



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: *January 20, 2026*

DATE: December 31, 2025

TO: Board of County Commissioners

FROM: Kari Estrada, Senior Fiscal Analyst
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Lori Cooke, Budget Manager
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THROUGH: Abbe Yacoben, Chief Financial Officer and
David Solaro, Assistant County Manager

SUBJECT: Recommendation to 1) approve Resolution R26-013 to augment the Capital Improvements Fund in the amount of [\$749,042.12] for revenue and expenditure authority for the West Hills Rehabilitation project in accordance with Nevada Revised Statute (NRS) 354.598005. The augmentation will utilize revenue from the sale of real property located at 10 Kirman Avenue, Reno, Nevada, Assessor's Parcel Number 012-150-12 from Renown Health; Direct Finance to make the appropriate budget amendments; and
2) acknowledge a [\$300,000] cross-functional appropriation transfer from various functions to Public Works within the Capital Improvements Fund as allowed per NRS 354.5989005(5)(b); net fiscal impact [\$-0-]. Acknowledgement of this cross-functional appropriation transfer will increase expenditure authority for Major Maintenance Replacement. All adjustments are within the Washoe County existing approved FY26 budget. (All Commission Districts.)

SUMMARY

Approval of the attached resolution to augment the Capital Improvements Fund in the amount of \$749,042.12 is requested along with acknowledgement of a \$300,000 cross-functional appropriation transfer to Major Maintenance Replacement that is utilized for unexpected emergent capital needs. On February 25, 2025, the Board of County Commissioners (Board) directed that the funding from the sale of 10 Kirman Avenue be appropriated to the West Hills Rehabilitation Project.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability

PREVIOUS ACTION

On May 20, 2025, the Board of County Commissioners (Board) approved the FY 2026 Final Budget and approved the 5-Year Capital Improvement Plan.

On February 25, 2025, the Board approved the disposition of 10 Kirman Avenue (Assessor's Parcel Number 012-150-012) and for the proceeds to be used for the West Hills Rehabilitation project. During this meeting, the Board approved a resolution of intent to sell 10 Kirman Avenue to Renown Health for \$750,000, less than fair market value and set a public hearing for March 11, 2025.

On May 28, 2024, the Board discussed and directed staff to negotiate a price for the sale of Washoe County property located at 10 Kirman Avenue (Assessor's Parcel Number 012-150-012) with Renown Health.

On August 22, 2023, the Board of County Commissioners identified the property at 10 Kirman Avenue as surplus to Washoe County needs. During this meeting, Assistant County Manager (ACM) David Solaro presented an overview of the Washoe County property program, which included a list of properties considered surplus. The Board discussed the potential sale of the property and the possibility of using the proceeds to fund other county needs. Commissioner Clark suggested that the property be appraised and sold, with part of the profits used to pay for the West Hills property. The Board directed staff to explore options for the disposition of the property.

BACKGROUND

The Capital Improvement Plan (CIP) is a five-year plan for capital improvements and includes a listing of possible project needs. The CIP generally contains capital projects that are \$100,000 or larger and have a life-span of more than one year, as part of the reporting requirements of the State and under Board of County Commissioner policies.

During the budget preparation process, for the CIP, the Budget Division, Community Services Department (CSD), and Technology Services work together to estimate project expenditures for the current fiscal year and carry-forward funding for projects that are not expected to be completed in the current fiscal year. For fiscal year 2026 revenue from the sale of real property was received in July 2025 and the Board directed the proceeds to be appropriated to the West Hills Rehabilitation project.

Nevada Revised Statute (NRS) 354.598005 and Nevada Administrative Code 354.410 set forth the requirements for budgetary augmentations. Available resources for a mid-year budget augmentation are:

- An opening balance which is larger than anticipated;
- Revenues in excess of those budgeted;
- Revenues generated from previously unbudgeted sources; or
- An unappropriated ending balance of a fund for capital projects.

In this case, the Capital Improvements Fund received revenue from a previously unbudgeted source resulting from the sale of property.

Budget authority increases for fiscal year 2026 consist of unbudgeted revenues from the sale of property, in the amount of \$749,042.12 along with net-zero cross-functional appropriation transfers in the amount \$300,000 from various projects that had overall savings to Major Maintenance Replacement.

