MINUTES
SPECIAL MEETING OF AUGUST 2, 2017
Incline Village General Improvement District

The special meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Chairwoman Kendra Wong on Wednesday, August 2, 2017 at 3:00 p.m. at the Chateau located at 955 Fairway Boulevard, Incline Village, Nevada.

A. PLEDGE OF ALLEGIANCE*

The pledge of allegiance was recited.

B. ROLL CALL OF THE IVGID BOARD OF TRUSTEES*

On roll call, present were Trustees Matthew Dent, Peter Morris, Phil Horan, and Kendra Wong. Trustee Tim Callicrate was absent.

Also present were District Staff Members Director of Finance Gerry Eick, Communications Coordinator Misty Moga, Director of Human Resources Dee Carey, Director of Public Works Joe Pomroy, and Parks and Recreation Director Indra Winquest.

Members of the public present were Margaret Martini, Ilojsa Dobler, Cliff Dobler, Steve Dolan, Susan Pennacchio, Mike Pennacchio, Frank Wright, Pete Todoroff, Judith Miller, Linda Newman, Mr. and Mrs. Weisand, and others.

(24 individuals in attendance at the start of the meeting which includes Trustees, Staff and members of the public.)

C. PUBLIC COMMENTS*

Mr. Justice said that he is wondering how many other options/properties have been considered before settling on the Parasol property and if no decision has been made then he is asking why the Board is ruling out other properties. He understands what the General Manager has told him and that there will be other opportunities for the public, as homeowners, to vote on this decision that you will be making and asked or will it be a unilateral decision made by the Board.

Steve Dolan read from a prepared written statement which was submitted and is attached hereto.
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Cliff Dobler said that he has a request to be included in the next Board packet – on May 17, he made a public records request and that it was a simple request to the District Clerk and that he has attached a copy of the e-mail. On May 26, he asked again and the District Clerk was out of the office until June 5. On June 9, he asked again, and received nothing. On June 23, he asked for a response and sent that request to the General Manager. On July 5 he asked again and copied the Board seeking help and got no answers. On July 8, via e-mail, he received a response that said follow up was conducted with the General Manager and that they determined that a response was provided. On July 8, he responded that the response must be in writing. As of August 2, which is 93 days later, there has been no response. He has not talked to the General Manager for two years nor no other person and to have the District Clerk carry the water is not right; by this public comment, he expects an answer to his request.

Frank Wright said that irrelevant means doesn’t matter and this Board doesn’t matter. He predicted that you had no concept about the Open Meeting Law complaints and you validated that when asked how many were there. You asked the District General Counsel, he responded, and let you know how it works. Wow. You are doing nothing to respond yet you have to give your input in the process. If you don’t know what was filed against you then you have no understanding about what you are doing wrong. He has another recommendation and that is that every one of you should get an attorney that understands the Open Meeting Law because you have violated State statutes which means you have violated the law because you have moved forward with litigation without doing the approval in the public. The Board has to meet publicly and let the public know how their money is being spent. He has a sneaking suspicion about the litigation against Mr. Lyons and that is that you didn’t know about and it is costing a lot of money. The Katz litigation is going forward and it is chilling and anti-slap. This District is trying to pound the snot of a citizen who is asking legitimate questions. You can’t clean up the dog crap at Village Green and you don’t care so you are totally irrelevant. If you can’t clean up the dog stuff how are you going to get out of the mess that the District General Counsel has gotten you in to.

Margaret Martini – read from a submitted statement which is attached hereto.

Linda Newman – read from a submitted statement which is attached hereto.

Judith Miller said that this workshop was quite a revelation to her as she didn’t know that the General Manager had committees. She has always encouraged Board committees and not to have hidden meetings. Board committees would have minutes, be noticed, and thus the public would have more confidence in you.
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There should be no intention to keep things quiet. The community showed trust and likability so take this to heart and start making some decisions and stand up as people with your own minds and want to listen to the public. The actions of the recent years give the public the impression you don’t want to listen. She had no idea about the governance committee about being a city or a town which is not in the purview of the GID to determine as it is not her idea of recreation nor public utility. This needs to be made by a group formed outside the GID. On the core beautification, one needs to form a special assessment committee and then have a fee. It is business owners that typically benefit the most. Washoe County has the responsibility to maintain roads, curbs, and gutters, and this has been turned over for many years to Washoe County. We are under served by Washoe County and people don’t realize they are responsible.

