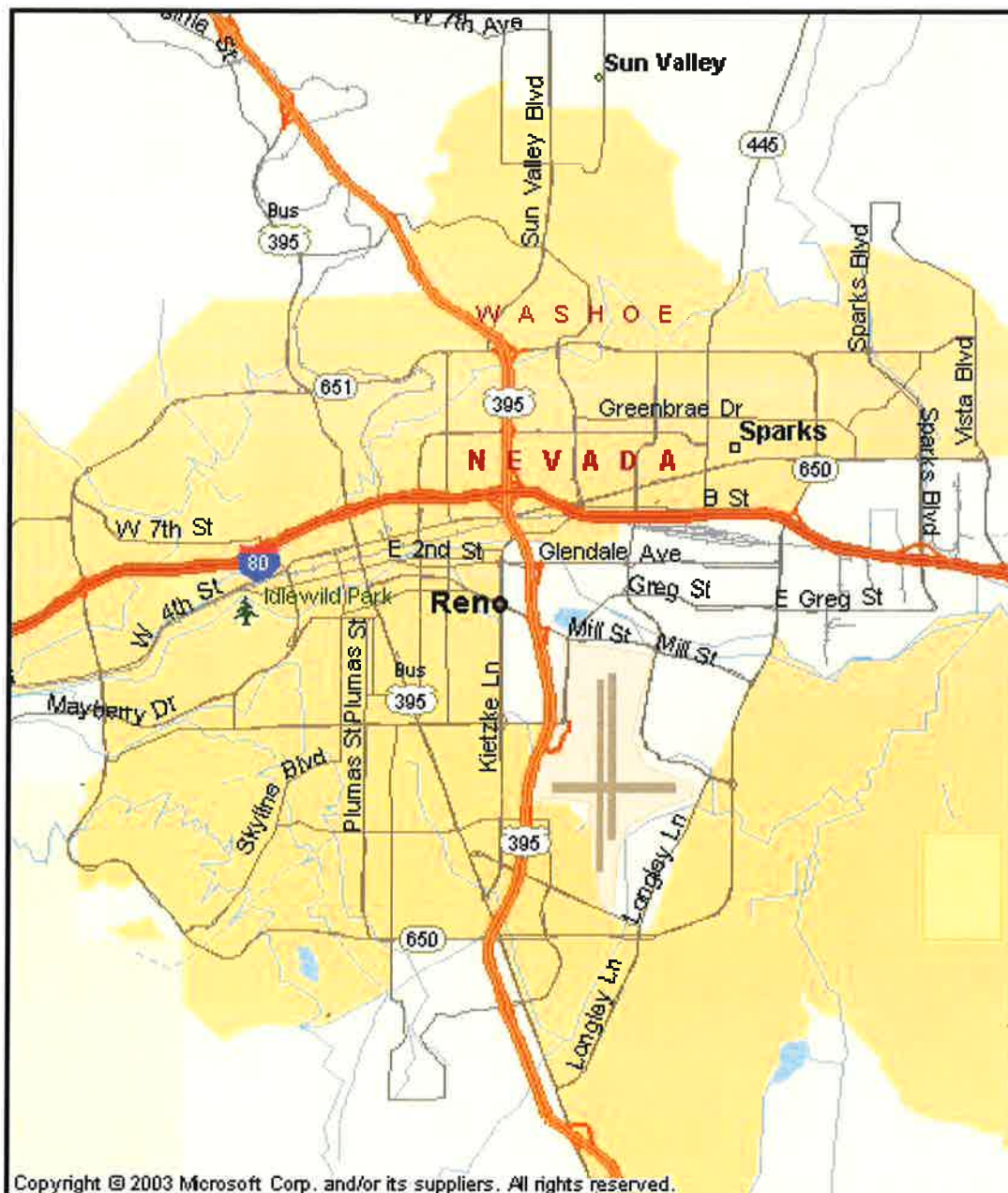


REGIONAL MAP

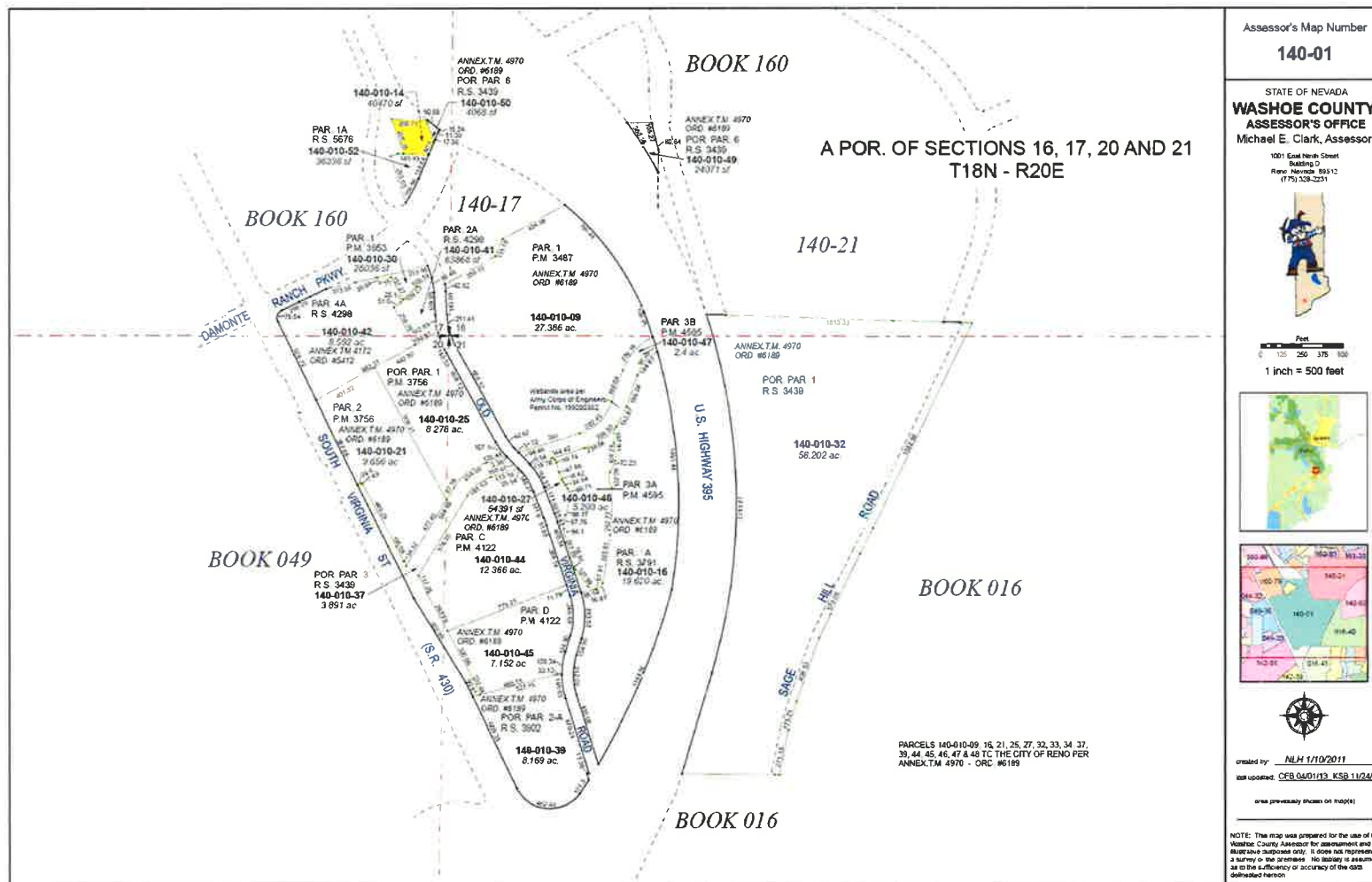


AREA MAP



RENO/SPARKS MAP

ASSESSOR'S PARCEL MAP



AERIAL MAP



SUBJECT PROPERTY PHOTOGRAPHS



View of the subject property



View of the subject property

SUBJECT PROPERTY PHOTOGRAPHS



View of the subject property



View of the subject property

SUBJECT PROPERTY PHOTOGRAPHS

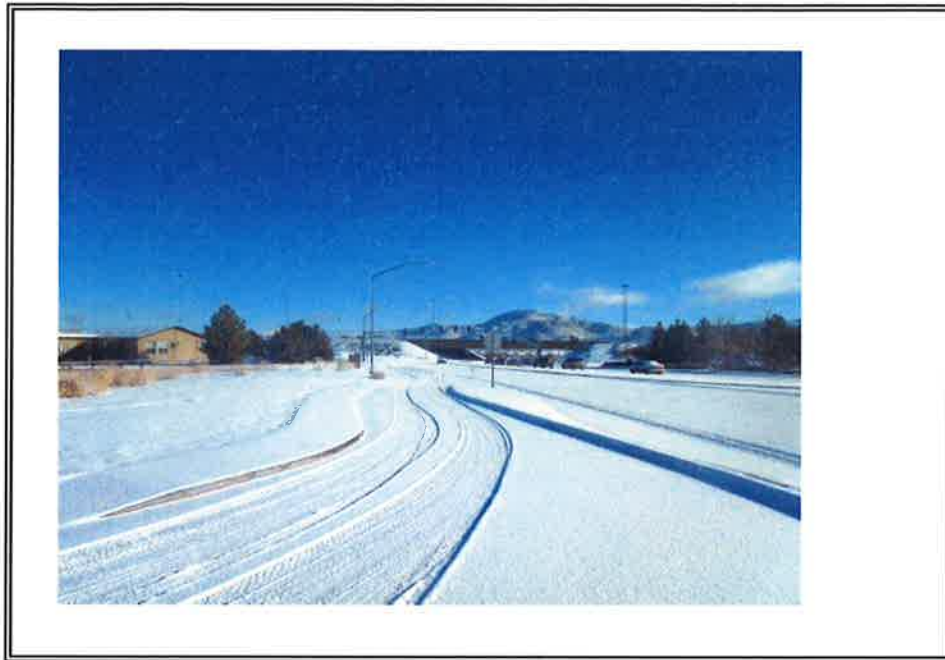


View of the subject property



View of the subject property

SUBJECT PROPERTY PHOTOGRAPHS



View of Damonte Ranch Parkway



View of Damont Ranch Parkway

SUBJECT PROPERTY PHOTOGRAPHS



View of Damonte Ranch Parkway



View of the subject property

SUBJECT PROPERTY PHOTOGRAPHS



View of Damonte Ranch Parkway



View of the subject property

SUBJECT PROPERTY PHOTOGRAPHS



View of access to the subject property



View of access to the subject property

SUBJECT PROPERTY PHOTOGRAPHS



View of the subject property



View of the subject property

LIMITING CONDITIONS**IN ACCEPTANCE OF THIS APPRAISAL ASSIGNMENT AND THE COMPLETION OF THE APPRAISAL REPORT SUBMITTED HEREWITH, IT HAS BEEN ASSUMED BY THIS APPRAISER:****1. LIMIT OF LIABILITY:**

The liability of Anthony J. Wren & Associates and employees is limited to the client only and to the fee actually received by the Appraiser. Further, there is no accountability, obligation or liability to any third party. If this report is disseminated to anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in real estate, client agrees that if a legal action is initiated by any lender, partner, part owner in any form of ownership, tenant, or any other party, the client will hold the Appraiser completely harmless in any such action from any and all awards or settlements of any type, regardless of outcome.

2. COPIES, PUBLICATION, DISTRIBUTION, USE OF REPORT:

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report(s) remain the property of the Appraiser for the use of the client, the fee being for the analytical services only.

The Bylaws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Except as hereinafter provided, the client may distribute copies of this appraisal report in its entirety to such third parties as the may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser. (See last item in following list for client agreement/consent).

3. CONFIDENTIALITY:

This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser". No change of any item in the report shall be made by anyone other than the Appraiser. The Appraiser and firm shall have no responsibility if any such unauthorized change is made.

The Appraiser may not divulge the material (evaluation) contents of the report, analytical findings, or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

4. INFORMATION USED:

No responsibility is assumed for accuracy of information furnished by work of others, the client, his designee, or public records. We are not liable for such information or the work of possible subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other source thought reasonable; all are considered appropriate for such inclusion to the best of our factual judgement and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds or subject property.

5. TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE:

The contract for appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report, and/or as agreed upon between the parties involved. The Appraiser or those assisting in the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

6. EXHIBITS:

Any sketches, maps, and photographs in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Site plans are not surveys unless shown from separate surveyor.

7. LEGAL, ENGINEERING, FINANCIAL, STRUCTURAL, OR MECHANICAL COMPONENTS; SOIL QUALITY:

No responsibility is assumed for matters legal in character or nature, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report.

The legal description is assumed to be correct as used in this report as furnished by the client, his designee or as derived by the Appraiser.

Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy, soils and potential for settlement on drainage, matters concerning liens, title status and legal marketability and similar matters. The client should seek assistance from qualified architectural, engineering, or legal professionals regarding such matters. The lender and owner should inspect the property before any disbursement of funds. Further, it is likely that the lender or owner may wish to require mechanical or structural inspections by a qualified and licensed contractor, civil or structural engineer, architect, or other expert.

The Appraiser has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. We have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimates considers there being no such conditions that would cause a loss of value. The land or the soil of the area being appraised appears firm; however, subsidence in the area is unknown. The Appraiser does not warrant against this condition or occurrence of problems arising from soil conditions.

The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Condition of heating, cooling, ventilating, electrical, and plumbing equipment, is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment may be made by us as to adequacy of insulation, type of insulation, or energy efficiency of the improvements or equipment which is assumed standard for the subject property's age and type.

If the Appraiser has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representations or warranties are made concerning the above mentioned items.

The Appraiser assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

8. LEGALITY OF USE:

The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless

otherwise stated in the report, and that all applicable zoning, building, use regulations and restrictions of all types have been complied with unless otherwise stated in the report. It is further assumed that all required licenses, consents, permits, or other legislative or administrative approvals from all applicable local, state, federal and/or private authorities have been or can be obtained or renewed for any use considered in the value estimate.

9. COMPONENT VALUES:

The allocation of the total valuation in this report between land and improvements, if included in this report, applies only under the use of the property which is assumed in this report. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

10. AUXILIARY AND RELATED STUDIES:

No environmental or impact studies, special market study or analysis, special highest and best use study or feasibility study has been requested or made unless otherwise specified in an agreement for services or so stated in the report.

11. DOLLAR VALUES, PURCHASING POWER:

The market value estimated and the costs used are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and value of the dollar as of the date of the value estimates.

12. VALUE CHANGE, DYNAMIC MARKET, INFLUENCES, ALTERATION OF ESTIMATE BY APPRAISER:

The estimated market value, which is defined in the report, is subject to change with market changes over time. Value is highly related to exposure, time, promotional effort, terms, motivation and conditions. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the market place as of the date of value.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and Appraiser's interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value and they are thus subject to change as the market changes.

The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

The appraisal report and value estimate are subject to change if the physical or legal entity or the terms of financing are different from what is set forth in this report.