FISCAL IMPACT

If approved, the FY26 augmentation will result in an increase in revenue, expenditure, and transfer authority in the amount of \$749,042.12 from unbudgeted revenues from the sale of property along with a net-zero, cross-functional appropriation transfer in the amount of \$300,000 to Major Maintenance Replacement, in the following Capital Improvements Fund (402) cost objects:

FY26 Augmentation:

Capital Improvements Fund (402)	GL Account	Increase/Decrease
Source of Funds:		
920699 - Health and Sanitation Undesignated	485192 - Surplus Equipment Sales	749,042.12
Total Sources		749,042.12
Expenditures/Transfers:		
Cost Object	GL	Amount
920699 - Health and Sanitation Undesignated	818000 - Transfer to Intrafund	749,042.12
PW920611 - West Hills Rehabilitation	781080 - Construction Contracts	749,042.12
PW920611 - West Hills Rehabilitation	818000 - Transfer to Intrafund	(749,042.12)
Total Expenditures/Transfers		749,042.12

FY26 Net-Zero Cross-Functional Appropriation Transfer:

Fund/Function	Cost Object	GL Account	Increase/Decrease
Capital Improvement Fund (402)/General Gov't	PW920203 - Application Infrastructure Preservation	781009 - Computer Software Capital	(23,000.00)
Capital Improvement Fund (402)/Judicial	PW920369 - DA Office Expansion Mills B Lane	781080 - Construction Contracts	(35,000.00)
Capital Improvement Fund (402)/Public Safety	PW920401 - WCSO Isolation Rooms	781080 - Construction Contracts	(66,000.00)
Capital Improvement Fund (402)/Public Safety	PW920409 - 911 Parr Steel Doors HU1,3,6	781080 - Construction Contracts	(100,000.00)
Capital Improvement Fund (402)/Public Safety	PW920417 - 911 Parr HU6 Roof Replacement	781080 - Construction Contracts	(3,000.00)
Capital Improvement Fund (402)/Public Safety	PW920418 - RPSTC HVAC Replacement	781080 - Construction Contracts	(7,000.00)
Capital Improvement Fund (402)/Public Works	PW920513 - County Complex Building B Roof Resoration	781080 - Construction Contracts	(7,000.00)
Capital Improvement Fund (402)/Public Works	PW920514 - 350 S Center Mechanical Room Roof Replacement	781080 - Construction Contracts	(3,000.00)
Capital Improvement Fund (402)/Public Works	PW920515 - Jan Evans Parking Lot Drainage	781080 - Construction Contracts	(32,000.00)
Capital Improvement Fund (402)/Public Works	PW920516 - 350 S Center 2n Floor VAV Replacement	781080 - Construction Contracts	(2,000.00)
Capital Improvement Fund (402)/Welfare	PW920721 - Kids Kottage 2 Roof Replacement	781080 - Construction Contracts	(22,000.00)
Capital Improvement Fund (402)/Public Works	IO20457 - Major Maintenance Replacement	781080 - Construction Contracts	300,000.00
Net Total Appropriation Transfers			-

RECOMMENDATION

It is recommended that the Board of County Commissioners 1) approve Resolution R26-013 to augment the Capital Improvements Fund in the amount of [\$749,042.12] for revenue and expenditure authority for the West Hills Rehabilitation project in accordance with Nevada Revised Statute (NRS) 354.598005. The augmentation will utilize revenue from the sale of real property located at 10 Kirman Avenue, Reno, Nevada, Assessor's Parcel Number 012-150-12 from Renown Health; Direct Finance to make the appropriate budget amendments; and

2) acknowledge a [\$300,000] cross-functional appropriation transfer from various functions to Public Works within the Capital Improvements Fund as allowed per NRS 354.5989005(5)(b); net fiscal impact [\$-0-]. Acknowledgement of this cross-functional appropriation transfer will increase expenditure authority for Major Maintenance Replacement. All adjustments are within the Washoe County existing approved FY26 budget.

POSSIBLE MOTION

Should the Board agree with Staff's recommendation, a possible motion would be:
“move to 1) approve Resolution R26-013 to augment the Capital Improvements Fund in the amount of [\$749,042.12] for revenue and expenditure authority for the West Hills Rehabilitation project in accordance with Nevada Revised Statute (NRS) 354.598005. The augmentation will utilize revenue from the sale of real property located at 10 Kirman

*Avenue, Reno, Nevada, Assessor's Parcel Number 012-150-12 from Renown Health;
Direct Finance to make the appropriate budget amendments; and*

*2) acknowledge a [\$300,000] cross-functional appropriation transfer from various
functions to Public Works within the Capital Improvements Fund as allowed per NRS
354.5989005(5)(b); net fiscal impact [\$-0-]. Acknowledgement of this cross-functional
appropriation transfer will increase expenditure authority for Major Maintenance
Replacement. All adjustments are within the Washoe County existing approved FY26
budget."*