Pete Todoroff said that his comment was on the dog park and that he feels that it is not the responsibility of the government to furnish the dog park and that his suggestion is to have Pet Network, who has plenty of money, maybe they could buy a piece of property and leave this piece of property alone without the government having to do it. Next, why are we spending more money on another lawyer’s opinion when he knows of only one person who wants this and that is Mr. Brockman so why are we spending more money when we don’t want this and haven’t from the beginning. On Senior Services money, it doesn’t come up to IVGID it goes to Washoe County and then Washoe County decides how to spend it.

Dave Delbridge shared with the Board a sniper from the Tahoe Area newsletter which was about zoning regulations and while he doesn’t know about the ruckus that the Tahoe Area Sierra Club was talking about, because there has been very little discussion about this, he does notice that Washoe County is noticeable absent from it. He has learned a couple of things in fifteen years. He started a crusade against vacation rentals as he had one that moved in next to them and his crusade went on for four years with no results. One thing he did learn is that maybe this situation doesn’t affect everyone. This is a very large house with virtually no parking and he didn’t get a lot of support which he understands now as few were affected by it. The local hotels and agencies want the rentals taxed and ideally vacation rentals would require a license which allows for adequate parking.

D. APPROVAL OF AGENDA (for possible action)

Chairwoman Wong asked for any changes to the agenda as submitted; no changes were offered therefore Chairwoman Wong said the agenda was approved as submitted.
E. GENERAL BUSINESS (for possible action)

E.1. Board Work Session – The IVGID Board of Trustees shall review, discuss, and possibly take action on the progress to date of their Board Work Plan which shall include review, discuss, and possibly take action on the fact finding cited in the attached reports from the General Manager's Subcommittees on (a) Ordinance 7; (b) Master Plan/Capital Plan; (c) Communication; and (d) Financial Reporting aka Popular Reporting

Chairwoman Wong said that she would like to take the subcommittees in order, have the Trustees on the subcommittees report back, and then the Board can make decisions and direct Staff.

Ordinance 7 – Trustees Callicrate and Horan. Trustee Horan gave an overview report. Chairwoman Wong summarized that the subcommittee did fact finding on beach specific issues related to Ordinance 7, usage of punch cards and passes in 2017, and discussed separating our beach access into a separate ordinance. The Board then had a broad discussion with the following guidance, to Staff, being given:

1. Research the implications of splitting Ordinance 7 into two parts – recreation and beaches.
2. Research having a public input process that is clear, concise, well defined, and specific.
3. Do fact finding on specific alternatives and bring those back to the Board with a wide range of options.
4. Do fact finding on a way to provide crystal clear communication about Ordinance 7, who is getting in, etc. and better clarify who is able to get beach access and what that looks like and where are the outliers.
5. Ensure that data published is done with some degree of confidence.
6. Do fact finding on specific alternatives for utilization on access and it should involve punch cards, value of punch cards, numbers that can be recommended, etc.

Master Plan/Capital Plan – Trustees Callicrate and Morris. Trustee Morris gave an overview report and made a statement/response on how these
subcommittees came about and that this allows the Board to work simultaneously on all of these items.

The Board then had a broad discussion with the following guidance, to Staff, being given:

1. Don't want us getting involved with the pedestrian paths and want to make sure that Washoe County understands the implications as the lead agency however pathways could potentially be in the wheelhouse of a Parks and Recreation District, as a part of their Master Plan, as it would be about connections to our amenities while Washoe County is working in the right of way — need to research the overlaps and/or what we could potentially do.

2. Need to fact find on having Washoe County delegating funds for street scape improvements with revenue sources being other than IVGID and any other possibilities and/or opportunities.

3. Focus on our master plan, policies, and funding policies and look at partnering with Washoe County being secondary to our own processes.

4. Washoe County was the lead agency on the Mill Creek area disaster thus it might have been good to have IVGID involved so fact find on what has Washoe County done for us and have those conversations.