13. INCLUSIONS:

Except as specifically indicated and typically considered as a part of the real estate, furnishings, equipment, other personal property, or business operations have been disregarded with only the real estate being considered in the value estimate. In some property types, business and real estate interests and values are combined but only if so stated within this report.

14. PROPOSED IMPROVEMENTS, CONDITIONED VALUE:

Improvements proposed, if any, on-site or off-site, as well as any repairs required, are considered for purposes of this appraisal to be completed in a good and workmanlike manner according to information submitted and/or considered by the appraiser. In cases of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected, unless otherwise stated.

15. MANAGEMENT OF THE PROPERTY:

It is assumed that the property which is the subject of this report will be under typically prudent and competent management, neither inefficient nor superefficient

16. FEE:

The fee for this appraisal or study is for the service rendered and not solely for the time spent on the physical report itself.

17. INSULATION AND TOXIC MATERIALS:

Unless otherwise stated in this report, the Appraiser signing this report has no knowledge concerning the presence or absence of toxic materials and/or urea-formaldehyde foam insulation in existing improvements. If such is present the value of the property may be adversely affected and reappraisal at additional cost will be necessary to estimate the effects of such.

18. CHANGES, MODIFICATIONS:

The Appraiser reserves the right to alter statements, analyses, conclusions or any value estimate in the appraisal if there becomes known to him facts pertinent to the appraisal process which were unknown when the report was finished.

19. ACCEPTANCE AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS. APPRAISER LIABILITY EXTENDS ONLY TO THE STATED CLIENT AND NOT TO SUBSEQUENT PARTIES OR USERS, AND THE LIABILITY IS LIMITED TO THE AMOUNT OF FEE RECEIVED BY THE APPRAISER.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate a supportable "as is" market value as of the effective date of the appraisal, which is March 1, 2018. The purpose is for the potential sale by the Truckee Meadows Fire Protection District of a parcel containing .948± acres or 41,295± sf.

FUNCTION OF THE APPRAISAL

The appraisal was prepared for Charles Moore, Fire Chief, Truckee Meadows Fire Protection District. The function is to assist the client in negotiating the potential sale of APN 140-010-04, a hypothetically vacant parcel containing .948± acres. The appraisal is not to be used in connection with any loan applications or for lending purposes. Any other use of this report without the prior written consent of the appraiser is prohibited.

CLIENT

The client is the Truckee Meadows Fire Protection District.

INTENDED USER

It is the appraiser's understanding that the user of the report will be Charles Moore, Fire Chief of the Truckee Meadows Fire Protection District, for the purpose of negotiating the potential sale of APN 140-010-14, a hypothetical vacant parcel containing .948± acres.

APPRAISAL REPORT

It is the intention of Anthony James Wren, MAI, SRA, the appraiser, that this report be an appraisal report. The appraiser has made every effort to comply with USPAP standards as well as Supplemental Standards of the Appraisal Institute.

SCOPE OF THE APPRAISAL

The appraiser, in preparation of this appraisal assignment, has made a physical inspection of the subject improvements, measured the building improvements, and has taken sufficient photographs to adequately depict the property. The subject neighborhood was inspected by the appraiser to assist the appraiser in determining the

characteristics of the neighborhood. Real estate signs on both vacant land and improved properties, were noted for later investigation and confirmation. Comparable rental properties were identified and later confirmed through managing agents or owners.

The valuation of the real estate was made considering the three approaches to value – the Cost Approach, Direct Sales Comparison Approach, and the Income Approach. The Cost Approach is not considered to be applicable nor necessary, and therefore has been omitted from this report and no departure has been made. The Income Approach is not considered to be applicable nor necessary as this is vacant land, and therefore has been omitted from this report. A Direct Sales Comparison Approach for land only has been included.

DEFINITION OF MARKET VALUE

"Market Value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite of a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus, whereby the sale is consummated on a specified date and the title to the property is passed from the seller to the buyer under the following conditions:

- a. The buyer and seller are typically motivated,
- b. The buyer and seller are well informed or advised and acting in what they consider to be their best interests,
- c. A reasonable time is allowed to expose the property for sale on the open market,
- d. Payment is made with United States dollars in cash or in terms of financial arrangements comparable thereto, and
- e. The sale price represents the normal consideration for the property and is unaffected by special or creative financing or sales concessions granted by any person associated with the sale."¹

¹Assembly Bill AB #80, effective June 18, 1993

EFFECTIVE DATE OF THE APPRAISAL

The effective date of this appraisal is March 1, 2018. All value conclusions contained herein reflect market conditions as of this date. The date of inspection was March 1, 2018. All value conclusions contained herein reflect market conditions as of this date.

LEGAL DESCRIPTION

The appraiser has not been provided with a full legal description for the subject property. Therefore, Washoe County information and specifically Washoe County Assessor's Parcel Map 140-01 has been utilized in identifying the subject property. The subject is identified as APN No. 140-010-14. The parcel is located in a portion of Sections 16, 17, 20, and 21, Township 18 North, Range 20 East, M.D.B.&M.

PROPERTY RIGHTS APPRAISED

The subject property is appraised as a fee simple estate. A fee simple estate is defined as an absolute ownership unencumbered by any other interest or estate, subject only to the four powers of government.

OWNER OF RECORD

According to Washoe County records, the owner of record is Truckee Meadows Fire Protection District.

LAND AREA

The subject property contains one identifiable Assessor's Parcel Number. The parcel number is 140-010-14. The parcel is a hypothetical vacant site containing .948± acres or 41,295± sf.

TOPOGRAPHY

The subject site is mostly above street grade and is considered to be level.

ACCESS

The subject property has access via Old Virginia Road as well as Damonte Road Parkway. The property has good visibility from US Highway 580/395. Access is considered to be both adequate and typical. Visibility is considered to be good.

UTILITIES

The subject site is provided with all available utilities. Water, gas, and electricity are provided by NV Energy. Sewer is provided by the City of Reno. Telephone is provided by AT&T, while cable television is provided by Charter Cable. Utilities appear to be typical and adequate.

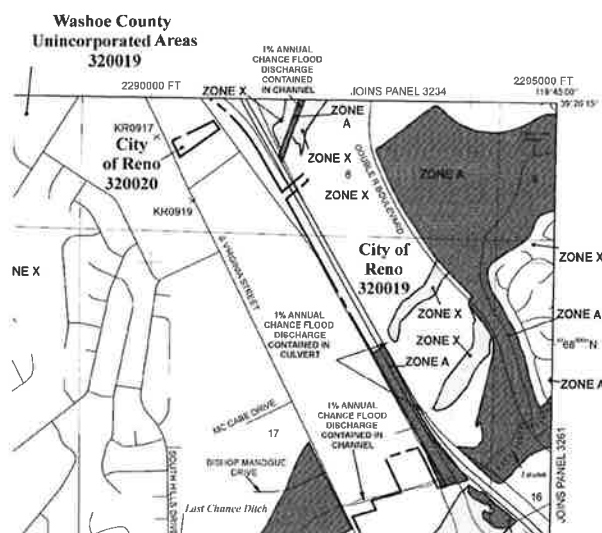
ZONING

According to public records, the subject property is currently zoned A1, an Agricultural zoning classification. However, once the subject property is sold out from under the name of Truckee Meadows Fire Protection District, it will be rezoned with a commercial zoning classification typical for the immediate area.

FLOOD ZONE

According to the Federal Emergency Management Agency (flood insurance rate map, community panel #32031C3245G, effective date March 16, 2009), the subject property is located in a Flood Zone X, or an area of minimal flooding.

FLOOD ZONE MAP



EARTHQUAKE ZONE

According to the current edition of the Uniform Building Code, Reno is located in a Seismic Zone 3. This Zone encompasses areas which have a number of local faults and where there is a relatively strong probability of moderate to strong seismic activity.

In an interview with a respected Nevada engineer, it was indicated to this appraiser that earthquakes of approximately 6.5 on the Richter scale would be associated with a Seismic Zone 3. It was further indicated to this appraiser that plans for commercial and residential structures are typically reviewed by a structural engineer due to earthquake hazards. Based upon a review of the Earthquake Hazards Map prepared by the Nevada Bureau of Mines and Geology for the Reno/Sparks area, the subject property is not near any specific fault. There are no faults that appear to pose any constraints on the development of the subject. Based upon an analysis of available data, it is this appraiser's opinion that the development of the subject property would not be impacted by earthquake hazards to a greater degree than is typical for the Reno/Sparks area. The conditions present are quite common throughout the Reno/Sparks area as well as throughout northern Nevada.

FIVE-YEAR SALES HISTORY

The subject property has not sold within the last five years. The property last transferred on March 24, 1998, between the grantor Brown Huffaker Volunteer Fire Department Incorporated and the grantee Truckee Meadows Fire Protection District. This transfer was recorded with Document No. 2191821.

TAX DATA

The subject property contains one Assessor's Parcel Number. The assessed value for the subject property is based upon a 35% assessment ratio of the Assessor's estimate of the taxable value of the individual subject parcel. The 2017-2018 taxes for the subject property were \$0.

As is discussed in the *Area Analysis* of this report, the Reno/Sparks area and the State of Nevada have a very favorable tax rate. There are no apparent or anticipated increases in taxes in the foreseeable future, nor are there any anticipated assessments that would affect the subject property. The taxes for the subject property are typical for the area and do not appear to have any positive or negative effect on the overall value of the subject improvements. Taxes on the improvements are considered to be typical for the area and again, do not appear to have an overall effect on valuation. The following chart sets forth the summary of tax data for the subject property.

SUMMARY OF TAX DATA

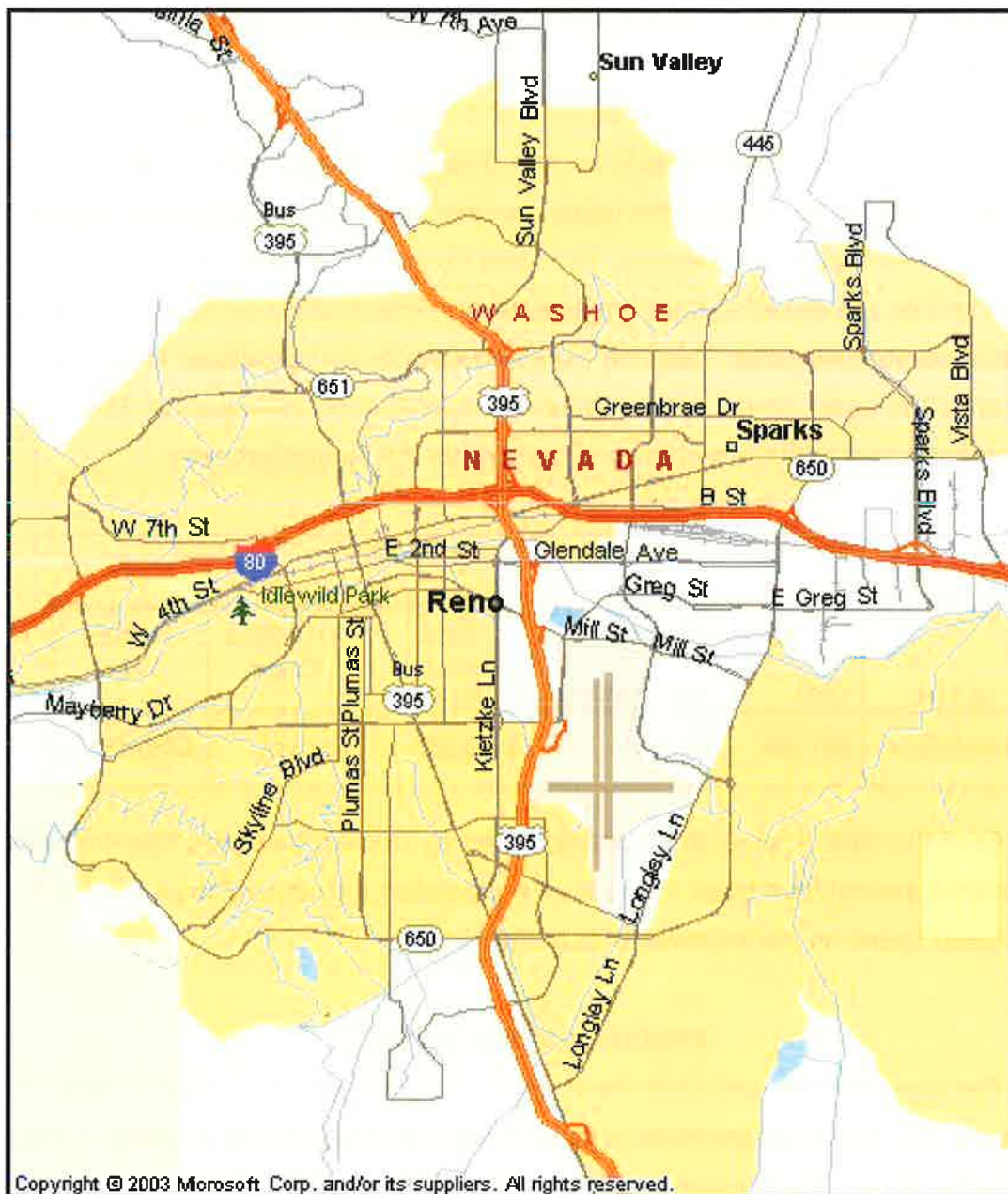
A.P.N.	Assessed Value		Total Assessed Value	2017-2018 Taxes	Taxable Value
	Land	Improvements			
140-010-14	\$91,056	\$65,001	\$156,057	Exempt	\$260,159

As of the date of value, the property owned by Truckee Meadows Fire Protection are therefore exempt from taxes. Once the fire protection district sells the property, it will be taxed based on the improvements at that time.

SPECIAL ASSESSMENTS

The appraiser has contacted the Washoe County Treasurer's Office to determine if there are any special assessments against the subject property. As of March 1, 2018, a representative with the Treasurer's Office indicated to this appraiser that there are no current pending special assessments against the subject parcel.

RENO AREA MAP



RENO/SPARKS AREA DESCRIPTION

The Reno-Sparks urban area is Nevada's second largest population center, after the Las Vegas metro area. The metro area is traversed by the Truckee River, giving rise to the region's common name as the Truckee Meadows. The Truckee Meadows encompasses Rattle Snake Mountain at Huffaker Park, following the span of Steamboat Creek to the southern east end of Washoe and Storey County ending at the base of the Virginia Highlands. The Truckee Meadows is a north-south basin covering approximately 94 square miles in western Nevada. It is bounded on the east by the Virginia Range, on the west by the Carson Range, on the south by the Steamboat hills, and on the north by Peavine Peak.

Population

Robust population growth was the dominant feature of the Truckee Meadows' economy for several decades. The following chart sets forth a summary of the area's current population and depicts recent population trends.

