



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 14, 2026

DATE: August 28, 2025

TO: Board of County Commissioners

FROM: Dave Solaro, Assistant County Manager

THROUGH: Kate Thomas, County Manager

SUBJECT: Recommendation to consider an easement purchase and sale agreement between Washoe County ("Grantor") and Dandini Spectrum Holdings, LLC, a Delaware limited liability corporation ("Grantee") (DSH) for design, construction, installation, use and maintenance of a requested emergency access road, including relocation of an existing public utility easement and associated improvements over, across and through a portion of Washoe County property Assessor's parcel number (APN) 520-250-31, (5100 Spectrum Boulevard, Regional Public Safety Training Center) located at the terminus of Spectrum Boulevard Reno, Nevada at a cost of [\$650,000.00]. Said easement request would provide for emergency ingress/egress to the adjacent City of Reno approved residential development; and if approved, authorize the County Manager to execute all necessary documents. Manager. (All Commission Districts). FOR POSSIBLE ACTION

SUMMARY

The staff is requesting that the Board of County Commissioners consider an easement purchase and sale agreement between Washoe County ("Grantor") and Dandini Spectrum Holdings, LLC, a Delaware limited liability corporation ("Grantee") (DSH) for design, construction, installation, use and maintenance of a requested emergency access road, including relocation of an existing public utility easement and associated improvements over, across and through a portion of Washoe County property Assessor's parcel number (APN) 520-250-31, (5100 Spectrum Boulevard, Regional Public Safety Training Center) located at the terminus of Spectrum Boulevard Reno, Nevada at a cost of [\$650,000.00]. Said easement request would provide for emergency ingress/egress to the adjacent City of Reno approved residential development; and if approved, authorize the County Manager to execute all necessary documents. This report is presented to facilitate the Board's consideration of a negotiated agreement that balances the operational needs of the Regional Public Safety Training Center (RPSTC) with the requirements of adjacent residential development, as well as the County's long-term property interests and public safety objectives.

AGENDA ITEM # _____

The authority for the Board of County Commissioners is governed by Nevada Revised Statutes. The RPSTC's inter-local agreement between the City of Reno, Washoe County, and the City of Sparks requires that any alterations, repairs, or modifications to the premises receive approval from the Washoe County Public Works Department (now Community Services Department) and/or the Board of County Commissioners. This ensures that any proposed easement or property modification is subject to review and approval by the County's governing body, consistent with the County's fiduciary and operational responsibilities.

The county has no legal obligation to sell or otherwise grant an access easement.

The agreement includes provisions to ensure that the County retains authority over property modifications, that all construction and maintenance responsibilities for the emergency access road and relocated utility easement are clearly assigned to the Grantee, and that the County's operational needs at the Regional Public Safety Training Center are protected through negotiated terms. The agreement also provides for post-closing obligations to maintain site security and minimize disruption to ongoing public safety training activities. This summary is intended to provide the Board with a clear understanding of the purpose and scope of the proposed easement agreement and the strategic rationale for its consideration at this time.

Washoe County Strategic Objective supported by this item: Economic Impacts

PREVIOUS ACTION

On July 6, 2025 The Public Safety Training Center Executive Board voted unanimously (5-0) at a special meeting to not support the project as presented by Washoe County staff.

On August 22, 2023, the Board of County Commissioners authorized County staff to negotiate an Easement Deed and Easement Agreement for the design, construction, installation, use, and maintenance of a requested emergency access road, including relocation of an existing public utility easement and associated improvements over a portion of Washoe County property (APN 520-250-31, 5100 Spectrum Boulevard, Regional Public Safety Training Center). The Board was also informed that the Regional Public Safety Training Center Executive Board, chaired by Sheriff Darin Balaam, had previously reviewed the proposal and expressed concerns regarding potential impacts to facility operations and future expansion plans, including K-9 and equestrian training facilities. The Executive Board voted unanimously (5-0) at its May 23, 2023 special meeting to not support the project as presented.

Prior to the August 2023 Board meeting, on May 23, 2023, SouthWestern Property Corporation met with the Regional Public Safety Training Center Executive Board to present their project and proposal for the emergency access and water line facility easement. This followed an earlier presentation to the Executive Board on August 22, 2022. The Executive Board, comprised of the Washoe County Sheriff (Chair), Reno Police Chief, Reno Fire Chief, Sparks Police Chief, and Sparks Fire Chief, expressed concerns about the potential for the proposed roadway improvements to interfere with or limit the use of portions of the property, particularly with respect to planned law enforcement training facilities. The Board's concerns were formally communicated to the

Board of County Commissioners in a letter from Sheriff Balaam, and the Executive Board's opposition was included as Attachment E to the August 22, 2023 staff report.

BACKGROUND

The consideration of an easement purchase and sale agreement between Washoe County and Dandini Spectrum Holdings, LLC (DSH) for the design, construction, installation, use, and maintenance of an emergency access road and the relocation of an existing public utility easement is rooted in a history of land use, intergovernmental agreements, and evolving regulatory requirements in the region. The following background provides context for the current recommendation, focusing on the historical development of the subject property, the legal and regulatory environment, and relevant planning frameworks.

The Regional Public Safety Training Center (RPSTC), located at the terminus of Spectrum Boulevard in Reno, was established following Washoe County's acquisition of the property in 1999. The site was selected and developed to serve as a regional facility for law enforcement and public safety training, governed by an Inter-local Agreement among Washoe County, the City of Reno, and the City of Sparks. This agreement provides for joint administration and management, with Washoe County retaining authority over property modifications and operational decisions affecting the facility.