Trustee Morris said that he appreciates the observations and suggestions and that these items are a bigger deal than what the subcommittee set out to do so he will take it back to them for discussion.

**Communication** — Trustees Horan and Wong. Chairwoman Wong gave an overview report.

The Board then had a broad discussion with the following guidance, to Staff, being given:

1. Consider having a frequently asked question section as part of our website and fact find on what other agencies do on their websites.

2. Fact find on what other agencies do regarding correspondence received from members of their community; how they handle, how it is responded to; etc.

3. Fact find on does the public know the best way to communicate with us.
Trustee Dent departed the meeting at 4:15 p.m.


The Board then had a broad discussion with the following guidance, to Staff, being given:

1. Bring examples of the reports to the Board, get feedback, go back, revise and repeat the cycle until the Board agrees on a specific format/report.

**F. PUBLIC COMMENTS** - Conducted in accordance with Nevada Revised Statutes Chapter 241.020 and limited to a maximum of three (3) minutes in duration; see Public Comment Advisory Statement above.

None at this time.

**G. ADJOURNMENT (for possible action)**

The meeting was adjourned at 4:30 p.m.

Respectfully submitted,

Susan A. Herron
District Clerk

Attachments*:

*In accordance with NRS 241.035.1(d), the following attachments are included but have neither been fact checked or verified by the District and are solely the thoughts, opinions, statements, etc. of the author as identified below.

Submitted by Steve Dolan (1 page): IVGID: Information and questions for the record regarding TRPA laws; Washoe County Health Department, and State laws regarding “Waters of the State”

Submitted by Clifford F. Dobler (6 pages): Failure to answer a public records request
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Submitted by Margaret Martini (1 page): 8-2-2017, Please add to the minutes 8-2-2017 Meeting

Submitted by Linda Newman (2 pages): Public Comments at IVGID 8-2-2017 BOT Meeting

Submitted by Judith Miller (2 pages): Incline Village/Crystal Bay News*, Volume 1, Issue 1 Sunday, July 30, 2017
Please enter these statements and questions into the record.
Steve Dolan August 2, 2017
IVGID: Information and questions for the record regarding TRPA laws; Washoe County Health Department, and State laws regarding "Waters of the State"

1. Since learning about dog feces carrying E.coli, Giardia, and Cryptosporidium have you done anything to lessen the interface between Incline residents and these pathogens at Village Green Multi-Use Temporary Dog Park?

2. Since learning about these pathogens and the recommendation by the Tahoe Resource Conservation District have you ordered Mr. Johnson (who claims the waters are tested) to test the waters after significant summer rains and during fall and spring runoff at both the streams and Incline Swimming beach for the microbes E.coli, Giardia, and Cryptosporidium?

3. Since learning about these pathogens have you done anything to inform the public of the potential for Vector-Born disease at the multi-use Temporary Dog park and or the Incline Beach and Ski Beach?

4. Are you aware that Washoe County Epidemiology department (section 010.324) concerned with Vector-Born Diseases considers Dog Waste a pathogen with the potential of causing:
   5. Incapacitating illness
   6. Hazard to human health
   7. Categorizes it as Hazardous Waste

8. I informed you about the 1992 TRPA law that state, like WCH Department (section 010.324) and the State of Nevada, and define dogs as Domestic Animals and thus their waste is not allowed in SEZ or any place that runs off into State Waters including Streams and Lakes. (Section 010.788)

9. That merely the Odor from VG is cause for action: "mitigating the odor must be done a minimal of every 7 days and may be deemed necessary more often."

10. (040.023) Drainage from VG, which enters into low-flow channels and reach Waters of the State. This is illegal.

11. Village Green violates Washoe County Health Department "Standards regarding Vector-Born disease prevention": Village Green does not drain into storm drains. (In the past I have provided photos proving this) Village Green contains SEZ that are drainage and Dog Waste receptors as defined by IVGID as a 17-year Temporary Dog Park.
August 2, 2017 - Comments at Board of Trustee Meeting.