Truckee Meadows Population, 1980-2015

Fiscal Year End July 1					Annual
Year	Reno	Sparks	Unincorporated	Total	Change
1980	100,756	40,780	52,087	193,623	---
1990	134,930	53,440	68,750	257,120	2.86%
2000	181,603	67,350	92,982	341,935	2.88%
2007	220,613	89,449	107,999	418,061	2.91%
2008	223,012	91,684	109,137	423,833	1.38%
2009	218,143	91,237	107,252	416,632	-1.70%
2010	217,282	91,237	108,860	417,379	0.18%
2011	222,801	92,302	106,490	421,593	1.01%
2012	229,859	90,214	107,631	427,704	1.45%
2013	232,243	91,551	108,530	432,324	1.08%
2014	235,371	92,396	109,030	436,797	1.03%
2015	241,445	96,094	109,364	446,903	7.20%

Robust population growth supported an active and relatively healthy housing industry for many years. In the early 2000s, building spiked upward, fueled in part by unsustainable demand from the junk-lending boom. When the sub-prime lending market collapsed, demand virtually ceased overnight, leaving homebuilders in Reno with huge inventories of unsold homes and land in various stages of development. The

area has seen a robust recovery over the last few years, starting in about 2014 and continuing strong onto 2017.

Employment

Employment in the Truckee Meadows was dominated by the gaming industry from the 1950s. By 1980, Nevada had lost its exclusive franchise on gaming and the industry started to lose market share to competing locations. However, gaming related employment was still the area's dominant sector in 1990, when leisure and hospitality employment (hotels, gaming, and recreation) accounted for approximately 26% of the area's employment. By 2000, gaming's decline, and the expansion of the area's non-gaming employment, had decreased the gaming sector share to 22% of total employment.

The 2008-09 national recession was especially hard on Reno's key industry. By 2012, leisure and hospitality employment had dropped to approximately 17.5% of total employment. Because the total number of persons employed in all sectors declined during the recession, gaming employment's share is calculated on a smaller employment base. The 2014 statistics reveal a decline in real numbers for the gaming sector. The total number of leisure and hospitality employees was 42,900 in 1990, but 35,500 in 2014. This represents a real loss of 7,400 jobs or 17.25%.

As of July 2017, the Nevada Department of Employment Security reported Reno MSA unemployment at 4.2%, compared to national unemployment of 4.3%. Reno MSA unemployment peaked at 15.3% in January 2010, at that time the highest in the nation.

The recovering economy has produced gains in several employment sectors and 2017's employment is an improvement over 2016's total average employment.

Transportation

Reno/Sparks is traversed by Interstate 80, which provides direct freeway access from Reno to the San Francisco Bay area in four hours and to Salt Lake City in eight. US Highway 395 traverses the area north-south, and provides direct access to interior Washington, Oregon and southern California.

The area is served by Reno/Tahoe International Airport, which hosts approximately eight airlines with about 55 flights per day. Because Reno/Sparks has a tourist based economy, passenger counts are higher than is typical for a city of comparable size. Annual passenger counts peaked at 6.9 million in 1997.

Reno-Tahoe International Airport passenger numbers increased by 6.4 percent in 2016 over 2015 figures, airport officials announced. The airport served 3,650,830 passengers in 2016, which represents the highest year-over-year annual growth since 2004.

Cargo volumes at the Reno Tahoe International Airport were up in each of the past four years suggesting that the national recovery is having a positive impact on the region's warehousing industry. The abundance of distribution warehouses in the area serve the larger Northern California and western regional markets and have benefitted from modest recoveries regionally.

Tourism/Gaming

New Jersey voters passed a referendum legalizing gaming in Atlantic City in 1976. Since then, gaming in some form, whether state lotteries or full casino gaming, has spread across the US. During the same period, Indian gaming has proliferated as well. There are now few major metropolitan areas in the US that are more than a few hours' drive from legal gaming venues.

The Reno-Tahoe market in particular has lost market share to California Indian casinos. Unlike Las Vegas, which is an international gaming destination, the Reno - Tahoe market is largely regional. Most Reno visitors drive from northern California. A significant portion of this market is now intercepted at Indian gaming properties in northern California, several of which rival any of Reno's major gaming resorts in size and quality.

The Nevada Gaming Control Board has reported that Washoe County Gaming Revenues reversed their downward trend with small improvements over the past two years. Clark County revenues have improved in each of the past 4 years but remain 9% below their peak. State wide, gaming revenues have also improved over the past four years but remained nearly 12% below their peak. Recently gaming revenues have been rebounding across the state.

Although tourism and gaming are still important to the local economy, they no longer dominate it. The last new, ground up casino built in downtown Reno was the Silver Legacy in the early 1990s. A number of old casinos in the downtown core have been converted to condominiums. Local officials are hopeful that new residential demand will be the economic engine that drives the rebirth of downtown Reno.

Trade

Reno is the largest city in a relatively sparsely populated region which encompasses much of northern Nevada, eastern California and southeastern Oregon. As such, it is a regional trade center. The Reno/Sparks area has two large regional shopping malls and over 90 neighborhood shopping centers with more than 13,000,000 square feet of retail space. The majority of the area's retail space is scattered throughout the region's suburban residential neighborhoods.

Beginning in the early to mid-2000s the market saw a rash of retail closings including the area's two Mervyn's department stores, Gottschalk's department store, Comp USA, Circuit City, Kmart, Linens and Things, Shoe Pavilion, TGI Fridays, Southwest Grill and a variety of smaller shop and restaurants. In 2017 retail rents appeared to firm and vacancies began to drop for the first time in several years.

As of the fourth quarter 2016, overall vacancy rates of 9.4% and total availability of 15.9% were being reported in a market that is estimated to have more than 17 million square feet.

Taxable sales increase 7.11% from 2016 to 2017. Retail sales were up in 2017 and were robust in 2015 and 2016. Set forth on the following chart is a summary of the Leading Economic Index.

Reno MSA Leading Economic Index					
Series	Latest Period- March 2017	Prev. Period- February 2017	Change Prev. Period	Prev. Year- March 2016	Change Prev. Year
Taxable Sales (Washoe Co., SA, CPI)	417,708,646	415,652,815	0.49%	389,991,011	7.11%
Taxable Gaming Revenue (Washoe Co., SA, CPI)	42,369,244	42,170,839	0.47%	41,630,084	1.78%
# of Single Family Homes Sold (Washoe Co., SA)	710	716	-0.78%	711	-0.06%
Airport Passengers (RTIA, SA)	311,144	307,670	1.13%	292,958	6.21%
Airport Cargo Lbs. Shipped (RTIA, SA)	13,240,639	13,191,123	0.38%	12,020,917	10.15%
Gallons of Gasoline Sold (Washoe & Storey Co., SA)	14,668,349	14,645,278	0.16%	14,339,233	2.30%
Initial Claims for Unemployment (Nevada, SA)	2,609	2,631	-0.84%	2,972	-12.24%
S&P 500 Index (US, CPI)	1,477	1,481	-0.28%	1,280	15.39%
Interest Rate Spread (US)	1.69	1.76	-3.98%	1.53	10.46%
M2 Money Supply (US, CPI)	8,363	8,327	0.44%	8,043	3.98%
Leading Index Result	135.93	135.53	0.29%	129.99	4.57%

Source: US Department of Labor, Nevada Gaming Control Board, Washoe County Assessor/Center for Regional Studies (UNR), Federal Reserve Bank of St. Louis, Nevada Department of Taxation, Nevada Department of Motor Vehicles, Reno-Tahoe International Airport (RTIA).
SA-Series results are seasonally adjusted. CPI-Series results are adjusted for inflation to 1995.

Office

Reno is a regional banking center, with regional corporate headquarters for U.S. Bancorp., Bank of America, Wells Fargo Bank, and others. Several smaller community banks are also headquartered in Reno.

The Reno/Sparks market has between 11,000,000 and 12,000,000 square feet of professional office space, of which approximately 6,200,000 is in buildings over 10,000± sf. that are surveyed for occupancy and rental trends. As of the second quarter 2017, the vacancy rate dropped to 12.7%.

The overall market statistics improved drastically from an overall vacancy rate of 14.7 percent in the first quarter, dropping to 12.3 percent in the second quarter. This quarter also registered 51,475 square feet of positive absorption, making up for the loss earlier this year and rounding out the grand total to 41,007 square feet for the year-to-date. The average asking rent rate posted at \$1.65 per square foot per month full service, however, it is worth noting that this figure includes all property classes that list full service rates and does not include numerous properties that do not post asking rates, modified gross rates, triple net rates or flat rates. Nevertheless, with the rent increasing from \$1.61 last quarter to \$1.65 this quarter, it is evident that rents are on the rise.

Downtown Reno absorption in the second quarter of 2017 quarter was a positive net absorption and decreased vacancy from 13.9 percent to 12.6 percent. The submarket registered almost 30,000 square feet of positive absorption this quarter. SWITCH is occupying 14,000 square feet of office in the old post office building at 50 S Virginia Street, topping off West Elm on the main level and the Basement project in the lower level. All three Class A buildings, 100 W Liberty Street, 50 W Liberty Street and 200 S Virginia Street, had positive absorption for the quarter. Unfortunately, 5,000 square feet was given back at 100 N Arlington Avenue where Reno Collective will vacate, relocating to the Old Grannies Studio building at 1515 Plumas Street.

South Meadows also experienced an exceptional quarter with 27,000 square feet of positive absorption, bringing the total positive absorption to 34,000 square feet for the year. Elemental LED, a manufacturer of lighting solutions, was recruited to the area by the Economic Development Authority of Western Nevada (EDAWN). The group leased 17,000 square feet at 885 Trademark Drive, as well as an industrial building across the street for their U.S. manufacturing and R&D operations, making a big presence in Northern Nevada. Guild Mortgage leased 12,500 square feet at 10345

Professional Circle bringing this property to 100 percent occupancy. Spine Nevada brought 9480 Double Diamond Parkway to 100 percent occupancy by leasing the 16,000 square feet of remaining space. 9670 Gateway Drive had 15,000 square feet come available after the Nevada State Contractor's Board relocated to Nev Dex, which is in the Meadowood Submarket, leaving some new vacancy in the South Meadows Submarket. The vacated space is well positioned to lease up quickly as it is fully built-out and ready for another user.

The Meadowood Submarket was about to bounce back this quarter, despite having a rough start. This submarket posted a positive absorption of 20,878 square feet for the quarter bringing the year-to-date total to negative 8,500 square feet. R&R back-filled the recently vacated 10,721 square foot top floor of 6160 Plumas Street, making the building now fully occupied with the owner staying in the lower level.

It is worth noting, that activity of all sizes in all submarkets. Meadow Wood Crown Plaza at 1575 Delucchi Lane has been extremely successful leasing over 6,000 square feet this quarter, leaving this property with only three suites available for the first time in recent years. The first floor of the medical office building at 850 Mill Street, that is located across the street from Renown, was leased to Well Care who occupy 7,100 square feet. In the Airport Submarket, 604 W Moana Lane was finally leased to a division of the University of Nevada Reno (UNR) after being a large vacancy in that submarket for quite a long time. The 13,380 square foot building is now fully leased. Landlords should be rejoicing in the spur of activity and those who have vacancy should start to see more activity in their buildings as spaces become harder and harder to come by.

The quarter also posted numerous significant sales, mostly due to their size of over 10,000 square feet but also for their cap rates which continue to decrease posting strong sale prices. Most notably, the 84,151 square foot US Bank building in Downtown at 1 E Liberty Street (actual address is 300 S Virginia St) sold in May for \$18,300,000 which is \$217.47 PSF. The building was originally acquired as a value-add property, but the owner was able to increase the property to 96.4 percent occupancy and add a Starbucks on the parking deck. The 37,410 square foot Lakeridge Office at 6005 Plumas Street sold for \$6,900,000, or \$184.44 PSF, in June. The building is a three story, Class A property and had an asking price of \$7,920,000. The advertised NOI was \$522,245, meaning the cap rate on the actual sales price was 7.6 percent. Also closing

in June of 2017 was the 16,467 square foot building at 175 Salomon Circle in Sparks that was purchased for \$2,900,000 (\$176 PSF) and a 7.7 percent cap rate. In addition, 10765 Double R Boulevard sold for \$193 PSF with the current owner remaining in a small portion of the building. It looks like the previous owners of 1040 Victorian Avenue in Sparks, also known as Bourbon Square, could not make their plans for the office conversion come together and sold the property for \$31 PSF to Smooth Bourbon, rumored to be Marnell who owns the Nugget. Originally built in 1982, the three-story, 111,372 square foot former casino was cleared out by the previous owner.

The demand for Class A product remains prominent, especially in Downtown Reno and Meadowood. In addition, there is a lack of large blocks of office space making transactions for users over 20,000 square feet hard to come by. Because of this, we do anticipate additional construction to occur. McKenzie Properties has broken ground on the first speculative office building since 2008 at the roundabout at Kietzke Lane and Neil Road in the heart of the Meadowood submarket. The 40,000 square foot building is already reported to be half leased. Colliers Reno office will relocate to this new building next spring. It is anticipated that more construction will follow most likely at the Rancharrah site where additional office product is anticipated.

Industry

The second quarter of 2017 made an impact in all areas of the industrial market, and activity remains at an all-time high. The existing product inventory continues to diminish as new companies to the market continue to absorb space. The business climate in Northern Nevada is becoming more widely recognized. This along with a one day drive time to over 60,000,000 million people seems to be resonating with companies across the United States, specifically California's larger users. Those larger users usually cannot wait for a building to be built and will look to other neighboring markets such as, Northern and Southern California, Phoenix, and Salt Lake City.

Gross absorption for the quarter was over 2.0 million square feet that was taken by new and existing tenants within the market. Not all of this activity carried over to net absorption, as several new buildings were brought back to the market and some new product was added. Where the absorption occurred is somewhat noteworthy. Sixteen transactions under 10,000 square feet, leaving a small handful of remaining options for tenants in that size range. Having few options is becoming the new standard in our

market. In the 35,000 - 65,000 square foot size range, the product was further depleted this quarter by ten leased spaces. This quarter also saw three larger transactions above 200,000 square feet.

Vacancy dropped just under 8.0 percent this quarter. Direct Vacancy (the vacancy rate that does not include sublease product) in our market can no longer be quoted around 5.0 percent as of this quarter. The old Kmart distribution facility is now in the control of the landlord and will be available for direct lease and not as sublease product. While this 1.556 million square foot facility is not good for the vacancy number, the change in structure is positive for the market. The ownership is currently working on make ready improvements on the property and is looking at creative ways to retrofit the asset for distribution users. Lease rates remain strong throughout the marketplace. Many landlords are on their last vacancies within a given size range. They are holding out for strong credit, long terms, and higher rates accordingly. Some tenants are having to alter their requirements to add viable options. Increased security deposits are becoming a much more familiar occurrence for tenants who do not have a strong financial background and want to secure space. Where one month's rent and operating expenses is typical, we are seeing security deposits equal to four to six months.

