



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: August 19, 2025

DATE: July 1, 2025

TO: Board of County Commissioners

FROM: Dwayne Smith, Division Director, Engineering & Capital Projects
Community Services, 775-328-2043, desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services, 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve a Grant of Easement for Underground Electrical Facilities between Washoe County ("Grantor") and Sierra Pacific Power Company, doing business as NV Energy ("Grantee") for a portion of Assessor's Parcel Number 008-211-55, located at 700 Line Drive, Reno, in support of Accessible Spaces, Inc. Project. This easement is necessary to provide reliable underground electrical service to the project site, supporting the development of accessible spaces and ensuring compliance with utility and safety standards. (Commission District 3.) FOR POSSIBLE ACTION

SUMMARY

Accessible Space, Inc. (ASI) leases a portion of Washoe County's Nevada Cares Campus, located at 1775 East Fourth Street, Reno, Nevada (APN 008-211-50), for the development of approximately 120 units of affordable and supportive housing. The lease is for a term of 60 years, commencing April 24, 2023, at a rate of \$1 per year. The project is intended to provide supportive housing for individuals transitioning out of homelessness who are unable to live independently due to medical, physical, intellectual, or mental health conditions.

The project requires the installation of new underground electrical facilities to serve the site. NV Energy, as the regional utility provider, has requested a perpetual easement to construct, operate, maintain, and, if necessary, remove underground electrical infrastructure on a defined portion of the County-owned parcel.

The easement will allow NV Energy to install underground cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, and other necessary equipment. The easement also provides for 24-hour unrestricted ingress and egress for NV Energy personnel to access, operate, and maintain the facilities, as well as the right to clear obstructions for safety and operational purposes. The easement area is legally described in Exhibit 1A to the agreement.

AGENDA ITEM # _____

Washoe County Strategic Objective supported by this item:

Economic Impacts: Meet the needs of our growing community.

PREVIOUS ACTION

On May 20, 2025, the Board of County Commissioners (Board) adopted the Washoe County Final budget for Fiscal Year 2026 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2026-2030.

On July 12, 2022, the Board of County Commissioners (Board) approved the purchase of property located at 1775 East 4th Street, Reno, Nevada from Reno Housing Authority in an amount not to exceed the appraised value of \$5,500,000 to be used to provide shelter and related services for people experiencing homelessness. The terms included a Purchase and Sale Agreement for the acquisition by Washoe County of 4.747-acre property located at 1775 East 4th Street, Reno, Nevada, 89512 (APN 008-211-50) in an amount of \$5,150,000.00 plus closing costs not to exceed \$12,000; a Resolution approving Subgrant by Washoe County in an amount of \$350,000 from American Recovery Plan Act Funds to Reno Housing Authority be used for affordable housing and authorize Manager to execute documents in support thereof; approval of a Second Amended Lease with Reno Housing Authority for 1775 East 4th Street, Reno, Nevada for a term to expire upon closing of the Purchase and Sale Agreement and in an amount of [\$40,000] per month with payments to be credited towards the purchase of the property and authorized the Manager to execute documents in support thereof and a Contract between Washoe County and Reno Housing Authority for contribution from Reno Housing Authority in an amount up to [\$250,000] to assist with remediation and/or cleanup costs for any contamination discovered on the property.

On December 14, 2021, the Board approved allocation of American Rescue Plan Act funds through the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund in a total amount of \$40,201,764.00, and directed the Comptroller's Office to make the necessary net zero cross-fund and cross-functional budget appropriation transfers, and authorize Human Resources, per Job Evaluation Committee (JEC) evaluation as applicable, to create necessary positions for 23 proposed projects identified in the supporting staff report.

On August 17, 2021, the Board approved Amendment #1 to the Agreement between Washoe County and Well Care Services Reno to support the pilot program for supportive housing of persons with intellectual or developmental disabilities or mental health conditions that impede their ability to live with complete independence retroactive August 1, 2021 through July 31, 2022 for [\$612,000] to be funded with Coronavirus State and Local Fiscal Recovery Funds as allowable; and if approved, authorize the Purchasing and Contracts Manager to execute Amendment #1; direct the Comptroller's Office to make the necessary cross-fund, cross-function budget appropriation transfers.

On July 20, 2021, the Board accepted Coronavirus State and Local Fiscal Recovery Funds allocation from the United States Department of the Treasury in the amount of [\$91,587,038; no county match], authorized the County Manager to sign award documents and directed the Comptroller's Office to make the necessary budget amendments.

On July 20, 2021, the Board authorized Washoe County Manager Eric Brown to enter all necessary professional services agreements and construction contracts in support of the Nevada Cares Campus, Safe Camp and Homeless Housing Sprung Facility Improvements in an amount not to exceed \$8,500,000, inclusive of \$3,500,000 in previous authority granted May 25, 2021, to be funded with Coronavirus State and Local Fiscal Recovery Funds as allowable; directed the Manager to provide periodic updates to the Board regarding project status and project costs and budget for the Nevada Cares Campus; directed that all such agreements and contracts shall conform and be let in compliance with Nevada law as applicable including Nevada Revised Statutes Chapter 332 “Purchasing: Local Governments,” NRS Chapter 338 “Public Works,” Washoe County purchasing and procurement policies, and all associated Federal guidelines; and directed the Comptroller’s Office to make the necessary cross-fund, cross-function budget appropriation transfers.

On May 25, 2021, the Board authorized Washoe County Manager Eric Brown to enter into professional services agreements and construction contracts in support of the Nevada Cares Campus Safe Camp and Homeless Housing.

BACKGROUND

Granting utility easements is a routine and necessary function of local government to facilitate the extension and maintenance of essential services. Washoe County has a long-standing practice of granting such easements to NV Energy and other utility providers to support public and private development, ensure public safety, and promote economic growth. These easements are typically non-exclusive, and carefully defined to balance the needs of the utility provider with the County’s interests and future use of the property.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

It is recommended to approve a Grant of Easement for Underground Electrical Facilities between Washoe County (“Grantor”) and Sierra Pacific Power Company, doing business as NV Energy (“Grantee”) for a portion of Assessor’s Parcel Number 008-211-55, located at 700 Line Drive, Reno, in support of Accessible Spaces, Inc. Project. This easement is necessary to provide reliable underground electrical service to the project site, supporting the development of accessible spaces and ensuring compliance with utility and safety standards.

POSSIBLE MOTION

Should the Board agree with Staff’s recommendation, a possible motion would be “Move to approve a Grant of Easement for Underground Electrical Facilities between Washoe County (“Grantor”) and Sierra Pacific Power Company, doing business as NV Energy (“Grantee”) for a portion of Assessor’s Parcel Number 008-211-55, located at 700 Line Drive, Reno, in support of Accessible Spaces, Inc. Project. This easement is necessary to provide reliable underground electrical service to the project site, supporting the development of accessible spaces and ensuring compliance with utility and safety standards.”