To: IVGID Board of Trustees

From: Clifford F. Dobler

Re: Failure to answer a public records request

To be included in next board packet

1) On May 11, 2017, I made a public Records request via Email to Susan Herron asking a simple question for information regarding what budget compliance was considered in writing a paragraph regarding Capital Improvement Projects for the year ending June 30, 2016. I attached a copy of the paragraph to the Email

2) On May 26, 2017 via Email, I asked again since I had not received a response to my request.

3) On the same day Susan Herron via Email indicated she was out of the office until June 5, 2017

4) On June 9, 2017 via Email I asked again for a response to my request

5) On June 23, 2017 via a telephone call with Susan Herron I again asked for a response to my request. She said she had sent the request to Steve Pinkerton

6) On July 5, 2017 via Email I asked again for a response to my request and copied the Board seeking some help in obtaining a response

7) On July 8, 2017 via Email, I received a response from Susan Herron that she followed up with GM Pinkerton and "he has determined that he and others have already responded to your request for information."
8) On July 8, 2017 via Email to Susan Herron, I stated my request had
still not been responded to and any request I make must be
answered in writing and I would not accept a verbal response.

Here we are on August 2, 2017 93 days later without a response

What is truly disturbing is I have not talked with Mr. Pinkerton for
almost two years and no other person has talked to me about this
subject. Having Susan carry water for him is quite bad.

**UTTER NONSENCE** - 6 requests and no answer. By this public comment I
expect an answer to my May 11, 2017 request.

Attachments 4 pages of E mails
From: cfdobler <cfdobler@aol.com>
To: sah <sah@ivgid.org>
Sent: Thu, May 11, 2017 2:06 pm
Subject: Request for information

The report entitled Capital Improvement Expenditures for fiscal year ended June 30, 2016 under the heading Going Forward on page 7 has in the second paragraph with references to compliance. However, it provides no information on compliance with WHAT. For example it might be compliance with a Nevada Revised Statute, an accounting pronouncement from the Government Accounting Standards Board or even the IVGID board policies. In order to understand the paragraph it is necessary to know what IVGID is complying with in order to understand the mythology of what is being communicated in the paragraph. Maybe Gerry Eick will know or whoever may have written it.

I attach a copy of the 7th page. The report was only numbered on the first two pages.

Thanks in advance.

From: cfdobler <cfdobler@aol.com>
To: sah <sah@ivgid.org>
Doc: linda <linda@marknewman.net>
Subject: Fwd: Request for Information
Date: Fri, May 26, 2017 5:12 am

Attachments: Attachment to S Herron e-mail dated 5-11-2017 re compliance.pdf (315K)

Dear Susan

Today is the 26th of May. As seen below I sent a request for information on May 11th and have not received either an acknowledgement that you received the request or a response for the information I requested. It has been over two weeks.

Could you please provide the information requested and when I might receive it.

Thanks
Clifford F. Dobler

From: Herron, Susan <Susan_Herron@ivgid.org> To: cfdobler <cfdobler@aol.com>
Sent: Fri, May 26, 2017 5:12 am Subject: Automatic reply: Request for information

Thank you for your e-mail. I am out of the office until mid-day Monday, June 5, 2017. If this is a public records request, I will look into it upon my return. If this is an emergency, please call 775-832-1100. Thanks, Susan
Incline Village General Improvement District  
Management Discussion and Analysis  
Capital Improvement Projects Expenditures  
For the Year ending June 30, 2016.

Going Forward  
District staff continues to look at our processes and methods for reporting. We will work on ways to introduce the effects of early opening projects to minimize the appearance of variances that are strictly timing differences. We are working even harder to eliminate early opening projects. Staff is also looking at ways we can be more effective in the process of estimating carryovers and evaluate the real possibility of completions in the period between budget proposal and adoption and the fiscal year end. We will also look at ways to identify multi-year projects, that by their nature cross fiscal years, and inherently cause a carryover.

The District’s budget compliance is based on total expended in a fiscal year. Therefore, we will budget to err on the side of enough resources to cover all possible expenditures. Early opening projects can jeopardize compliance. Generally completing projects ahead of a carryover will not be a problem, but still must be monitored. What is important is that the budget distinguish between new project funding and when previously accumulated resources are being transferred to cover carryover projects. Beginning with the 2016-2017 budget, the transfers reported in State Form 4404LGF have distinguished between those Community Services and Beach projects sourced from the current fees from those that are from carryovers. This has been done to present what are new resources, and which are previously funded. Most planning situations are simply dealing with timing issues.