Large scale industrial users are attracted to the area by Nevada's favorable taxation policies, by Reno's good transportation network and proximity to major west coast markets. Nevada levies no inventory tax, nor unitary or corporate income tax. In addition, the area has a well-educated, stable work force and little unionization.

Smaller industrial users including contractors, subcontractors, and construction vendors occupy much of the older incubator or flex space. This segment of the market accounts for approximately 10% of the market or 5 to 6 million square feet.

Tesla, in partnership with Panasonic, is constructing a 10,000,000±sf. lithium battery manufacturing facility, dubbed a "Giga Factory" in the Tahoe Reno Industrial Center 15 miles east of the Reno/Sparks area. This facility is expected to create up to 6,500 direct jobs for the region and it is rumored that 30 to 40 suppliers for Tesla will be looking for space in the area. The plant is expected to cost over \$5 billion. In a fierce competition with several other states, Nevada has agreed to a package of tax benefits totaling over \$1.5 billion over 20 years.

Infrastructure/Community

Washoe County and the Cities of Reno and Sparks are the three local municipal services providers. All three entities saw significant employment reductions during the 2008-09 recession, and none has managed to return to pre-recession budget and employment levels. Although local governments have improved their financial resources since the depths of the recession, budgets are still tight.

Metro area water service is provided by the Truckee Meadows Water Authority (TMWA). NVEnergy provides electric power and natural gas throughout the region. Public sewage disposal is provided by the Reno/Sparks Joint Regional Sanitation District. Trash removal is handled by contract carriers in the cities of Reno and Sparks and in Washoe County.

A county-wide school district includes all public schools. The University of Nevada, Reno and Truckee Meadows Community College provide higher education.

Conclusion

Rapid population growth was the driver of the local and statewide economy from the 1960s until 2006, when the housing boom ended with a crash. From the late 1990s through 2005, Nevada rarely fell out of the top one or two fastest-growing states in the country. Las Vegas's gaming-driven population growth made it a national center for real estate speculation and development.

Northern Nevada had a brief casino boom in the 1970s and early 1980s, but most of the area's population increase was fueled by growth of the industrial sector, lifestyle choices made by California retirees, and growth in retail and "back-office" functions. During the residential market hyper-boom from about 2003 to 2005, construction employment was the driving factor. Reno's construction-fueled economy created a period of prosperity that masked underlying weakness: construction as the primary industry, without an underlying economic engine of non-construction job growth, has a short cycle. During the market's most frenzied years, both private developers and local governments, flush with profits and tax revenues, made bets on future growth and revenue streams that have not been realized. Coping with actual population loss and declining economic activity has been the major challenge of the last several years in much of Nevada. After a two- to three-year period of declining employment, massive personal and business bankruptcies and foreclosures, and profound retrenchment of

state and local government, the 2017 economy is in the midst of a seemingly sustained rebound.

Truckee Meadows is climbing its way back to more robust employment growth and more vigorous economic activity. Home prices are increasing, and there is a sense of optimism from the construction sector. Retail sales have increased. The regional population is again on the increase. Vacant holes in shopping centers are starting to refill. The general outlook is one of optimism.

Assessor's Map Number
140-01

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

Scale
0 125 250 375 500 Feet
1 inch = 500 feet

NOTES: This map was prepared for the use of Washoe County Assessor for assessment, and illustrative purposes only. It does not represent a conveyance of the interests. No liability is assumed as to the sufficiency or accuracy of the communicated information.

NEIGHBORHOOD MAP



NEIGHBORHOOD DESCRIPTION

Johnson-Perkins & Associates provided most of the Neighborhood Description of this report.

The subject property is situated in the southern portion of the Truckee Meadows, approximately ten miles south of the Reno downtown core area. The neighborhood is bordered on the north by South Meadows Parkway, on the south by Steamboat Valley, and on the west by Wedge Parkway. The subject neighborhood is comprised of the deep southeast portion of the city of Reno, as well as unincorporated portions of Washoe County. The primary developments in the subject neighborhood include residential uses, light industrial uses, retail and office buildings, large vacant tracts of land, and agricultural uses.

The major roadways servicing the subject neighborhood include the I-580 Freeway, South Virginia Street (Business Route 395), South Meadows Parkway, Damonte Ranch Parkway, the Mt. Rose Highway (State Route 431), and Geiger Grade (State Route 341).

The U.S. 395 Freeway runs in a north-south direction and is a six-lane, two-way limited-access freeway which provides a bypass for vehicular traffic around the downtown Reno casino and financial core areas. The U.S. 395 Freeway, now known as I-580, has recently been transformed by the opening of an extension of a new highway which connects in Washoe Valley. This project was the biggest public works project in Nevada history, and includes one of the largest cathedral bridge spans in the world. This new extension has decreased traffic along the U.S. 395 Freeway through Pleasant Valley substantially, and has improved commuter times between Reno and Carson City. The new I-580 extension has full interchanges at Mt. Rose Highway, and includes an interchange in Washoe Valley.

Within the subject submarket, there are full interchanges with the U.S. 395 Freeway at South Virginia Street, South Meadows Parkway, Damonte Ranch Parkway, and the Mt. Rose Highway.

South Virginia Street, which bisects the subject neighborhood, is the main north-south roadway through the city of Reno. South Virginia Street is a four- and six-lane, two-way asphalt-paved roadway that is improved with concrete curbs, gutters, sidewalks, and streetlights. The major tourist-commercial developments along South Virginia Street are located north of the subject neighborhood, and include the Reno-

Sparks Convention Center, the Atlantis Hotel-Casino, and the Peppermill Hotel-Casino. A majority of development along South Virginia Street includes retail-commercial and support uses.

South Meadows Parkway is a two-way, six-lane arterial with left turn lanes. There is a full interchange at South Meadows Parkway and U.S. Highway 395. This roadway is the primary access to the South Meadows Business Park, and the residential developments to the east of the park.

There is also a full interchange at Damonte Ranch Parkway and I-580 within the northern portion of the subject neighborhood. This roadway is one of the primary access points to the Double Diamond Corporate Center and the South Towne Crossing Shopping Center.

The major roadway servicing the southwesterly portion of the subject neighborhood is State Route 431, which is also known as the Mt. Rose Highway. Between South Virginia Street and the western edge of the subject neighborhood, the Mt. Rose Highway is a four-lane asphalt paved roadway with center turn lanes. Beyond the western edge of the subject neighborhood, the Mt. Rose Highway narrows to a two-lane highway. The Mt. Rose Highway connects U.S. Highway 395 with Incline Village at Lake Tahoe.

The major roadway servicing the southeasterly portion of the subject neighborhood is State Route 341, which is also known as Geiger Grade. State Route 341 is a two-way, two-lane asphalt paved roadway with left center turn lanes at major intersections. Geiger Grade connects U.S. 395 (South Virginia Street) with Virginia City and U.S. Highway 50, south of Virginia City. Recently, a new roundabout was constructed at the intersection of State Route 341 and Veterans Parkway; Veterans Parkway provides access to the residential area of Damonte Ranch.

Historically, the subject neighborhood has consisted of agriculturally oriented lands. Over the past 20 years, the character of the neighborhood has changed. Due to the opening of the I-580 extension to the Mt. Rose Highway, the accessibility to properties along South Virginia Street was improved due to the reduction in the traffic congestion. It should also be noted that, according to the Nevada State Department of Transportation traffic reports, South Virginia Street still experiences some of the highest traffic counts of any roadway in the Reno-Sparks area.

The primary clusters of development in the subject neighborhood include the Damonte Ranch area in the northeasterly portion of the neighborhood, the Mt. Rose Highway area in the southwestern quadrant of the neighborhood, and the Geiger Grade-Toll Road area in the southeastern portion of the neighborhood.

Within the northern portions of the subject neighborhood, significant retail development has occurred over the past several years, and new retail projects are currently under construction. The South Meadows Marketplace is located on the northeast corner of South Meadows Parkway and South Virginia Street. This center is anchored by a WinCo Foods. Adjacent and to the north of the WinCo is the Foothill Commerce Center, which is an industrial flex development that includes two phases. Across South Virginia Street from the South Meadows Marketplace is a retail center named South Creek.

Further south, the South Towne Crossing Shopping Center is a large-scale retail development located at the northeast corner of Damonte Ranch Parkway and South Virginia Street. This project is a major retail development and is improved with a large retail development on 40 acres. A Walmart store and numerous pad sites have been developed in South Towne. This center includes a CVS Pharmacy and various smaller users.

A Walgreens Drug store is located on the west side of South Virginia Street, a short distance southwest of the South Towne Crossing Shopping Center. Kohl's Corporation operates an 86,000 square foot department store across from Walmart near the southeast corner of Damonte Ranch Parkway and South Virginia Street; a bank branch and restaurant are located just east of the Kohl's.

One-third mile south of the intersection of Damonte Ranch Parkway and South Virginia Street, a 13-acre site is operated as the Tamarack Junction casino, restaurant, and lounge facility.

The southern portion of the subject neighborhood has undergone a major transformation. The northwest corner of South Virginia Street (U.S. 395) and the Mt. Rose Highway (State Route 431) was improved with the Summit Sierra Retail Center in 2006. Phase I of the Summit Sierra shopping center opened in March 2006 and includes tenants such as Dillard's, along with numerous other high-end retail stores. Several new restaurants and a movie theater have also been completed. This site also has good visibility from the I- 580 freeway. Along with Meadowood Mall, this retail

center is a regional shopping destination and one of the premier retail centers in Northern Nevada.

Additionally, several automobile dealerships have opened within the subject neighborhood. All of these dealerships are located along South Virginia Street (Business Route 395), which is becoming a second auto dealership row within the Reno area.

Development along the Mt. Rose Highway includes Galena High School which opened in 1992, the Galena Market Convenience Store and gas station facility near Thomas Creek Road, and Galena Junction, a Raley's anchored shopping center located on the northwest corner of the Mt. Rose Highway and Wedge Parkway. The Saint Mary's at Galena medical facility as well as a smaller neighborhood shopping center near the southwest corner of Mt. Rose Highway and Wedge Parkway have brought more commercial development to the area. The Fallen Leaf condominium project is located along Wedge Parkway, with additional frontage along the Mt. Rose Highway. Numerous good quality residential subdivisions including Arrowcreek, a master-planned community with a golf course and clubhouse facilities, are located west of the subject neighborhood. Residential growth has also occurred along Geiger Grade, with average to good quality projects such as Comstock Estates, Meadowgate Estates, Curti Ranch, and Grandview Manor subdivisions as well as many good quality custom homes.

The north portion of the subject neighborhood has been developed with the South Meadows Business Park. International Gaming Technology (IGT) constructed a major administrative and manufacturing facility in the park. A number of international, regional, and local companies are located in this park. The subjects of this analysis are located in the Damonte Ranch residential neighborhood in southeast Reno. Development in the area began in the mid to late 1990s with the development of the Double Diamond Ranch to the north. That development involved approximately 3,200± single-family homes and nearly 1,300± multi-family units.

The market success of the Double Diamond Ranch and the South Meadows Business Park led the Tri-Partners to commence the development of the Damonte Ranch master planned community. The Damonte Ranch Design Standards Handbook was recorded on November 9, 2009, as File Number 3819501 in the Official Records of Washoe County. This Handbook was prepared for Nevada Tri Partners LLC in

December 2007. The Final Handbook was certified and approved by the Reno City Council on December 17, 2008.

Damonte Ranch includes a number of single-family residential subdivisions including the Damonte Ranch Villages, Rio Bravo, Copper Creek, Saddle Ridge, Dorado, and Kentfield Park. This development also includes some support commercial uses. Damonte Ranch includes wetland areas, and extensive common area landscaping, trails, and open space which retains the rural feel of the old ranch community.

When the real estate market began its collapse in late 2006/early 2007 the Double Diamond Ranch was nearly fully built out, while the Damonte Ranch still had a significant inventory of undeveloped or partially developed sites, finished and semi-finished lots.

A north-south roadway connecting the southern part of the Truckee Meadows to the eastern part of the Truckee Meadows has been planned for more than 35 years. This arterial is proposed to reduce traffic congestion on I-80, US 395/I-580, Virginia Street, southeast McCarran Boulevard, Double R Boulevard, and Longley Lane. According to the Regional Transportation Commission of Washoe County, the southeastern part of the Truckee Meadows is currently underserved by regional roadways.

The Regional Transportation Commission has plans to construct a new arterial roadway, named the Southeast Connector. The Southeast Connector will be a six-lane arterial roadway with two new at-grade signalized intersections. The new intersections will be at Mira Loma Drive and Pembroke Drive. The Southeast Connector will originate at the existing intersection of South Meadows Parkway and Veterans Parkway on the south end and will terminate at the existing intersection of Greg Street and Sparks Boulevard on the north end. The proposed Southeast Connector will greatly increase the amount of traffic traveling through the Damonte Ranch area.

As it developed, the area became one of the most popular residential districts in the Reno-Sparks market and provided much of the housing inventory during the 2000s. Development of the South Meadows area included the construction of a number of schools including the Damonte Ranch High School/Middle School and Double Diamond Elementary School.

Steamboat Valley is located south of Geiger Grade and east of the U.S. Highway 395 in the southerly portion of the subject neighborhood. Access to this valley is from U.S. Highway 395, and properties fronting onto this roadway are typically zoned for commercial utilization. While some commercial development has taken place in this portion of the neighborhood, many of the commercially zoned parcels do not have adequate access to U.S. Highway 395 due to the relatively steep topography in the vicinity of the highway. As a result, much of the commercial land in the Steamboat area is currently vacant and unimproved. The balance of the development in Steamboat Valley involves fair to average quality single-family residences as well as several mobile home parks.

The Steamboat geothermal power plants are located on the west side of U.S. 395, south of the Mt. Rose Highway. The Steamboat Geothermal Field is considered one of the world's most consistent and dependable sources of geothermal energy. Much of the land area surrounding the power plants is the natural habitat for Steamboat buckwheat.

Steamboat Creek traverses the central portion of the subject neighborhood in a northerly direction. The areas directly adjacent to the creek are designated as being within either a Flood Zone A or AE with some portions being designated as Floodway. Typically, construction within a floodway area is prohibited.

Electricity within the subject neighborhood is provided by NV Energy, while the City of Reno and Washoe County Utilities Division provides water and sewer service to the neighborhood. The northerly portions of the subject neighborhood generally receive natural gas service from NV Energy. Natural gas service is also available to portions of the Mt. Rose Highway and Geiger Grade area. Gas service to the remainder of the subject neighborhood requires individual propane tanks.

Police protection for the subject neighborhood is provided by the Washoe County Sheriff's Department in the southerly portions of the neighborhood and the Reno Police Department in the northerly portions of the neighborhood. Fire protection is provided by the City of Reno Fire Department and Washoe County.

The subject neighborhood is located toward the far southeast portion of the Truckee Meadows, and includes property incorporated into the City of Reno and unincorporated areas located in Washoe County's jurisdiction.

