



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: January 13, 2026

DATE: December 17, 2025

TO: Board of County Commissioners

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

THROUGH: David Solaro, Assistant County Manager

SUBJECT: Recommendation to approve a Lease Agreement between the Gerlach General Improvement District (Lessor) and Washoe County (Lessee), pursuant to Nevada Revised statutes 277.050, for the continued occupancy of 420 Cottonwood Street, Gerlach, NV, consisting of approximately 6,000 square feet of warehouse space, less 299 square feet that creates a back office space used by Gerlach Volunteer Fire Department, Inc. under a separate lease, for a term commencing retroactive to July 1, 2025 through June 30, 2035, in support of fire and EMS services to Gerlach, NV, [at a cost of \$10.00 annually to Washoe County]. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

SUMMARY

Staff is requesting that the Board of County Commissioners approve a Lease Agreement between the Gerlach General Improvement District (Lessor) and Washoe County (Lessee), pursuant to Nevada Revised statutes 277.050, for the continued occupancy of 420 Cottonwood Street, Gerlach, NV, consisting of 6,000 square feet of warehouse space, less approximately 299 square feet that creates a back office space for use by the Gerlach Volunteer Fire Department, Inc. under a separate lease agreement, in the complex general known and designated as the Gerlach Community Center and Fire Station, located at 410/420 Cottonwood Street, Gerlach, NV, for a term commencing retroactive to July 1, 2025 through June 30, 2035, in support of provision of fire and EMS services to Gerlach, NV.

Strategic Objective supported by this item: Stewardship of our Community

PREVIOUS ACTION

None

BACKGROUND

The legal framework governing this lease is rooted in Nevada Revised Statutes, which provide the necessary legal basis for such inter-agency agreements. Specifically, NRS 277.050 allows public agencies to lease real property to one another without the need for public bidding, facilitating the efficient transfer and use of public assets for community

benefit. This legal provision enables Washoe County to maintain the Gerlach Fire Station in support of provision of fire and EMS services. This Lease will allow for the continuation of use by the County for fire and EMS services. This use has likely occurred since the original construction of the building in the late 1980's.

FISCAL IMPACT

Annual fiscal year impact is \$10.00 per year, \$100.00 total for Fiscal Years 2026 – 2036.

There is sufficient budget authority in the FY26 Budget in Gerlach Fire (187530).

RECOMMENDATION

It is recommended that the Board approve a Lease Agreement between the Gerlach General Improvement District (Lessor) and Washoe County (Lessee), pursuant to Nevada Revised statutes 277.050, for the continued occupancy of 420 Cottonwood Street, Gerlach, NV, consisting of approximately 6,000 square feet of warehouse space, less 299 square feet that creates a back office space used by Gerlach Volunteer Fire Department, Inc. under a separate lease, for a term commencing retroactive to July 1, 2025 through June 30, 2035, in support of fire and EMS services to Gerlach, NV, [at a cost of \$10.00 annually to Washoe County].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Lease Agreement between the Gerlach General Improvement District (Lessor) and Washoe County (Lessee), pursuant to Nevada Revised statutes 277.050, for the continued occupancy of 420 Cottonwood Street, Gerlach, NV, consisting of approximately 6,000 square feet of warehouse space, less 299 square feet that creates a back office space used by Gerlach Volunteer Fire Department, Inc. under a separate lease, for a term commencing retroactive to July 1, 2025 through June 30, 2035, in support of fire and EMS services to Gerlach, NV, [at a cost of \$10.00 annually to Washoe County]."