Communicating the capital project expenditures is an important part of demonstrating the District use of public resources. However, the volume and complexity of project types makes a single report format difficult. Staff has added this analysis to further explain some of the situations. Further questions can be addressed to the District’s Public Information Officer.
Cliff,

I did follow up with General Manager Pinkerton and he has determined that he and others have already responded to your request for information. If you wish to speak directly with the General Manager his telephone number is 832-1206.

Have a great Saturday!

Susan

Susan A. Herron, CMC
Executive Assistant/District Clerk/Public Records Officer
Incline Village General Improvement District
893 Southwood Boulevard, Incline Village, NV 89451
P: 775-832-1207
F: 775-832-1122
M: 775-846-6158
sah@ivgid.org
http://ivgid.org

Re: Automatic reply: Request for information
July 8, 2017
cfdobler to Susan_Herron + 5 more show details

My request has not been responded to. Any request I make must be answered in writing and I will not accept any verbal response so talking with him has is not a legitimate response to my request. Whether Mr. Pinkerton “determined that he and other have already responded to my request for information” then have him produce it.

Enough with the runaround
Thanks
Cliff
Good Afternoon,

I would like to address the new slate of closed door General Manager Committee meetings that have become the IVGID process for making important policy decisions.

Specifically, I would like to question why the General Manager Chairs these committees rather than individual Trustees. Secondly, I would like to know why qualified community members are not invited to join these Committees. Many residents here bring a wealth of knowledge and expertise that would greatly benefit our Board, General Manager, IVGID Staff, and even legal Counsel in conducting informed discussions on important matters affecting every member of our community. Thirdly, I would like to know why these Committee Meetings are not noticed and open to the public. Clearly, Staff and Trustee discussions on Ordinance 7, Master Planning, Communication and Financial Reporting are of vital interest to the community. Noticing these meetings and encouraging active public participation would greatly enhance our Board’s ability to understand our Community’s objectives and concerns. These objectives and concerns are vital for each Trustee to consider in order to reach informed decisions on government actions and policies. These are timely questions that require thoughtful answers as there is a great deal at stake.

Having said that, I would like to point out that these closed door meetings send the message that the General Manager rather than the Board are in charge, that Trustees are uncomfortable discussing important issues with Staff publicly and that the Public is unwelcome—not as participants or observers. These messages splinter the District’s partnership with its Citizens and express the opposite of its stated goals of increasing government accountability, transparency and accurate and timely communication.

If this doesn’t move you to make some changes, consider the historical track record of the really inaccurate and bad decisions that have resulted from these GM Committees and their failure to utilize our vast community resources and experts to draw on for qualified opinions.

The most recent example is the GM’s TRASH COMMITTEE. The recommendations of this Committee which Trustee Horan as a member, approved and promoted, has resulted in a huge debacle. Community backlash and anger is rampant along with new health and safety concerns from the District’s changes in the Trash Ordinance and the spectacular failure of the New Franchise Agreement. There were 11 years of input at meetings from community members and obviously most of those years of input was not addressed. Had the Board opened these meetings to community view and public participation throughout the process—the outcome COULD HAVE BEEN A SUCCESS INSTEAD OF A DISMAL FAILURE!

The Bottom line is simple: EXCLUDING THE COMMUNITY FROM PARTICIPATING IN ITS GOVERNANCE IS JUST THE OPPOSITE OF GOOD GOVERNANCE AND THE FOUNDATION OF ACCOUNTABILITY AND TRANSPARENCY IT MUST STAND UPON. AVOIDING AN OPEN AND HONEST DIALOGUE WITH THE CITIZENS YOU ARE ELECTED OR HIRED TO SERVE JUST DOESN’T WORK. THE OUTCOME OF THE DECISIONS MADE AFTER REPORTS FROM THESE SECRETIVE COMMITTEES ARE THE PROOF.
Public Comment at IVGID 8-2-17 BOT Meeting
By: Linda Newman – To be included with the Minutes of the Meeting

Our District is indeed a Special District. It places a premium on secrecy to the detriment of the Public’s Right to Know. Rather than embracing open and honest discussions in public meetings most of the deliberations are taken behind closed doors. In some, but not all cases, Actions are taken publicly. In others, like matters of litigation and the budgeting for these legal matters which involve the considerable expenditure of public funds—these always occur in closed sessions with District’s Legal Counsel and are never fully disclosed to the public. This not only violates State law, it betrays the public trust.

