



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BBOARD MEETING DATE: August 25, 2026

DATE: July 30, 2026

TO: Board of County Commissioners

FROM: Pamela Mann, Director, Human Services Agency
(775) 785-8600, PMann@washoecounty.gov

THROUGH: Ryan Gustafson, Assistant County Manager

SUBJECT: Recommendation to approve Amendment #2 to the Lease Agreement between IRG Plaza, LLC and Washoe County to extend the lease for an additional ten years, through June 30, 2045, with an annual escalation of three percent (3%), for occupancy at 777 W. 5th Street, Reno NV (APN #007-242-2) to support the residential needs of Men's CrossRoads. Amendment #2 further adds language to the lease regarding property repair, maintenance, inspections, use, code compliance and other relevant items. If approved, authorize the Purchasing and Contracts Manager to execute the amendment. (All Commission Districts.)

SUMMARY

Recommendation to approve Amendment #2 to the Lease Agreement between IRG Plaza, LLC and Washoe County to extend the lease for an additional ten years, through June 30, 2045, with an annual escalation of three percent (3%), for occupancy at 777 W. 5th Street, Reno NV (APN #007-242-2) to support the residential needs of Men's CrossRoads. Amendment #2 further adds language to the lease regarding property repair, maintenance, inspections, use, code compliance and other relevant items. If approved, authorize the Purchasing and Contracts Manager to execute the amendment.

Washoe County Strategic Objective supported by this item: Vulnerable Populations

PREVIOUS ACTION

On May 21, 2024, the Board approved a Lease Agreement between IRG Plaza, LLC and Washoe County for an eleven-year lease agreement (June 1, 2024 - June 30, 2035) for an original term of 13 months with a total not to exceed [lease cost of \$446,333; deposit of \$40,000; maintenance and service related costs approximately \$276,792] for the period of June 1, 2024 – June 30, 2025 (FY25); with an annual escalation of three-percent (3%) each subsequent fiscal year (12 month period, July 1 – June 30) beginning with a total not to exceed [\$424,360] for FY26, for occupancy at 777 W. 5th Street, Reno NV (APN #007-242-2) to support the residential needs of Men's CrossRoads.

AGENDA ITEM # _____

BACKGROUND

The County is responsible under NRS 428.010 to provide care, support and relief to the resident poor, indigent, incompetent, and those incapacitated by age, disease or accident, when those persons are not supported or relieved by their relatives or guardians, by their own means, or by state hospitals, or other state, federal or private institutions or agencies.

The Men's CrossRoads Program provides an alcohol and drug free living arrangement for men transitioning out of homelessness. Participants in the program receive several supportive services to sustain a successful transition from substance abuse and homelessness to a productive, independent, and fulfilling lifestyle.

In May 2024, the Board approved a property lease with IRG Plaza to serve as the housing for the sober-living portion of the program. In collaboration with the Community Services Division (CSD), WCHSA identified the property at 777 W. 5th Street, Reno NV (APN #007-242-2), with 33 units, as an appropriate property type and location to serve the housing needs of the CrossRoads participants. The property was evaluated by CSD personnel who concurred with the use of this location. Subsequently, a Lease Agreement was drafted and executed as of June 1, 2024 with a term of 11 years, concluding June 30, 2035.

Since that time, IRG Plaza expressed interest in extending the lease for an additional ten years. County leadership approved this extension, which would provide sustainable housing for the Men's CrossRoads program, or other similar Human Services Agency support programs, for upwards of 20 years. Additionally, the amendment was utilized to clarify terms around property repair, maintenance, inspections, use, code compliance and other relevant items.

Washoe County code requires BCC approval to execute a lease agreement. If approved, Amendment #2 would extend the Lease Agreement with IRG Plaza through June 30, 2045.

FISCAL IMPACT

Beginning in FY36, budget authority will be requested in the Homelessness Fund (F223) and cost center 223220 (HSA Crossroads) during the annual budgeting process at a rate of 3% annual escalation.

RECOMMENDATION

Recommendation to approve Amendment #2 to the Lease Agreement between IRG Plaza, LLC and Washoe County to extend the lease for an additional ten years, through June 30, 2045, with an annual escalation of three percent (3%), for occupancy at 777 W. 5th Street, Reno NV (APN #007-242-2) to support the residential needs of Men's CrossRoads. Amendment #2 further adds language to the lease regarding property repair, maintenance, inspections, use, code compliance and other relevant items. If approved, authorize the Purchasing and Contracts Manager to execute the amendment.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be, *"Move to approve Amendment #2 to the Lease Agreement between IRG Plaza, LLC and Washoe County to extend the lease for an additional ten years, through June 30, 2045, with an annual escalation of three percent (3%), for occupancy at 777 W. 5th Street, Reno NV (APN #007-242-2) to support the residential needs of Men's CrossRoads. Amendment #2 further adds language to the lease regarding property repair, maintenance, inspections, use, code compliance and other relevant items. If approved, authorize the Purchasing and Contracts Manager to execute the amendment."*