Assessor's Map Number

140-01

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Wells Street
 Building D
 Reno NV 89502
 (775) 333-3231

Scale:
 0 125 250 375 500 Feet
 1 inch = 500 feet

Created by: **NH 1/7/2011**
 Last updated: **CPR 04/01/13 KSB 1/2/14**
(see previously sheet on map)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment purposes. It does not represent a survey or other professional service. No liability is assumed as to the sufficiency or accuracy of the information furnished.

SITE DATA**Location and Access**

The subject property is located north of the northeast corner of Old Virginia Road and Damonte Ranch Parkway. Access is via both Damonte Ranch Parkway and Old Virginia Road. Access is considered to be both adequate and typical. The property also enjoys good visibility from US Highway 395 at Exit 59.

Easements

The appraiser has not been made aware of any adverse easements on the subject property which would have an effect on valuation. Therefore, no positive or adverse effects on easements or restrictions are included in this report.

Topography and Drainage

The subject property is primarily above street grade and is considered level. The appraiser has not been supplied with a soils analysis. Drainage on the site appears to be adequate.

Utilities

Electricity and natural gas are provided to the subject property by NV Energy. The subject property has both city water and sewer. Telephone is provided by AT&T. The subject property has cable television provided by Charter Communications. Utilities are both adequate and typical for the area.

Size and Shape

The subject property is irregular in shape. The parcel contains .948± acres or 41,295± sf. The reader is referred to various parcel maps and other maps which adequately depict the subject site.

HIGHEST AND BEST USE ANALYSIS

The highest and best use of any improved property consists of two separate analyses: the highest and best use of the site as if vacant and the highest and best use of the property as if improved.

Highest and best use is defined as:

"the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."²

Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals, as well as the benefits of that use to individual property owners. An additional implication is that the determination of highest and best use results from the appraiser's judgment and analytical skills. In other words, the use determined from analysis represents an opinion, not a fact to be found.

In appraisal practice, the concept of highest and best use represents the premise on which value is based. The use should take the highest advantage of the attributes of the property while neutralizing, to the greatest possible extent, any negative characteristics. At the same time, the use should operate within the limits of approved and justified investment.

In arriving at an estimation of the highest and best use for the subject property, the appraiser has followed a four point analysis, as set out below:

1. Legally Permissible – The uses that are legally permitted by private restrictions, zoning, building codes, historic district controls and environmental regulations on the site.
2. Physically Possible – The use to which it is physically possible to put the site in question.
3. Financially Feasible – The possible and permissible uses that will produce a net income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization.
4. Maximally Productive – Of the financially feasible uses, the use that produces the highest residual land value consistent with the rate of return warranted by the market for that use is the highest and best use.

²*The Appraisal of Real Estate*, 12th Edition, page 318, published by the Appraisal Institute 2001

HIGHEST AND BEST USE AS IF VACANT**Legally Permissible**

The first consideration of the highest and best use of the subject property is the legally permissible uses of a property as if vacant. Primarily, this is directed at the zoning of the property; the covenants, conditions, and restrictions of the property; and the development standards of the subdivision in which the subject property is located.

The subject property is located in Reno, Washoe County and has an A1 zoning classification. A1 is an agricultural 1-acre minimum zoning classification. The subject property has been owned by the fire district and a volunteer fire district previously and therefore has never had the zoning changed as development built up around it. Properties immediately around the subject property are all commercial in nature and if the Truckee Meadows Fire Protection District sells the property on the open market then the property will be zoned with consistent zoning surrounding the subject property. That consistent zoning will be a commercial zoning in nature, which is typical for the neighborhood. Therefore, it is assumed that the zoning classification for purposes of this analysis is commercial in nature and the subject is assumed to be a current legal use for a commercial utilization.

A review of public records for the subject property shows that the property is encumbered by several easements. These easements were analyzed to determine their potential impact on property uses. Due to the location of these easements, it was concluded that the easement encumbrances would not impact the use or development of the subject property.

The subject property is located in an area that has been established for several years. There are no protective covenants, conditions, or restrictions on the subject property that would affect the legally permissible uses of the subject site as if vacant. The zoning and lack of any protective covenants, conditions, and restrictions are common to the neighborhood in which the subject is located. There are no deed restrictions or legal encumbrances which further constrain the legally permissible uses of the subject site. Based on the legal characteristics of the subject property, specifically the current zoning, it is this appraiser's opinion that a commercial utilization would be appropriate for the subject site.

Physically Possible

The next step in estimating the subject site's highest and best use is to determine which legally permissible use(s) is physically possible for the subject property. This analysis considers the physical characteristics of the site as well as surrounding uses which might influence the potential use. As explained in the *Site Analysis* section of this report, the subject site contains a gross land area of .948± acres or 41,295± sf. The site is level, has a level terrain and is located in a Flood Zone X. The subject is located just north of the northeast corner of Old Virginia Road and Damonte Ranch Road. The subject property has good access to both of these roadways. The property has good visibility from both of these roadways as well as US Highway 395. Visibility of the subject site is considered to be overall good, as is access. There do not appear to be any adverse easements that would affect the value or the utility of the property. Public utilities have all been brought to the site and are considered to be sufficient to support the development of the site. Due to the access and visibility of the site, it is felt that the site is adequate for various types of property uses. Those properties which would require high visibility or high traffic volume would be very appropriate for the subject site.

The appraiser has also examined the surrounding properties and development trends in the immediate area in order to gain insight as to physical constraints experienced upon other similar sites. Located in the vicinity of the subject site are several other commercial developments and commercial development appears to be the predominant development in the immediate area.

Surrounding land use relates to the principle of conformity. This principle holds that "real property value is created and sustained when the characteristics of a property conform to the demands of its market."³ Inherent in this principle is a compatibility of land uses in an area, as well as a reasonable degree of homogeneity. From a compatibility standpoint, it is most likely that the subject site, as vacant, would be developed with some type of commercial utilization because of the fact that this type of use blends well with the surrounding neighborhood.

In conclusion, the physical aspects of the subject site best lend themselves to some type of commercial utilization because of the surrounding development and the general characteristics of the immediate area. The principle of conformity leads the

³**The Appraisal of Real Estate**, 12th Edition, published by the Appraisal Institute, 2001, page 319

appraiser to the conclusion that some type of commercial development is appropriate for the subject site.

Financially Feasible

The legally permissible and more specifically, the physically possible and compatible considerations narrow the subject site's potential development alternatives to some type of commercial development as appropriate for the subject site. The next consideration is that of financial feasibility, specifically, whether or not a residential development as indicated by the legally permissible and physically possible considerations is possible at this time. In other words, do the potential benefits from the operations of the selected uses outweigh the cost of constructing such a project.

The appraiser has appraised several properties within the Reno area in the last few years. Although a Cost Approach has not been included in this report, a Land Analysis has been included. When the appraiser researched land sales in the subject neighborhood, it was found that there was a shortage of available sales and/or current offerings of similar type properties. The appraiser also investigated and inspected the neighborhood to determine to which utilizations vacant sites have been put in the past few years. In the majority of cases, all new construction within the subject neighborhood on vacant sites has been for some type of commercial use. However, as indicated in the current area analysis, the Reno/Sparks area had seen a dramatic decline in its economy within the last few years, with it rebounding just within the last couple of years. There is currently a high indication that there is market support for new commercial property in the immediate area at this time.

Therefore, since the subject property meets the legal and physical criteria for commercial development, the subject's most feasible use, as of the date of valuation, is to be developed with some form of commercial development.

Maximally Productive Use

The final step in estimating the highest and best use is to determine which use among the feasible uses would produce the highest net return or the highest net present value to the property. This analysis also focuses on the most appropriate density, type of finish, and other building attributes that are more specific than the use of the property.

The physical and legal characteristics would lead to a highest and best use of a commercial utilization. In the financially feasible section it was indicated that the current Reno/Sparks market does appear to warrant new commercial construction in the immediate area of the subject. Therefore, the most feasible use, as of the date of valuation, is to be developed with some form of commercial development.

Conclusion, As If Vacant

Based on the preceding analysis of the legally permissible, physically possible, financially feasible, and maximally productive uses, it is the appraiser's opinion that the highest and best use of the subject site, is to be developed with some form of commercial development.

APPROACHES TO VALUE

In the appraisal of real estate, there are three basic traditional approaches for estimating property values. The three approaches are: Direct Sales Comparison Approach (also referred to as the Market Approach), the Cost Approach and the Income Approach. The final step in estimating a property's "market value" (i.e., the most probable selling price), is to correlate the value estimate of the three approaches into a single value estimate.

THE COST APPROACH

This approach is based on the proposition that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use for the land, or when unique or specialized improvements are located on the site for which there exists no comparable properties on the market. The Cost Approach has been eliminated from this report since the property is being appraised as a vacant lot.

INCOME APPROACH

This approach is based on the proposition that a property is worth no more than the capitalized value of the income stream that the property is capable of generating. The procedure converts anticipated benefits (dollar income), to be derived from the ownership of property into a value estimate. The Income Approach has not been utilized because the subject property is vacant.

DIRECT SALES COMPARISON APPROACH

This approach is based on the proposition that an informed purchaser would pay no more for a property than the cost to him of acquiring an existing property with the same utility. It is applicable when an active market provides sufficient quantities of reliable data which can be verified from authoritative sources. Adjustments extracted from the market are applied to the comparable sales for any differences that exist between the sales and the subject. The categories of adjustment include, but are not limited to, location, access, size, shape, market conditions at the time of sale, and the terms of the sale.

DIRECT SALES COMPARISON APPROACH -- LAND ONLY

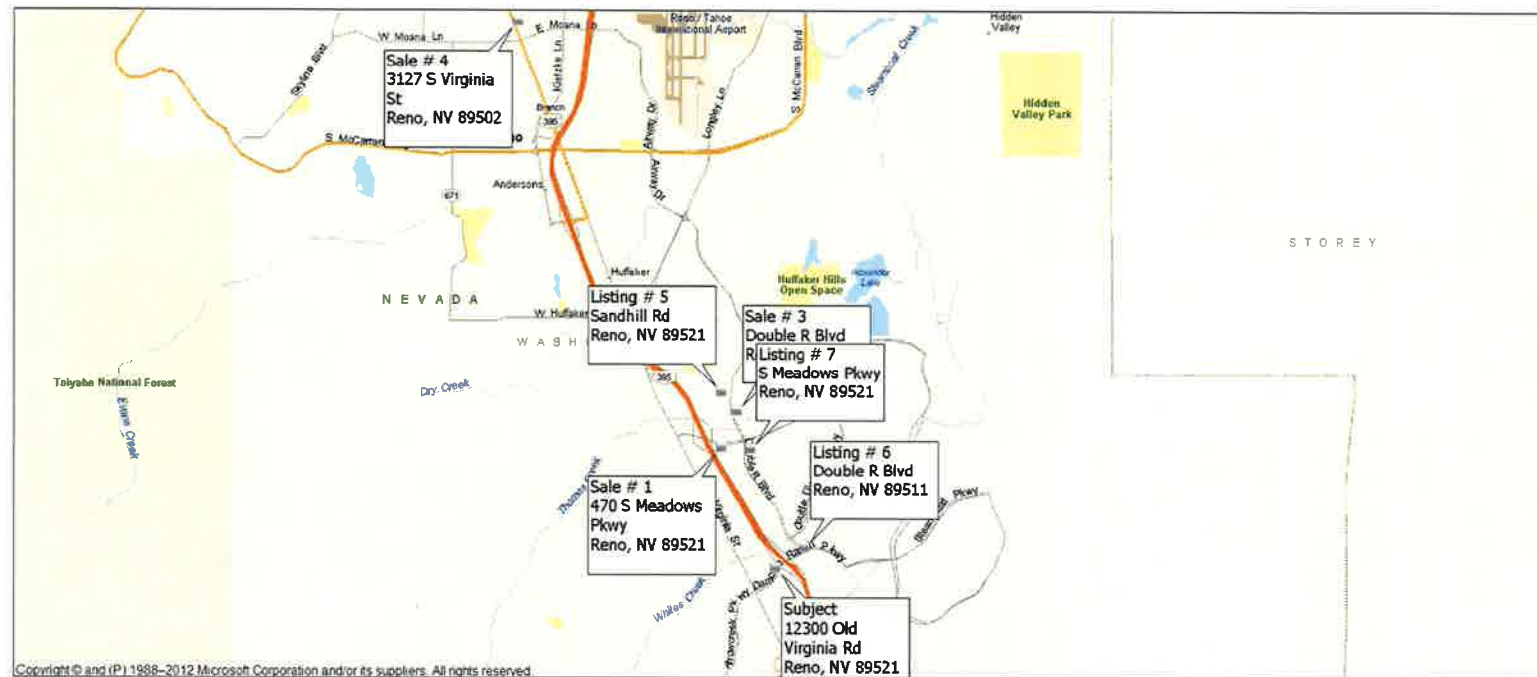
Site valuation is typically estimated by using the Direct Sales Comparison Approach. Similar sites competing in the Washoe County market sector are compared with the subject. Adjustments are applied to the comparable site sales for any differences that exist between the sales and the subject. The categories of adjustment include, but are not limited to, location, access, size, shape, market conditions at the time of sales, and terms of the sale. Because of the type and quality of the sales found, adequate actual paired sales cannot be made to ascertain exact adjustments. Therefore, for purposes of this report, a qualitative and not a quantitative analysis will be made. Therefore plus (+) and minus (-) signs will be used in these adjustments. These adjustments are not intended to be exact but to help lead the appraiser and the reader to an overall conclusion of value for the subject property.

The following pages contain an abstract of the most recent site sales comparable to the subject property.