The property's acquisition included several easements to facilitate access and utility services, some of which were later modified or extinguished as the site was developed and as adjacent land uses evolved. Over time, the area surrounding the RPSTC has experienced significant growth, including the approval of a large-scale residential development on adjacent parcels. The City of Reno granted entitlements for a 420-unit apartment complex in 2017 and reaffirmed them in 2021, with conditions requiring a secondary emergency access and water main to serve the new development.

The need for a secondary emergency access road and utility improvements has been driven by changes in fire code and public safety standards, as well as by the requirements of the City of Reno's development approval process. The proposed easement would allow DSH to construct and maintain the necessary infrastructure across a portion of the County's property, while also addressing the County's interest in maintaining the operational integrity and future expansion potential of the RPSTC.

The authority for Washoe County to grant, sell, or otherwise convey easements over public property is established in Nevada Revised Statutes (NRS) and Washoe County Code. Specifically, NRS 244.279 authorizes counties to sell or lease public rights-of-way to public utilities without first offering those rights to the public, provided that such actions are in the public interest. NRS 244.275 further empowers county commissions to acquire, hold, and manage property for public use, including the establishment of easements for utility and access purposes.

The inter-local agreement governing the RPSTC requires that any alterations, repairs, or modifications to the premises receive approval from the Washoe County Public Works Department (now Community Services Department) and/or the Board of County Commissioners. This ensures that any proposed easement or property modification is

subject to review and approval by the County's governing body, consistent with the County's fiduciary and operational responsibilities.

In addition, the City of Reno's development conditions for the adjacent residential project require compliance with the International Fire Code, which mandates two distinct means of access for emergency response. The Nevada Department of Transportation (NDOT) and Federal Highway Administration (FHWA) have restrictions on emergency access to the US 395 on-ramp, necessitating the proposed alignment through County property.

The Truckee Meadows Water Authority (TMWA) 2035 Water Facility Plan anticipates infrastructure improvements in the North Valleys area, including the extension of a 12-inch water main that would be constructed in conjunction with the proposed easement. This approach leverages private investment to achieve public infrastructure objectives, reducing the need for public funding and supporting long-term service delivery.

To date the input from the RPSTC Executive Board continues to be one that does not support the easement specifically for the secondary evacuation route through the facility. The negotiated terms of the easement agreement reflect an attempt to balance the interests of public safety, regional growth, and community development.

FISCAL IMPACT

As previously detailed in the Background section, the proposed easement purchase and sale agreement between Washoe County and Dandini Spectrum Holdings, LLC (DSH) is structured to ensure that the County receives direct financial consideration for the conveyance of easement rights, while assigning all costs of design, construction, installation, and maintenance of the emergency access road and relocated utility improvements to the Grantee. The agreement stipulates that the Grantee will remit the full purchase price to the County at closing, and that no additional County funds will be required for the construction or ongoing maintenance of the improvements associated with the easement. The County will bear its own legal and administrative costs related to the transaction but will not incur any capital or operational expenditures for the infrastructure itself. The Grantee is also responsible for any recording fees and taxes associated with the granting of the easement, as well as for restoring the easement area following construction, except for the permanent improvements installed as part of the project.

Should it be decided to approve the easement purchase and sale agreement, **the \$650,000** proceeds will be used in accordance with Internal Revenue Service and Bond Covenant requirements-specifically to fund bond eligible projects (without private use). Eligible identified projects include, but are not limited to:

1. Enclosing portions of the existing outdoor shooting range to create indoor shooting lanes
2. Expansion of parking areas within the training center property

The agreement further provides that, following installation, certain security improvements (such as access gates) will become County property and will be maintained by the County, but the initial installation costs are borne by the Grantee.

RECOMMENDATION

It is recommended that the Board of County Commissioners consider an easement purchase and sale agreement between Washoe County (“Grantor”) and Dandini Spectrum Holdings, LLC, a Delaware limited liability corporation (“Grantee”) (DSH) for design, construction, installation, use and maintenance of a requested emergency access road, including relocation of an existing public utility easement and associated improvements over, across and through a portion of Washoe County property Assessor’s parcel number (APN) 520-250-31, (5100 Spectrum Boulevard, Regional Public Safety Training Center) located at the terminus of Spectrum Boulevard Reno, Nevada at a cost of [\$650,000.00]. Said easement request would provide for emergency ingress/egress to the adjacent City of Reno approved residential development; and if approved, authorize the County Manager to execute all necessary documents.

POSSIBLE MOTION

If the Board decides **to** grant the requested easement a possible motion would be: “Move to approve an easement purchase and sale agreement between Washoe County (“Grantor”) and Dandini Spectrum Holdings, LLC, a Delaware limited liability corporation (“Grantee”) (DSH) for design, construction, installation, use and maintenance of a requested emergency access road, including relocation of an existing public utility easement and associated improvements over, across and through a portion of Washoe County property Assessor’s parcel number (APN) 520-250-31, (5100 Spectrum Boulevard, Regional Public Safety Training Center) located at the terminus of Spectrum Boulevard Reno, Nevada at a cost of [\$650,000.00]; and, authorize the County Manager to execute all necessary documents.”

Alternatively,

Should the Board decide **not to** grant the requested easement a possible motion would be: “Move to not approve an easement purchase and sale agreement between Washoe County (“Grantor”) and Dandini Spectrum Holdings, LLC, a Delaware limited liability corporation (“Grantee”) (DSH).”