The institution of General Manager Committees which excludes public participation and observation is a continuance of this trend. Policies that address matters of great public importance should not be developed without public participation and consent. Yet, that is exactly what these Committees are designed to do. That is unacceptable.

We have recently learned that the District has received approximately one Open Meeting Law Violation Complaint a month since February. And not only, wasn’t the public made aware of these allegations, but District Counsel also left Trustees in the dark. So, when exactly, did District Counsel receive the authority to determine what Trustees should or shouldn’t be told and when, if ever, they should be told anything.

The District’s policy on providing Public Records—or Not providing Public Records—continues the District’s opposition to full and complete disclosure. Records that are considered to be Public Records by the State, County and other Special Districts are not considered “Public Records” by our District and as a consequence they are withheld. This clearly is not in the public’s best interest. Another disturbing trend is Legal Counsel’s involvement in determining what is or isn’t made available to the public. And RKG’s reach even extends to what is considered “correspondence” received by the District and whether it will be included in the Board packet.

The District’s financial accounting and reporting is my gravest concern. Rather than providing accountability and transparency, it is an elaborate exercise in obfuscation of the District’s actual revenues and expenditures. Although there may be a narrative on the District’s policies and practices and compliance with Nevada Law—a close reading always reveals that the District neither follows its own
policies and practices nor does it comply with the letter of the law. This exceeds concealment and deception and in my view flirts with fraud.

I am asking you, Our Elected Officials, to take corrective action now to remedy all violations of the law and demonstrate that accountability, responsibility and transparency are not devoid of meaning. And in so doing, restore the integrity of our governance and earn the Public Trust.
BIGGER LOCAL GOVERNMENT?

IVGD PROPOSES STUDY OF CITY/TOWN FORMATION

Just when you think you have heard it all regarding IVDG's penchant for expansion of government, look at the latest IVDG Board Packet for its "Board workshop" on August 2. The Board will entertain giving the go-ahead for GM Pinkerton to form a "Governance Committee", one of his advisory committees, consisting of staff and 2 Board members, to study whether we should become a city or a town. Is that within IVDG'S purview? Why should IVDG staff take time away from their real responsibilities of public recreation and certain utilities? If the citizens of this community want to form a city or town, they don't need IVDG'S "guidance". No wonder staff doesn't have time to make any progress on issues identified years ago like the beach overcrowding and Ordinance 7. No wonder they don't address urgent problems like the failing culvert at Diamond Peak in a timely manner.

And if that's not enough, on page 8 there is a proposal for IVDG to head up a commercial core beautification project involving placing utilities underground, funding lighting, and landscaping under the guise of providing a multi-use path. This is really a stretch of the "recreation" power granted in NRS Chapter 318 - as if the already identified over $25 million of projects in the 5 year CIP aren't enough that will depend on the Rec/Beach Fee for support. This report suggests IVDG (the Rec fee) will pay for matching funds (with some form of grant). Washoe County, Nevada DOT and/or the benefitting commercial properties, not IVDG, should fund these types of improvements.

Pg. 2 IVDG/PARASOL FAQ's and Update from Washoe County on "moats" created by Water Quality Improvement projects. IVDG is expected to report on the IVDG/Parasol Deal at its August 17 Board meeting.

Many residents/owners don't realize that a GID only has those powers expressly granted by the County. For IVDG, they include recreation and some, not all, utilities. Most other local government functions are the responsibility of Washoe County. It has long been a complaint that the residents of this community are "under-served" by the County. It appears that some attention is finally being given, but far less than what is warranted.