COMPARABLE LAND SALE CHART

Sale No.	APN Address	Sale Date	Sale Price	Land Area	Zoning	Price/SF
1	163-061-06 537 South Meadows Reno, NV	08-30-16	\$5,921,345	9.425± ac	PUD	\$14.70
2	160-040-28 470 South Meadows Reno, NV	11-30-16	\$1,149,984	1.198± ac	PUD	\$22.04
3	163-050-30 Double R Boulevard Reno, NV	12-15-17	\$1,411,474	1.543± ac	PUD	\$21.00
4	019-360-24 2127 South Virginia Reno, NV	01-09-18	\$1,100,000	1.077±ac	MUSV	\$23.45
5	163-281-01 Sandhill Road Reno, NV	Current Listing	\$917,373	1.17± ac	PUD	\$18.00
6	160-320-11 Double R Boulevard Reno, NV	Current Listing	\$5,019,420	5.01± ac	PUD	\$23.00
Listing 7	160-220-44 & 45 South Meadows Pkwy.	Current Listing	\$1,225,140	1.004± ac	PUD	\$27.99
Subject	140-010-14 12300 Old Virginia Reno, NV	--	--	.948± ac	A1	--

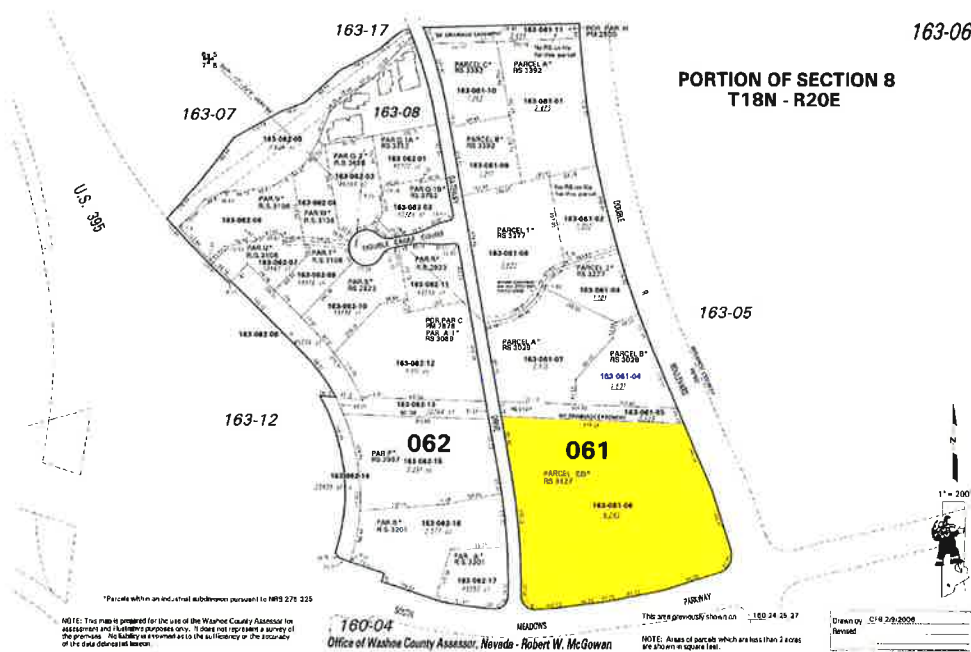
COMPARABLE LAND SALES LOCATION MAP



LAND SALES DATA

COMPARABLE LAND SALE #1

County: Washoe **APN:** 163-061-06 **Type:** Vacant land
Location: NWC South Meadows Parkway and Double R Blvd.
Address: 537 South Meadows Parkway, Reno, NV
Grantor: Nevada Pacific Development Corporation
Grantee: South Meadows Promenade, LLC
Deed Date: 08-26-16 **Recording Date:** 08-30-16
RPTT: \$24,278.15 **Doc. No.:** 4627178
Legal Description: Retained in appraiser's file
Size: 9.245± ac or 402,712± sf **Zoning:** PUD
Land Use: Vacant Land **Utilities:** Extended to site
Access: Paved, good **Topography:** Level
Sale Price: \$5,921,345 **Unit Price:** \$14.70 per sf
Financing: Cash to seller
Remarks: APN is now 163-061-12 and 13
Verified with: Public Records
 By Anthony J. Wren, MAI, SRA 02-18

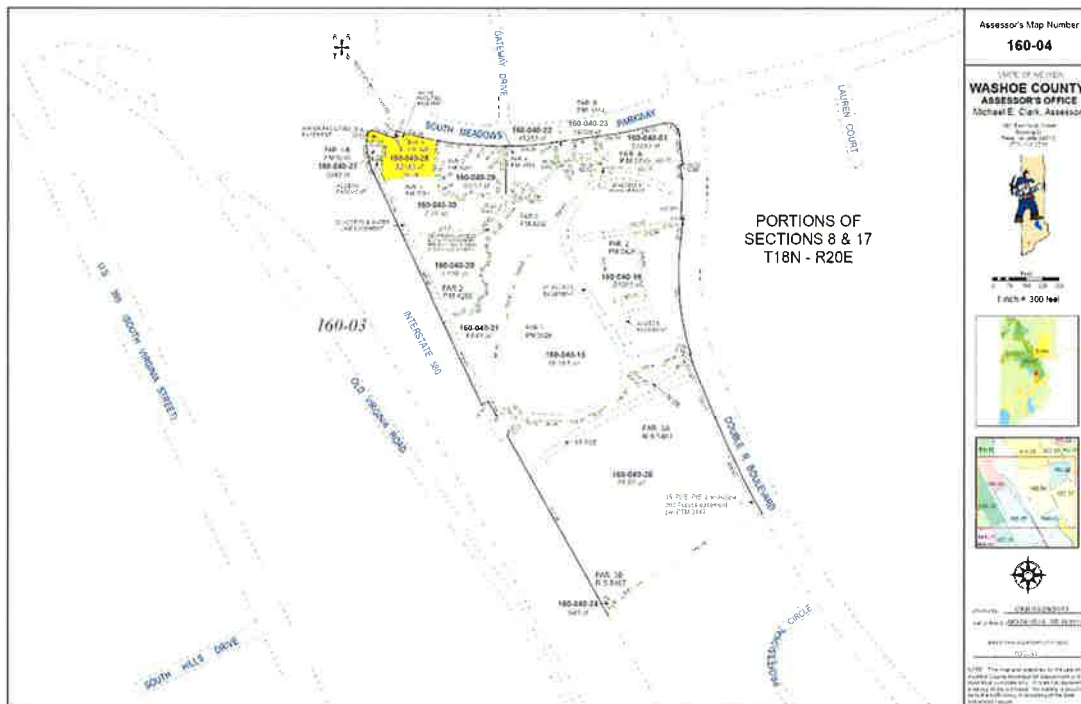


LAND SALE # 1

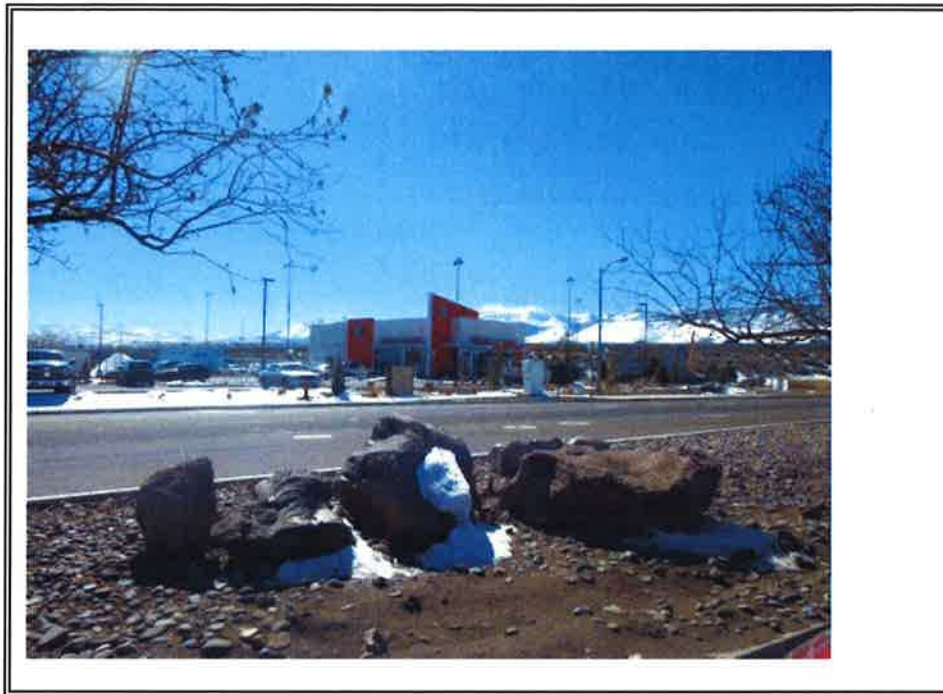


COMPARABLE LAND SALE #2

County: Washoe **APN:** 160-040-28 **Type:** Vacant land
Location: SEC South Meadows Parkway and Interstate I-580
Address: 470 South Meadows Parkway, Reno, NV
Grantor: Carson City Hotel, LLC
Grantee: Ona Properties, LLC
Deed Date: 10-12-16 **Recording Date:** 11-30-16
RPTT: \$4,715.00 **Doc. No.:** 4657652
Legal Description: Retained in appraiser's file.
Size: 1.198± ac or 52,183± sf **Zoning:** PUD
Land Use: Vacant Land **Utilities:** Extended to site
Access: Paved, good **Topography:** Level
Sale Price: \$1,149,984 **Unit Price:** \$22.04 per sf
Financing: Cash to seller
Verified with: Public Records
 By Anthony J. Wren, MAI, SRA 02-18



LAND SALE # 2



COMPARABLE LAND SALE #3

County: Washoe **APN:** 163-050-30 **Type:** Vacant land

Location: East side of Double R Blvd., North of the NEC Double R Blvd. and South Meadows Parkway

Address: Double R Boulevard, Reno, NV

Grantor: Boulevard South at Reno, LLC

Grantee: SH – Reno, LLC

Deed Date: 12-14-17 **Recording Date:** 12-15-17

RPTT: \$5,787.15 **Doc. No.:** 4772116

Legal Description: Retained in appraiser's file

Size: 1.543± ac or 67,192± sf **Zoning:** PUD

Land Use: Vacant Land **Utilities:** Extended to site

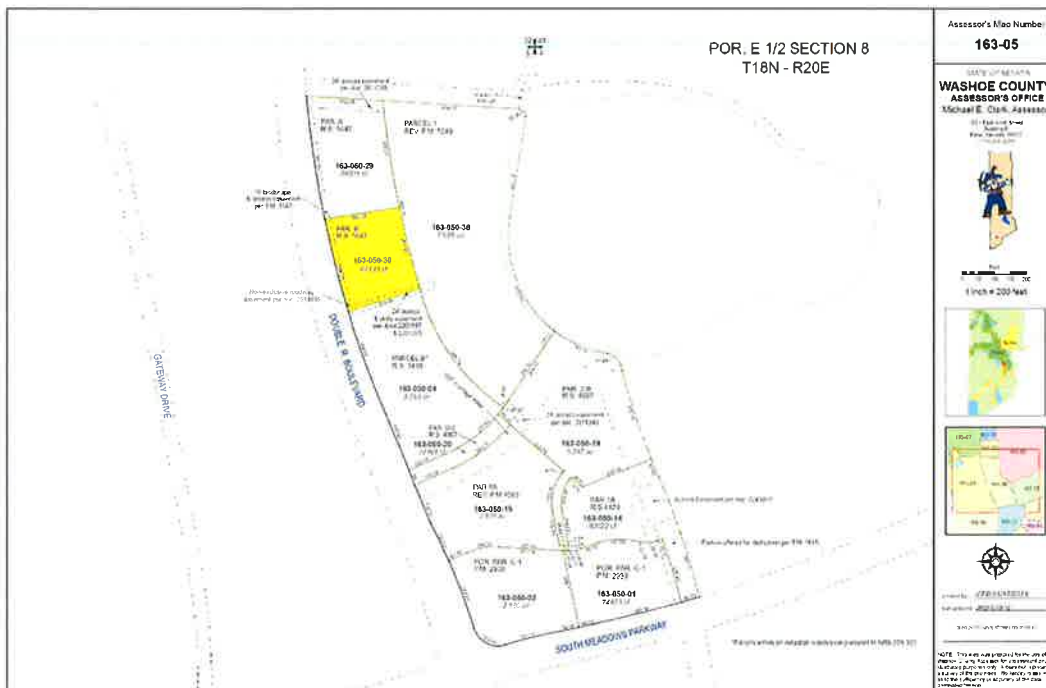
Access: Paved, good **Topography:** Level

Sale Price: \$1,411,474 **Unit Price:** \$21.00 per sf

Financing: Cash to seller

Verified with: Public Records

By Anthony J. Wren, MAI, SRA 02-18

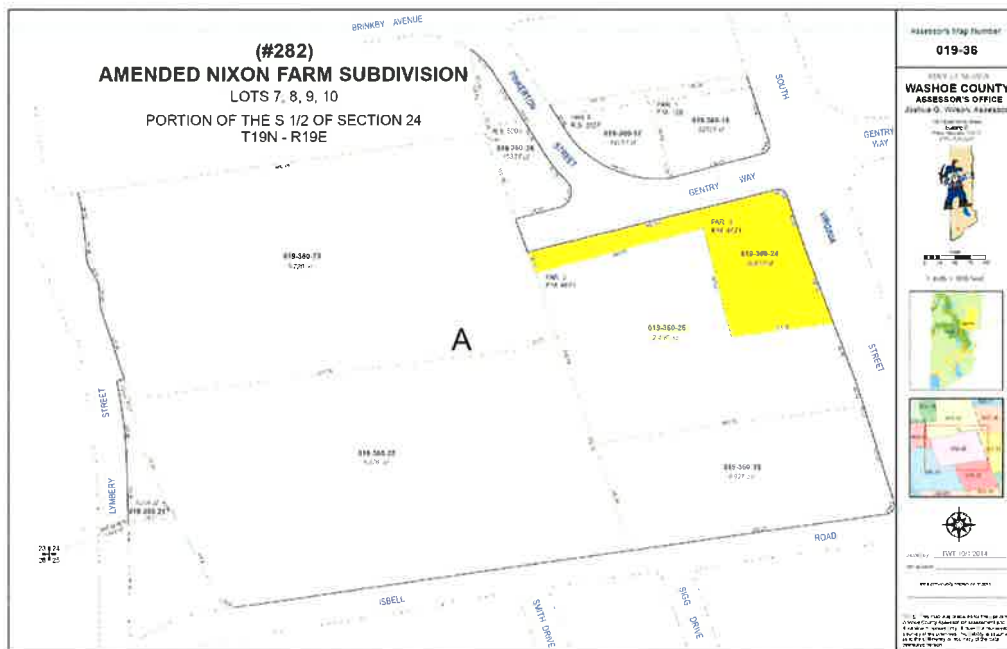


LAND SALE # 3



COMPARABLE LAND SALE #4

County: Washoe **APN:** 019-360-24 **Type:** Vacant land
Location: SWC Gentry Way and South Virginia Street
Address: 3127 South Virginia Street, Reno, NV
Grantor: EBI-One NV, LLC
Grantee: BW Virginia Street LLC
Deed Date: 01-08-18 **Recording Date:** 01-09-18
RPTT: \$4,510.00 **Doc. No.:** 4778159
Legal Description: Retained in appraiser's file
Size: 1.077± ac or 46,910± sf **Zoning:** MUSV
Land Use: Vacant Land **Utilities:** Extended to site
Access: Paved, good **Topography:** Level
Sale Price: \$1,100,000 **Unit Price:** \$23.45 per sf
Financing: Cash to seller
Verified with: Public Records
 By Anthony J. Wren, MAI, SRA 02-18

