Staff Report

Date: October 15, 2026

Agenda Item: 5.A

Subject: Discussion and possible action to authorize the Executive Director to execute a Grant of Easement to resolve possible encroachment issues with the Reno Avenue Development Project.

From: Executive Director

Recommendation: For Possible Action

Background

The Reno Housing Authority (RHA) is advancing the Reno Avenue Redevelopment Project. As part of the development process, RHA retained JKAE to perform survey-related services, including Base Mapping, Reversion to Acreage, and preparation of a Record of Survey.

The Base Mapping effort consisted of reviewing and aligning client-provided CAD information with the title report. The Reversion to Acreage merged the existing site into a single parcel based on recorded property information. The Record of Survey established and documented property boundary locations using field measurements and accepted surveying.

SURVEY FINDINGS
The ALTA/NSPS Land Title Survey and subsequent Record of Survey identified several existing encroachment conditions affecting portions of the project area and adjacent properties. JKAE prepared exhibits documenting these conditions, including an overall exhibit identifying affected lots and supporting survey documentation.

The Record of Survey did not create, modify, or alter neighboring properties, nor did it create any new encroachment conditions. Rather, the survey formally documented existing boundary locations and existing conditions observed during the survey process for development purposes.

As part of the original property acquisition due diligence, improvements located within the property boundaries were measured and documented. However, areas beyond existing fence lines were not comprehensively surveyed at that time. Consequently, additional encroachment conditions may exist that are not reflected in the current exhibits.

Based on a preliminary review of the survey findings, staff and consultants have determined that many of the identified conditions consist of typical fencing, landscaping, and boundary encroachments commonly encountered in redevelopment projects involving older neighborhoods. A limited number of locations were identified where existing improvements are in close proximity to property lines, which is also not uncommon in established residential developments.

DESIGN REVIEW
Following receipt of the survey information, the project design team reviewed all identified encroachment conditions to evaluate any potential impacts on the Reno Avenue Redevelopment Project.

As a result of this review, design modifications were incorporated into the project plans to avoid conflicts with the identified encroachments and to minimize potential issues during both the design and construction phases

of the project. Staff is confident that the current site design adequately addresses these concerns and will allow the project to proceed without adverse impacts related to the documented encroachments.

PROPOSED GRANT OF EASEMENT
To provide a long-term mechanism for addressing the existing encroachment conditions identified through the survey process, staff recommends pursuing a Grant of Easement where appropriate.

The proposed Grant of Easement would formally recognize and accommodate existing encroachments while preserving the redevelopment project schedule and reducing the potential for future boundary-related disputes. Granting an easement is a common and effective tool for resolving existing encroachment conditions and providing certainty for property owners, neighboring properties, and future development activities.

Authorization by the Board will allow staff to work with legal counsel, survey consultants, and inform property owners to finalize the necessary easement documents and execute the agreements required to address the documented encroachments.

Staff Recommendation and Motion:

Staff recommends that the Board of Commissioners authorize the Executive Director to negotiate and execute a Grant of Easement, and any related documents deemed necessary, to address existing encroachment conditions identified through the ALTA/NSPS Land Title Survey and Record of Survey completed for the Reno Avenue Redevelopment Project.