What can citizens do?

Get involved in local government. Come to the IVDG Board Meetings. The next one is scheduled for August 17. Prepare a comment not to exceed 3 minutes. If you cannot attend send email to each Board member. Attend the Washoe County Board of County Commissioners meetings (see schedule on washoeCounty.us) or send your comments.

Why we need this "paper".

Over the past few years the Tahoe Bonanza has succumbed to the pressures of having to compete with social media. To pay the bills it has had to reduce reporting of local news and cater more to its advertisers. The Incline Village/Crystal Bay News is an effort to fill that void.

If you haven't discovered "Our Village Voice" on facebook, join this polite, but honest, conversation about local topics.

*News you likely won't find in the local paper or local government websites/social media
IVGID/Parasol Deal

Paying Parasol millions for use of a 31,500-square-foot building is about as ridiculous as buying an outfit that's a couple of sizes too big and hoping that you'll grow into it.

Here are some FAQ's you won't find on IVGID's website:

Who really owns the Parasol building? The County lists Incline Village General Improvement District as the owner, and at the Feb. 22, 2011 hearing before the Washoe County Board of Equalization, Parasol admitted IVGID owned the building.

How much office space will be available for IVGID's use? The initial proposal only gives IVGID limited use of the building. Parasol and nonprofits will have exclusive use of 3,900 square feet of office space for the next six years. Parasol will only pay $1 a year for 1,700 square feet including utilities and the nonprofits will occupy the other 2,200 square feet at well below market rents. After that, Parasol will retain use of 1,700 square feet for 14 more years for $1 a year, in addition to part time use of shared restrooms, large kitchen, and various meeting rooms. But the building was designed with roughly 7900 square feet of office space for the nonprofits so for the first 6 years that leaves just 5700 square feet for IVGID unless changes are made. A local architect has commented that moving walls will likely require expensive structural modifications, making this proposal even more costly.

Why hasn't IVGID notified Parasol that it is in breach of its lease? Parasol has already breached the lease agreement because it has drastically reduced the number of nonprofits housed as well as the square footage provided to them. Under the current lease this is one of the grounds that, if not remedied by Parasol, can result in a takeover of the facility by IVGID.

In recent years, several long-term tenants were told to leave. Trustee Tim Callicrate commented that there is currently a waiting list of nonprofits who would gladly fill the space.

Why isn't a new office building on the district's 5 year capital improvement plan? Although a replacement was investigated a few years ago, this project was not on the list presented to and voted upon by IVGID boards as a priority.

How can the District ignore the land use restrictions? The land-use restrictions preclude IVGID from using the building for anything other than recreation and park related purposes. IVGID's administration serves the water, sewer and trash functions, not just recreational needs.

Washoe County Incline Village Crystal Bay Citizens Advisory Board July 24, 2017 meeting highlights.

The most notable discussion involved the problems created by the water quality improvement projects in the area around Incline Village Middle School and several other neighborhoods. One resident used the term "most" to describe the deep ditches designed to direct storm water into filtering basins and prevent harmful sediment from reaching the lake. County engineer Kris Klein said staff was working on plans to address the new hazards to both pedestrians and drivers created by the ditches along many central Incline Village streets. With school about to start, this is a critical issue.

County Planner, Eva Krause reported that the Tahoe Area Plan Update is on schedule for a fall introduction of the draft plan.

IVGID/Parasol Deal continued

How can maintenance of a 15 year old 31,500 square foot building be about the same as maintaining the 12,500 square foot admin building?

Even if Parasol gives IVGID the building for free, the maintenance and alteration costs combined with land use restrictions and Parasol's 30 years of free rent and utilities make this a bad deal for IVGID.

Is Parasol in violation of the deed restrictions? The document amending the land use restrictions to allow the Parasol nonprofit center was signed by a person who represented that he was president of Gardena Service Company, Boise Cascade's successor. But according to the California Secretary of State, Gardena was dissolved years earlier. This means the land use restriction amendment is void.

If IVGID really needs more facilities, it should buy/build something "tailored" for its needs, not a hand-me-down requiring extensive and expensive alterations.

*News you likely won't find in the local paper or local government websites/social media

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