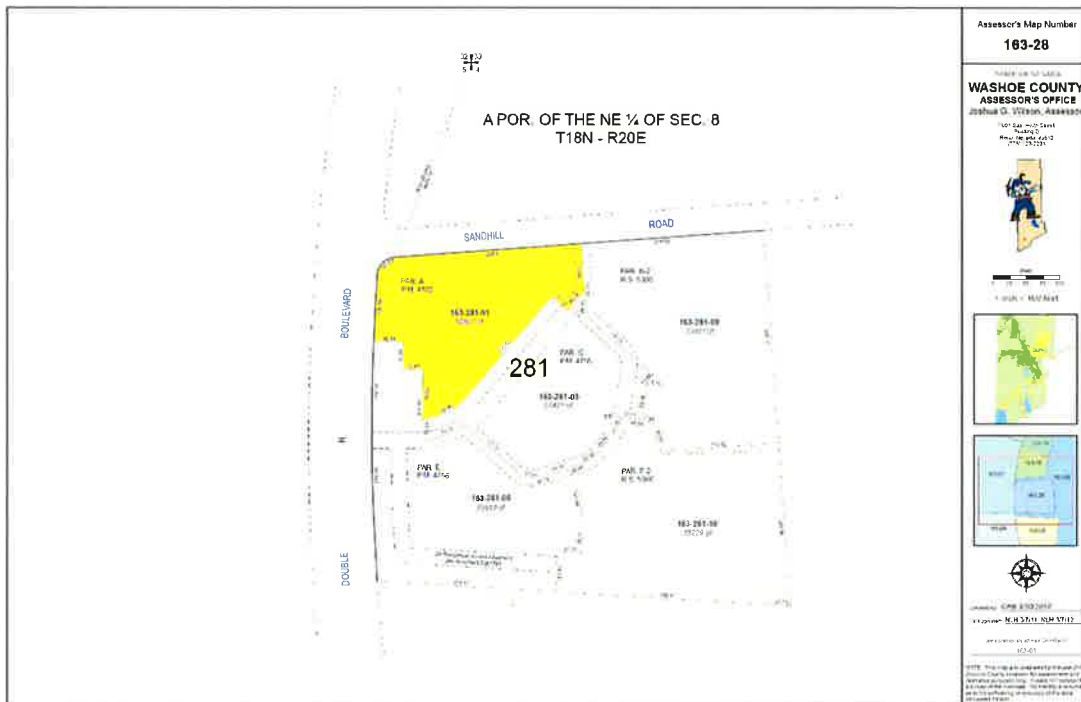


LAND SALE # 4



COMPARABLE LAND LISTING #5

County: Washoe **APN:** 163-281-01 **Type:** Vacant land
Location: SEC Double R Boulevard and Sandhill Road
Address: Sandhill Road, Reno, NV
Grantor: Flocchini Associates, LLC
Grantee: N/A
Deed Date: N/A **Recording Date:** N/A
RPTT: N/A **Doc. No.:** N/A
Legal Description: Retained in appraiser's file
Size: 1.17± ac or 50,965.20± ac **Zoning:** PUD
Land Use: Vacant Land **Utilities:** Extended to site
Access: Paved, good **Topography:** Level
List Price: \$917,373 **Unit Price:** \$18.00 per sf
Financing: Cash to seller
Verified with: Public Records
 By Anthony J. Wren, MAI, SRA 02-18



LAND LISTING # 5

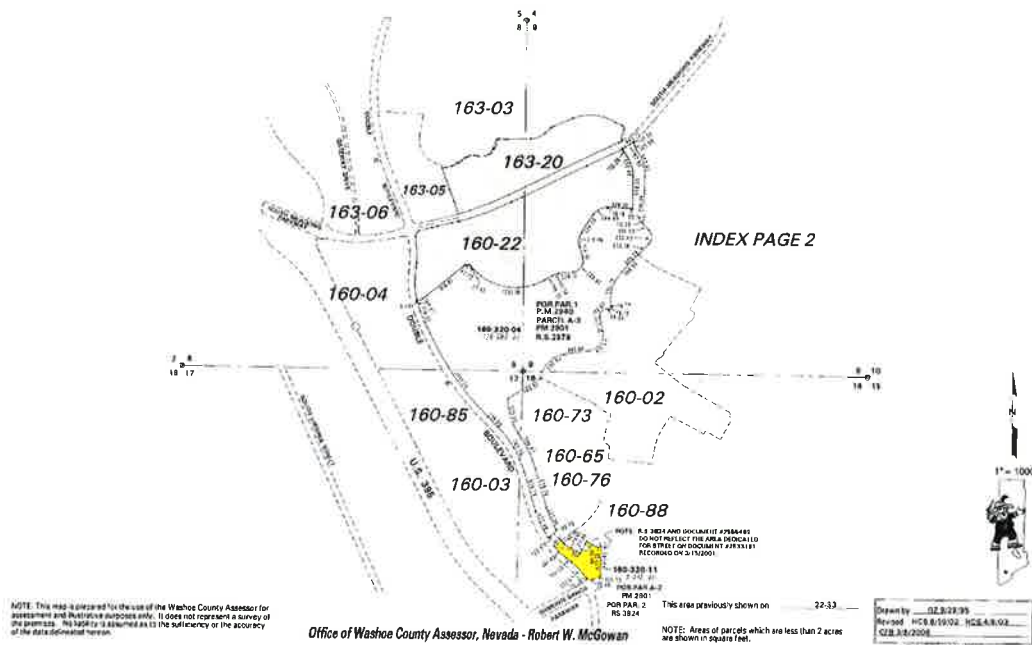


COMPARABLE LAND LISTING #6

County: Washoe **APN:** 160-320-11 **Type:** Vacant land
Location: NEC Damonte Ranch Parkway and Double R Blvd.
Address: Double R Blvd., Reno, NV
Grantor: Roger Noman Trust
Grantee: N/A
Deed Date: N/A **Recording Date:** N/A
RPTT: N/A **Doc. No.:** N/A
Legal Description: Retained in appraiser's file
Size: 5.01± ac or 218,235.60± ac **Zoning:** PUD
Land Use: Vacant Land **Utilities:** Extended to site
Access: Paved, good **Topography:** Level
List Price: \$5,019,420 **Unit Price:** \$23.00 per sf
Financing: Cash to seller
Verified with: Public Records
 By Anthony J. Wren, MAI, SRA 02-18

PORTION OF SECTIONS 4, 8, 9, 16 & 17
T18N - R20E

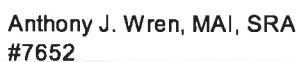
160-32



LAND LISTING # 6



County:	Washoe	APN:	160-220-44 & 45	Type:	Vacant land
Location:	East side of Double R Boulevard, south of the SEC Double R Blvd. and South Meadows Parkway				
Address:	South Meadows Parkway, Reno, NV				
Grantor:	Sunstone Meadows LLC				
Grantee:	N/A				
Deed Date:	N/A	Recording Date:	N/A		
RPTT:	N/A	Doc. No.:	N/A		
Legal Description:	Retained in appraiser's file				
Size:	1.004± ac or 43,775± ac	Zoning:	PUD		
Land Use:	Vacant Land	Utilities:	Extended to site		
Access:	Paved, good	Topography:	Level		
List Price:	\$1,225,140	Unit Price:	\$27.99 per sf		
Financing:	Cash to seller				
Verified with:	Public Records By Anthony J. Wren, MAI, SRA 02-18				



LAND LISTING #7



COMPARISON FACTORS

Property Rights

This appraisal considers the subject's fee simple interest. All the properties utilized in this report involved the fee simple and no adjustments were considered to be necessary.

Terms

Sales or listings will be adjusted to cash or terms reasonably equivalent to cash. Terms reasonably equivalent to cash are based upon normal financing terms for properties of comparable highest and best use.

Time

Sales will be analyzed for appreciation or depreciation from the date of the sale to the date of the appraisal.

Location

Adjustments may consider value differences attributed to location.

Utility

Adjustments may consider the physical shape, topography, street frontage or other factors of a parcel that influence value.

Zoning

Sales will be adjusted according to their zoning classification.

Size

Adjustments consider if size affects value.

SALES ANALYSIS

For purposes of this report, the sales have been broken into a unit price per square foot. Buyers and sellers of vacant land in the Reno/Sparks area typically analyze sales and potential properties on a price per square foot basis. Therefore, this analysis is being made on a price per square foot basis. After a thorough search of the Reno/Sparks and Washoe County areas and specifically the surrounding areas around the subject property, the most recent sales and listings were found and analyzed. These sales occurred between August 2016 and January 2018, as well as three current listings. The sales ranged in size from 1.04± acres to 9.245± acres, as compared to the subject's .948± acres. The price per square foot of these sales ranged from a low of \$14.70 to a high of \$23.45 with the three listings ranging on a price per square foot from a low of \$18.00 to a high of \$27.99. The comparable properties utilized in this analysis will be compared and correlated to the subject property based on several different adjustment criteria. These include property rights, terms, time, location, utility, zoning, and overall size. The sales will be analyzed based on an overall price per square foot, which is most often analyzed in the local market for commercial land sales. An upward adjustment is made to the comparables' price per square foot when the subject is superior to the sale. Likewise, a downward adjustment is made for the comparables' price per square foot when the subject is inferior to the sale.

Property Rights Conveyed

This appraisal considers the subject's fee simple interest. All the sales utilized in this report involved the transfer of fee, and no adjustments were considered to be necessary.

Terms

All sales sold for cash or short-term deeds. All sales were considered to be cash to seller; therefore, there will be no adjustment for terms of sale.

Time (Marketing Conditions)

The sales occurred between August 2016 and January 2018. As indicated in the *Area Analysis* section of this report and the *Highest and Best Use*, it has been

indicated that the Reno/Sparks area has undergone a significant economic decline after its peak period, approximately 2006. Sales in 2016, 2017, and 2018 are sales that occurred after the economic downfall and are considered to be contemporary indicators for the subject's value. There has been a limited amount of sales activity in 2016, 2017, and 2018, and the four sales and three listings found were felt to be the most similar and most comparable to the subject property. All sales are considered current; therefore, no further adjustment for time will be made.

Location

Overall, location is a very important aspect in any sale. The subject property is located north of the northeast corner of Old Virginia Road and Damonte Ranch Parkway and also located immediately off Exit 59 of US Highway 39. Sale #1 is located at the northwest corner of South Meadows Parkway and Double R Boulevard. This location is considered to be similar to the subject property, requiring no adjustment for location. Sale #2 is located at the southeast corner of South Meadows Parkway and Interstate 80. This location is considered to be similar to that of the subject property, requiring no adjustment. Sale #3 is located on the east side of Double R Boulevard, north of the northeast corner of Double R Boulevard and South Meadows Parkway. This location is considered to be similar, requiring no adjustment. Sale #4 is located at the southwest corner of Gentry Way and South Virginia Street. This location is considered to be similar to that of the subject property, requiring no adjustment. Listing #5 is located at the southeast corner of Double R Boulevard and Sandhill Road. This location is considered to be slightly inferior when compared to the subject property, requiring an upward adjustment. Listing #6 is located at the northeast corner of Damonte Ranch Parkway and Double R Boulevard. This location is considered to be similar when compared to the subject property, requiring no adjustment. Listing #7 is located on the east side of Double R Boulevard, south of the southeast corner of Double R Boulevard and South Meadows Parkway. This is considered to have a similar location, requiring no adjustment.

Utility

Under utility, adjustments may be considered for physical shape, topography, street frontage, and other factors of a parcel that influence value. Utility of the subject

property is felt to be similar to that of the sales and listings utilized in this report. This section of the adjustments will also consider adjustments for utilities. All four sales and three listings utilized in this report have the availability of public water and sewer and are similar to the subject property. All sales are considered to be similar in utility, therefore requiring no further adjustment.

Zoning

The subject site is currently zoned A1. However, for purposes of this report it is assumed that the subject is being appraised as vacant and ready to be put to its highest and best use, which according to the *Highest and Best Use* section would be a commercial utilization. All four sales and three listings have similar commercial zoning classifications and therefore no adjustment will be made for zoning.

Size

The subject property contains 9.48± acres of land area. The sales in this report ranged from a low of 1.044± acres to a high of 9.24± acres. Sale #1 contains 9.245± acres and is larger than the subject site, requiring a downward adjustment. Sale #2 contains 1.198± acres and is considered to be similar to the subject property, requiring no adjustment. Sale #3 contains 1.543± acres and is considered to be overall similar to the subject property, requiring no adjustment. Sale #4 contains 1.077± acres and is considered to be overall similar to the subject property, requiring no adjustment. Listing #5 contains 1.17± acres and is overall similar to the subject property, requiring no adjustment for size. Listing #6 contains 5.01± acres and is larger than the subject property, requiring an upward adjustment. Listing #7 contains 1.004± acres which is overall similar to the subject property, requiring no adjustment.

Other Adjustments

Sale #1 is located on the northwest corner of South Meadows Parkway and Double R Boulevard. The physical address is 537 South Meadows Parkway. The sale is further identified as APN 163-061-06. This property was sold by Nevada Pacific Development Corporation, a Nevada Corporation, and the property was purchased by South Meadows Promenade, LLC. The meeting of the minds occurred on August 26, 2016. The sale was recorded August 30, 2016. The sale was recorded with

Document No. 4627178. This parcel contained 9.245± acres. The zoning is PUD. The reported sales price was \$5,921,345 indicating an overall price per unit of \$14.70 per square foot. Overall in comparison to the subject property this sale is considered to be a low indicator, requiring upward adjustments.

Sale #2 is located on the southeast corner of South Meadows Parkway and Interstate I-580. The physical address is 470 South Meadows Parkway. The sale is further identified as APN 160-040-28. This property was sold by Carson City Hotel, LLC, a Nevada Limited Liability Company, and was purchased by Ona Properties, LLC, a Nevada Limited Liability Company. The meeting of the minds occurred on October 12, 2016. The sale was recorded November 30, 2016. The sale was recorded with Document No. 4657652. This parcel contained 1.198± acres and was zoned PUD. The sales price was recorded at \$1,149,948, indicating an overall price per square foot of \$22.04. Overall this sale is considered to be a good indicator, requiring no further adjustment.

Sale #3 is located on the east side of Double R Boulevard, north of the northeast corner of Double R Boulevard and South Meadows Parkway. The physical address is on Double R Boulevard. The sale is further identified as APN 163-050-30. This property was sold by Boulevard South At Reno, LLC, a Nevada Limited Liability Company, JPS Partners, Ltd, and Lawrence Johnson, Special Administrator of the Estate of Gary Dean Brenner, a.k.a. Gary Brenner. The property was purchased by SH-Reno, LLC, a Nevada Limited Liability Company. The meeting of the minds occurred on December 14, 2017, and the sale was recorded December 15, 2017. The sale was recorded with Document No. 4772116. This property contained 1.543± acres and was zoned PUD. The reported sales price was \$1,411,474 indicating a price per square foot of \$21.00. Overall in comparison to the subject property this sale is considered to be a good indicator, requiring no further adjustments.

Sale #4 is located on the southwest corner of Gentry Way and South Virginia Street. The sale is located at 3127 South Virginia Street. The sale is further identified as APN 019-360-24. This property was sold by EBI-One NV, LLC, a

Nevada Limited Liability Company. The property was bought by BW Virginia Street, LLC, a Nevada Limited Liability Company. The meeting of the minds occurred on January 8, 2018. The sale was recorded on January 9, 2018. The sale was recorded with Document No. 4778159. This property contained 1.077± acres and was zoned MUSV. The reported sales price was \$1,100,000 indicating a overall price per square foot of \$23.45. Overall in comparison to the subject property this sale is considered to be a good indicator, requiring no further adjustment.

