



C I T Y O F
RENO
Memorandum

DATE: October 15, 2025

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Kerrie Koski, Director of Public Works & City Engineer
Brynna Nichols, Senior Management Analyst

DEPT: Public Works

SUBJECT: Regional Transportation Commission (RTC) Right of First Refusal
Agreement to Purchase Parcels Next to 4th Street Station

The purpose of this memorandum is to inform City Council that the Regional Transportation Commission (RTC) has an item on its October 17, 2025 board agenda to consider approval of an agreement with the City of Reno granting RTC a right of first refusal to purchase three City-owned parcels located adjacent to RTC's 4th Street Station in downtown Reno.

This agreement will enable RTC staff to continue planning for the future expansion and operational needs of the 4th Street Station, including potential electric bus charging stations or a park-and-ride option for the community. Following RTC Board action, this item will be scheduled for City Council consideration in November 2025.

Background and Discussion

City of Reno owns three parcels of real property located adjacent to, and immediately south of, RTC's 4th Street Station in downtown Reno:

- APN 007-311-21
- APN 007-311-22
- APN 007-311-23

The parcels total 31,500 square feet of vacant land. RTC has expressed interest in acquiring these parcels to facilitate a potential expansion of the 4th Street Station, including possible electric bus charging stations or a park-and-ride option to serve the community and improve transit operations in the downtown core.

On July 7, 2020, RTC staff submitted a letter of intent to City staff expressing a desire to purchase the properties.

On September 23, 2020, City Council directed the City Manager to proceed with the conveyance of the City-owned properties known as APN 007-311-21, 007-311-22, and 007-311-23 to RTC and to authorize staff to return to Council with the disposal process in accordance with NRS 277.050.

In July 2022, litigation was initiated in Second Judicial District Court (Case No. CV22-01113) concerning the parcels and alleged lease rights.

On August 1, 2024, the Court issued summary judgment in favor of the City, resolving the case at the district level. The case has since been appealed to the Nevada Supreme Court (Case No. 89235) and remains pending. If the Nevada Supreme Court affirms the District Court's summary judgment, staff will initiate the conveyance process for Council consideration. Should the Court rule otherwise, the sale of the parcels would be delayed pending final resolution of the litigation. Meanwhile, the parties may, by mutual agreement, extend the right of first refusal or allow the agreement to expire after the initial three-year term.

The right of first refusal grants RTC the first opportunity to purchase the parcels should the City decide to sell them once the pending litigation is resolved. No property transfer will occur until the Nevada Supreme Court appeal or any further litigation (if the case is remanded to the district court) is fully and finally resolved in the City's favor and all statutory requirements for conveyance under NRS 277.050 are met. A future Council action will be required to authorize the actual sale.

No fiscal impact is anticipated at this stage. If and when the sale proceeds, the parcels will be appraised to establish fair market value, and RTC will be required to compensate the City accordingly.



Attachment: Aerial Photo (12636 : LOI from RTC for Evans Parcels)