

## RESOLUTION

R25-25

A RESOLUTION OF INTENT OF THE WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS TO SELL REAL PROPERTY LOCATED AT 10 KIRMAN AVENUE, RENO, NEVADA, ASSESSOR'S PARCEL NUMBER 012-150-12 AS SURPLUS TO THE NEEDS OF WASHOE COUNTY FOR ECONOMIC DEVELOPMENT PURPOSES AT A PRICE LESS THAN APPRAISED VALUE TO RENOWN HEALTH, WHO PLANS TO USE THE PROPERTY TO EXPAND ITS HEALTHCARE SERVICES WHICH WILL CREATE HIGHLY SKILLED JOBS AND ENHANCE THE QUALITY OF HEALTHCARE AVAILABLE TO THE COMMUNITY, AND MATTERS PROPERLY RELATED THERETO.

WHEREAS, the Washoe County Board of County Commissioners (the "Board") has identified the property located at 10 Kirman Avenue, Reno, Nevada, Assessor's Parcel Number 012-150-12 (the "Property"), as surplus to the needs of Washoe County; and

WHEREAS, the Property consists of an approximately 14,118 square foot office building on 0.556 acres of land, built in 1959, and currently in poor condition, rendering it unusable for providing medical services; and

WHEREAS, Washoe County has obtained two appraisals for the Property pursuant to the requirements set forth in Nevada Revised Statutes Chapter 244 showing values ranging from \$860,000 to \$2,600,000.00; and

WHEREAS, Renown Health ("Renown") has expressed interest in purchasing the Property for the sum of \$750,000, which reflects the value of the land to them less the estimated cost to demolish the existing building; and

WHEREAS, Renown has a long-standing partnership with Washoe County, dating back to the County's ownership of Washoe Medical Center, and believes that the Property, located on the corner of its Regional Medical Center campus, will be useful for adding needed services to meet the community's needs; and

WHEREAS, the Northern Nevada Public Health currently operates a Tuberculosis (TB) Clinic from the Property, with plans to move the clinic to a new facility at the West Hills site by early 2026; and

WHEREAS, Nevada Revised Statutes (NRS) 244.2815 allows a board of county commissioners to sell, lease, or otherwise dispose of real property for the purposes of redevelopment or economic development without first offering the real property to the public and for less than fair market value, provided certain conditions are met; and

WHEREAS, the Board has obtained two appraisals of the real property not more than six months before selling the Property and wishes to adopt a resolution finding that it is in the best interest of the public to sell the Property directly to a buyer without offering the Property to the public and potentially for less than fair market value; and

WHEREAS, the proposed use of the Property by Renown is for economic development, which includes the establishment of new commercial enterprises or facilities, the support, retention, or expansion of existing commercial enterprises or facilities, and the creation and retention of opportunities of employment for the residents of the county.

NOW, THEREFORE, BE IT RESOLVED by the Washoe County Board of County Commissioners as follows:

1. On the basis of the recitals stated above and all the evidence and testimony on the record of the meetings of the Board, the Board hereby declares it does not need the Property for the public purposes of the county and it is in the best interests of Washoe County and its citizens for Washoe County to sell the Property located at 10 Kirman Avenue, Reno, Nevada, Assessor's Parcel Number 012-150-12, to Renown Health for the sum of \$750,000, without offering the Property to the public and for less than fair market value, in accordance with NRS 244.2815.and hereby declares its intent to do so.
2. The Board finds that it is in the best interest of the public to sell the Property directly to Renown Health without offering the Property to the public and for less than fair market value, as the proposed use of the Property by Renown Health meets the requirements for economic development under NRS 244.2815.

- 3. The Board authorizes the County Manager to negotiate and execute a Purchase Agreement with Renown Health, containing the terms and conditions set forth in this resolution and such other terms and conditions as are mutually acceptable to the County and Renown Health.
  
- 4. A public hearing shall be held on March 11, 2025, at which time the Board will consider any objections to the proposed sale of land at less than the appraised value for economic development purposes as set forth in NRS 244.2815.
  
- 5. The Washoe County Clerk is hereby directed to publish in a newspaper of general circulation published in the county a notice of the adoption of this resolution and announcing the public hearing date not less than twice, on successive days, the last publication to be not less than 7 days before the date of the public meeting to be held or such later date as the Board may establish.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:  
AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
Chair  
Board of County Commissioners

ATTEST:  
\_\_\_\_\_  
County Clerk