Listing #5 is located on the southeast corner of Double R Boulevard and Sandhill Road. The physical address of this listing is Sandhill Road. This listing is further identified as APN 163-281-01. The seller of this property is Flocchini Associates LLC. This listing contains 1.17± acres. The listing is zoned PUD. The property is currently listed for \$917,373 indicating a price per square foot of \$18.00. Overall this property has received a downward adjustment for being a listing but an upward adjustment for location. In comparison to the subject property this is considered to be a low indicator, requiring overall upward adjustment.

Listing #6 is located at the northeast corner of Damonte Ranch Parkway and Double R Boulevard. The physical address is on Double R Boulevard. This listing is further identified as APN 160-320-11. This property is currently owned by Roger Norman Trust. This listing contains 5.01± acres and is zoned PUD. The property is currently listed for \$5,019,420 indicating a price per square foot of \$23.00. Overall this property received an upward adjustment for size, a downward adjustment for being a listing, which appear to offset each other, making this property in comparison to the subject property, a good indicator.

Listing #7 is located on the east side of Double R Boulevard, south of the southeast corner of Double R Boulevard and South Meadows Parkway. The physical address is on South Meadows Parkway. This listing is further identified as APN 160-220-44 and 45. This property is currently owned by Sunstone Meadows LLC. The listing contains 1.004± acres and is zoned PUD. The current list price is \$1,225,140 indicating an overall price per square foot of \$27.99. Overall this property requires a downward adjustment for its listing status and overall in comparison to the subject

property this listing is considered to be a high indicator, requiring an overall downward adjustment.

SUMMARY AND CONCLUSION OF VALUE

All sales utilized in this report were felt to be similar to each other and as similar as possible to the subject property. The adjustments are considered to be relatively small. In the before condition, the sales ranged from a low of \$14.70 a square foot to a high of \$27.99 a square foot, with six of the indicators ranging between \$21.00 a square foot and \$27.99 a square foot. Sale #1 was considered to be overall inferior requiring upward adjustments; Sales #2, #3, and 4 were considered to be overall similar requiring limited adjustments; Listing #5 was considered inferior requiring upward adjustments, Sale #6 was considered to be overall a good indicator, while Listing #7 was felt to be a high indicator requiring downward adjustments.

SUMMARY OF ADJUSTMENTS FOR PRICE PER SQUARE FOOT

Sale No.	Unadjust Unit Price	Prop. Rights	Terms	Time	Location	Utility	Zoning	Size	Overall Adjust.
1	\$14.70	0	0	0	0	0	0	+	+
2	\$22.04	0	0	0	0	0	0	0	0
3	\$21.00	0	0	0	0	0	0	0	0
4	\$23.45	0	0	0	0	0	0	0	0
Listing 5	\$18.00	0	0	0	0	0	0	0	+
Listing 6	\$23.00	0	0	0	0	0	0	+	0
Listing 7	\$27.99	0	0	0	0	0	0	0	-

The value indications derived from these comparable sales are reconciled into a single value indication by arranging the four sales and three listings in an array relative to the subject property. The sales considered to be superior to the subject property were Listing #7, sales considered to be similar to the subject property were Sales #2, #3, #4 and Listing #6, the sales considered to be inferior to the subject property were Sale #1 and Listing #5. Following is an indicator on how the subject property fits within this array.

<u>Comparable</u>	<u>Price/SF</u>	<u>Overall Comparability</u>
Listing #7	\$27.99	Superior
Subject Property		
Sale #4	\$23.45	Similar
Sale #6	\$23.00	Similar
Sale #2	\$22.04	Similar
Sale #3	\$21.00	Similar
Subject Property		
Listing #5	\$18.00	Inferior
Sale #1	\$14.70	Inferior

As can be seen from the above chart, the subject property appears to fit well within these sales. These sales were selected because of their comparability and location to the subject property. As indicated, in the before condition the sales ranged from a low of \$14.70 a square foot to a high of \$27.99 a square foot with five of the seven indicators ranging between \$21.00 and \$27.99 a square foot. The subject is felt to fall within these indicators. It appears that the subject fits well between \$21.00 a square foot and \$23.45 a square foot.

Therefore, based on the above analysis of the data contained in this report, with consideration given to the definition of value contained in this report and the fact that it appears that prices are increasing, most weight is given to the upper end of the range and the analysis will be correlated to \$23.00 a square foot.

Therefore, it is this appraiser's opinion that the subject's .948± acres or 41,295± square feet has a current value of \$23.00 a square foot. Applying \$23 a square foot to the subject's 41,295± sf indicates a value of \$949,785, which will be rounded to \$950,000.

Indicated Value: \$950,000
(\$23.00 a square foot)

EXPOSURE AND MARKETING TIME ANALYSIS

The appraiser has been asked to consider the probable exposure time for the subject. Exposure time is the market period that could reasonably be anticipated for the subject property prior to the date of value necessary for the subject, if it had been marketed for sale. The appraiser has interviewed several real estate agents in the Reno/Sparks area who have been active in residential real estate for the last several years. Those brokers all indicated that predicated on the current market demand, the subject should experience a low exposure time.

Predicated on this information, it is felt that the subject should have an exposure time somewhere between 1 to 3 months.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. the statements of fact contained in this report are true and correct;
2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, that are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. my engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
7. My reported analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. As well as the Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Foundation. The opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
8. I have made a personal inspection of the property that is the subject of this report;
9. Johnson-Perkins & Associates provided most of the Neighborhood Description of this report. Other than that, no one provided significant real property appraisal assistance to the person signing this certification;
10. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives;
11. As of the date of this report, I, Anthony J. Wren MAI, SRA have completed the requirements of the continuing education program of the Appraisal Institute.

12. I have performed no services (an appraisal) as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The estimate of value of the herein described property as of the effective date of value, which is March 1, 2018, the value for the subject property is:

**NINE HUNDRED FIFTY THOUSAND DOLLARS
(\$950,000)**



Anthony J. Wren, MAI, SRA
Certified General Appraiser #A.0000090-CG

Hypothetical Condition: This appraisal is based on the hypothetical condition that the subject property is vacant and ready to be put to its highest and best use as a vacant site. In fact, the subject property is improved with the Truckee Meadows Fire Protection District Station #14. The use of this Hypothetical Condition may affect the assignment results.

ADDENDUM

QUALIFICATIONS OF APPRAISER

**QUALIFICATIONS OF
ANTHONY J. WREN, MAI, SRA
REAL ESTATE APPRAISER**

PROFESSIONAL DESIGNATIONS: MAI – Member Appraisal Institute* 1991
 SRPA – Senior Real Property Appraiser* 1987
 SRA – Senior Residential Appraiser* 1984

* These are no longer consider to be acronyms by the Appraisal Institute

PROFESSIONAL INVOLVEMENT:

- Appointed by the Governor of Nevada to serve on the Nevada State Board of Taxation, Current Member 5/16 to 10/19
- Appointed by the Governor of Nevada to serve on the Nevada State Board of Equalization, Chairman as of January 2009 3/08 to 3/12
 Reappointed to a new term and Chair 3/12 to 10/15
- Appointed by the Governor of Nevada to serve on the Nevada Commission of Appraisers 9/94 to 6/97 and 7/97 to 6/00
- President, Commission of Appraisers of Real Estate, State of Nevada (1996, 1998)
- Expert Witness for Nevada District Court, Washoe, Storey, Clark and Elko Counties
- Member of the Appraisal Institute, National Board of Realtors, and Reno/Carson/Tahoe Board of Realtors
- Over 40 years of Appraisal Experience

APPRAISAL LICENSE: Nevada Certified General Appraiser
 #A.0000090-CG

REAL ESTATE BROKERAGE: Nevada Real Estate Brokerage Licensed Broker
 Anthony J. Wren #B.0023456.INDV.

OFFICES HELD: Member Young Advisory Council SREA,
 San Diego & San Francisco, CA 1989 & 1991

Appraisal Education Chairman, Reno/Tahoe/Carson Chapter
 Institute 1993

Board of Directors, Reno/Carson/Tahoe Chapter Appraisal

Institute	1993-2007
<i>President</i> , Reno/Carson/Tahoe Chapter 189	1988-1989
<i>First Vice President</i> , Reno/Carson/Tahoe Chapter 189 1987-1988	
<i>Secretary</i> , Reno/Carson/Tahoe Chapter 189	1986-1987
<i>President</i> , Reno/Carson/Tahoe Chapter 189	2000

Appraisal Instruction

Several USPAP Update Courses taught through	2016
Business Practices and Ethics	2016
15-Hour National USPAP	2016
Comparison Valuation of Small, Mixed-Use Properties	2011
Income Valuation of Small, Mixed-Use Properties	2011
15-Hour National USPAP Course	03/23/07
15-Hour Standards of Professional Practice (Seattle, WA)	03/22/07
7-Hour National USPAP Update (Las Vegas, NV)	03/02/07
7-Hour National USPAP Update (Chicago, IL)	04/15/05
7-Hour National USPAP Update (Reno, NV)	02/24/05
USPAP Update 2003 – Standards & Ethics for Professionals	09/05/03
Business Practices and Ethics	07/25/03
7-Hour National USPAP Update Course	05/02/03
15-Hour National USPAP	03/22/03
Appraisal Procedures	05/19/01
Sales Comparison Valuation of Small, Mixed-Use Properties	03/31/01
Standards of Professional Practice, Part B (USPAP)	02/10/01
Income Valuation of Small, Mixed-Use Properties	02/19/00
Standards of Professional Practice, A, B, & C, USPAP	1992–2003
Reno, NV, Casper, WY, Eugene, OR, Sacramento, CA, Las Vegas, NV	
Income Valuation of Small Mixed Use Properties	
(Reno, NV)	1998
(Casper, WY)	1999
(Sacramento, CA)	1999
Residential Case Study, Course 210 (Las Vegas, NV)	10/97
Alternative Residential Reporting Forms (Buffalo, WY)	9/97
(Polson, MT)	9/97
Data Confirmation and Verification (Richland, WA)	11/96
(Riodoso, NM)	09/96
(Reno, NV)	03/96
(Savannah, GA)	12/95
Understanding the Limited Appraisal (Savannah, GA)	12/95
(Tucson, AZ)	09/94
110 "Real Estate Appraiser Principles" (Minneapolis, MN)	07/99

	(Sacramento, CA)	05/95
	(Wenatchee, WA)	09/94
	(St. Louis, MO)	02/94
	(Las Vegas, NV)	05/94
URAR Update	(Casper, WY)	01/94
	(Reno, NV)	12/93
1A2 Basic Valuation Procedures	(Las Vegas, NV)	05/92
Course 207B, Income Valuation Appraising	(Reno, NV)	Fall 1989
Truckee Meadows Community College	(Reno, NV)	Spring 1989

APPRAISAL COURSES AUDITED:

Case Studies in Real Estate Valuation	1991
Cost Valuation of Small, Mixed-Use Properties	1988
Income Valuation of Small Mixed-Use Properties	
Sales Comparison Valuation of Small, Mixed-Use Properties	

APPRAISAL COURSES SATISFACTORILY CHALLENGED:

A1: Course I210 Residential Case Studies	(1993)
A1: Course 410 Standards of Professional Appraisal Practice	(1991)
A1: Course 420 Ethics of the Professional Appraisal Practice	(1991)
A1: Course 420 Ethics of the Professional Appraisal Practice	(1991)
SREA: Course 301 Special Applications of Real Estate Analysis	(1989)
SREA: Course 202 Applied Income Property Valuation	(1985)
SREA: Course 201 Principles of Income Property Appraising	(1984)
SREA: Course 101 An Introduction to Appraising Real Property	(1983)
SREA: Course 102 Applied Residential Property Valuation	(1983)

Classes Attended

2016-2017 USPAP Instructor Recertification Course	2015
Business Practice and Ethics Instructor Training	2015
Tahoe Litigation Conference	2014
Evaluating Residential Construction	2014
Appraisal Review General	2012
Uniform Appraisal Standards for Federal Land Acquisitions (Phoenix, AZ)	17 & 18/09
Valuation of Easements and Other Partial Interests (Reno, NV)	12/04/09
General Market Analysis and Highest & Best Use (Las Vegas, NV)	08/31/09 – 09/03/09
Introduction to International Valuation Standards (Online)	08/01/31 – 08/31/09
Valuation of Green Residential Properties (Phoenix, AZ)	02/19/09
REO Appraisal: Appraisal of Residential Property Foreclosures (Las Vegas, NV)	10/11/08
Forecasting Review	10/10/08
AQB Awareness Training for Appraisal Institute Instructors (Online)	08/15/07
Committee CE Credit (Chapter Level)	12/31/09
AQB USPAP Instructor Recertification Course (Dedham, MA)	02/24/07
AQB USPAP Instructor Recertification Course (Tucson, AZ)	12/04/04
Water Rights in Nevada	2/01/03

Training & Development Conference	08/26/03
AQB USPAP Instructor Recertification (San Francisco, CA)	10/30/02
Appraisal Continuing Education	12/10/02
Property Flipping and Predatory Lending Seminar	10/17/01
2001 USPAP Update for Instructors & Regulators-CA (San Diego, CA)	12/09/00
Lake Tahoe Case Studies in Commercial Highest & Best Use (Sacramento, CA)	10/20/00
Supporting Sales Comparison Grid Adjustments for Residential Properties (Reno, NV)	09/29/00
Case Studies in Commercial Highest and Best Use (Reno, NV)	07/28/00
Tools For Teaching Excellence, Day 1	07/09/00
USPAP Update for Instructors and Regulators (Las Vegas, NV)	07/08/00
Tools For Teaching Excellence, Day 2	07/10/00
Residential Consulting	03/31/00
Residential Consulting	2000
FHA's Home buyer Protection Plan & the Appraisal Process Seminar	1991
Affordable Housing Valuation Seminar	1997
Alternative Residential Reporting Forms	1986
Business Valuation Part 1	1996
Understanding Limited Appraisals – General	1995
Data Confirmation & Verification Methods	1995
Mandatory Faculty Workshop	1995
Appraising 1- to 4-Family Income Properties	1995
Investment Techniques with the HP-17/19II Calculator	1994
Fair Lending and the Appraiser	1994
Mock Trial	1994
Electronic Spreadsheet Workshop	1994
Basic Argus Training (Spreadsheets)	1994
Investment Techniques with the HP-17/19II Calculator	1994
FNMA URAR Update	1993
Maximizing the Value of an Appraisal Practice	1993
Litigation Valuation	1992
101 "Instructors Clinic	1990
Comprehensive Appraisal Review	1990

Meetings Attended

Committee Credit – National	12/31/00
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FORMAL EDUCATION:

University of Texas at Arlington (No Degree)	1974
Casper College (No Degree)	1973
Peacock Military Academy (High School)	1972