



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 14, 2021

DATE: November 22, 2021

TO: Board of County Commissioners

FROM: Eric Crump, Operations Division Director,
Community Services Dept., 328-2182, ecrump@washoecounty.gov

THROUGH: Dave Solaro, Arch., P.E., Assistant County Manager

SUBJECT: Public Hearing to: (1) consider objections to Resolution (R21-066), declaring Washoe County's intent to convey property located at 1905 E. 4th Street, Reno, Nevada, (APN 008-382-01) to Nevada Hopes a 501(c)(3) organization, for charitable or civic purposes and in support of a clinic to serve the Cares Campus and surrounding area as authorized in NRS 244.284; and (2) possible action to approve a Purchase and Sale Agreement between Washoe County and Nevada Hopes to outline the terms and conditions for the conveyance; and if the property ever ceases being used for charitable or civic purposes, it will revert automatically to Washoe County; and (3) authorize the County Manager to execute any and all required documents necessary for the property transfer. (Commission District 3.)

A public hearing has been set and duly noticed in the Reno Gazette Journal, to consider objections to Resolution R21-066, which declared Washoe County's intent to convey property located at 1905 E. 4th Street, Reno, Nevada (APN 008-382-01) to Nevada Hopes, a 501(c)(3) organization in support of a clinic to serve the Cares Campus and surrounding area; and to consider approval of a purchase and sale agreement, outlining the terms and conditions for the conveyance, including reversion of the property to Washoe County, should it cease to be used for charitable or civic purposes.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

PREVIOUS ACTION

On October 26, 2021, the Board of County Commissioners (Board) adopted Resolution R21-066 declaring Washoe County's intent to convey to Nevada Hopes, a 501(c)(3) organization, the property located at 1905 E. 4th Street, Reno, Nevada, (APN 008-382-01) without consideration, as authorized in NRS 244.284; and (2) set the date for a public hearing for December 14, 2021, at which objections can be heard and other matters properly related thereto. If approved, Nevada Hopes will be required to operate for charitable or civic purposes for the community on terms specified in a purchase and sale agreement and related documents, and if the property ever ceased being so used, it would revert automatically to Washoe County.

AGENDA ITEM # _____

On June 16, 2021, the Truckee Meadows Water Authority (TMWA) Board approved Resolution No. 294 approving transfer of the property (APN 008-382-01) to Washoe County without appraisal or bidding process required because the land was being transferred to another government entity.

On August 17, 2021, the Board approved a Quitclaim Deed authorized by the Truckee Meadows Water Authority (TMWA) to accept a land donation of \pm 1.12 acres, APN 008-382-01, [Assessed Value of \$105,000], located at 1905 E. 4th Street, Reno, NV 89512, adjacent to the Cares Campus and authorized the Chair to act on behalf of Washoe County to execute and deliver any and all documents as may be necessary or appropriate to accomplish the acceptance of the land donation resulting in ownership of the parcel from TMWA to Washoe County, with the intended use for a Northern Nevada Hopes clinic to serve the Cares Campus and surrounding area.

BACKGROUND

Truckee Meadows Water Authority (TMWA) purchased APN 008-382-01 located at 1905 E. 4th Street, Reno, Nevada, in June 2014. A clear title and positive Phase 1 Environmental Site Assessment were conditions of the sale. The Phase I Environmental Site Assessment Report dated June 27, 2014, states “No RECs (Recognized Environmental Conditions) were identified during this investigation. No additional investigation is recommended.” TMWA completed all proper NDEP grading and building permits when an old trailer park was demolished, the lot cleared, and the area fenced.

Washoe County identified the vacant parcel adjacent to the Cares Campus and reached out to TMWA in connection with discussions with Nevada Hopes regarding a clinic location that would serve the Cares Campus.

On August 17, 2021, the Board approved the Quitclaim Deed to accept the land, and on August 20, 2021, the Quitclaim Deed was recorded as document #5217634 in the Office of the County Recorder, transferring ownership of the property located at APN 008-382-01 to Washoe County. Following that action, on October 26, 2021, the Board adopted Resolution R21-066, declaring its intent to convey the property to Nevada Hopes.

NRS 244.284 authorizes conveyance of real property owned by Washoe County for public benefit:

NRS 244.284 Lease or conveyance of real property of county to corporation for public benefit.

1. In addition to the powers conferred by [NRS 450.500](#), the board of county commissioners may:
 - (a) Lease any of the real property of the county for a term not exceeding 99 years; or
 - (b) Convey any of the real property of the county, except property of the county that is operated or occupied by the county fair and recreation board, without consideration, if such real property is not needed for the public purposes of the county and is leased or conveyed to a corporation for public benefit, and the property is actually used for charitable or civic purposes.
2. A lease or conveyance pursuant to this section may be made on such terms and conditions as seem proper to the board of county commissioners.

3. If a corporation for public benefit to which property is conveyed pursuant to this section ceases to use the property for charitable or civic purposes, the property automatically reverts to the county.

4. As used in this section, “corporation for public benefit” has the meaning ascribed to it in [NRS 82.021](#).

(Added to NRS by [1963, 690](#); A [1969, 218](#); [1975, 571](#); [2001, 1710](#); [2003, 918](#))

The Board adopted Resolution R21-066, and declared that it is in the best interest of Washoe County and its citizens to convey the Washoe County property to Nevada Hopes. The actual conveyance will occur after a public hearing is held to consider objections. A purchase and sale agreement (quitclaim deed) is currently before the Board, which includes all necessary elements to convey the property to Nevada Hopes.

FISCAL IMPACT

The land was received from TMWA, by way of quitclaim deed on August 17, 2021, at no cost to Washoe County. Currently, the taxable total value of the property is \$164,290. Washoe County will be required to pay the property transfer tax in the approximate amount of \$673.00 from Homelessness Services Administration Cost Center C223400. The actual amount will be determined by the Washoe County Recorder’s Office at the time the deed is recorded.

RECOMMENDATION

It is recommended the Board of County Commissioners hold a public hearing to consider objections to Resolution R21-066 declaring Washoe County’s intent to convey property located at 1905 E. 4th Street, Reno, Nevada, (APN 008-382-01) to Nevada Hopes a 501(c)(3) organization, for charitable or civic purposes and in support of a clinic to serve the Cares Campus and surrounding area as authorized in NRS 244.284; and (2) possible action to approve a Purchase and Sale Agreement between Washoe County and Nevada Hopes to outline the terms and conditions for the conveyance; and if the property ever ceases being used for charitable or civic purposes, it will revert automatically to Washoe County; and (3) authorize the County Manager to execute any and all required documents necessary for the property transfer.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to declare Washoe County’s intent to convey property located at 1905 E. 4th Street, Reno, Nevada, (APN 008-382-01) to Nevada Hopes a 501(c)(3) organization, for charitable or civic purposes and in support of a clinic to serve the Cares Campus and surrounding area as authorized in NRS 244.284; and (2) possible action to approve a Purchase and Sale Agreement between Washoe County and Nevada Hopes to outline the terms and conditions for the conveyance; and if the property ever ceases being used for charitable or civic purposes, it will revert automatically to Washoe County; and (3) authorize the County Manager to execute any and all required documents necessary for the property transfer.”