WCSD School Property Disposition and Reuse Framework

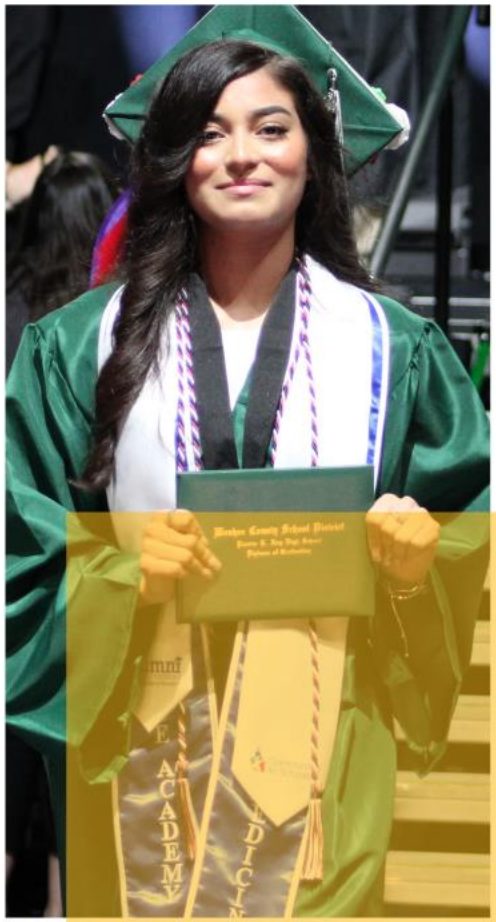
Tiffany McMaster, Deputy Superintendent

Adam Searcy, Chief Operations Officer

Kevin Pick, Deputy Chief General Counsel

April 28, 2026







Washoe County School District

Purpose of Repurposing Framework

To provide a transparent, repeatable process that can be used to guide all WCSD repurposing decisions moving forward.

- Compliance with NRS and Board Policy
- Fosters community trust through engagement
- Decisions...
  - Support student success
  - Are data-informed
  - Support long-term planning
  - Are grounded in safety and feasibility
  - Support effective resource use

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Board Policy 7086 Overview

Five categories of potential reuse for closed or repurposed schools:

Internal District Reuse

1. Potential for academic programs serving students
2. Potential for non-academic District departments or central services

External Reuse or Sale

3. Uses that serve **youth** through another governmental entity or nonprofit
4. Uses that serve **adults**, including WCSD staff, through another governmental entity or nonprofit
5. Open-market **sale or lease** through a public process

Decision-Making Expectations

- Requires **transparent, data-driven evaluation** of all options.
- Calls for meaningful **community engagement** prior to final recommendations.
- Ensures recommendations reflect student outcomes, fiscal responsibility, legal requirements, and neighborhood compatibility.

Governance Role

- The Board must approve **all final decisions.**
- Policy establishes **clear staff responsibilities** and **Board touchpoints** to support informed, accountable decision-making.

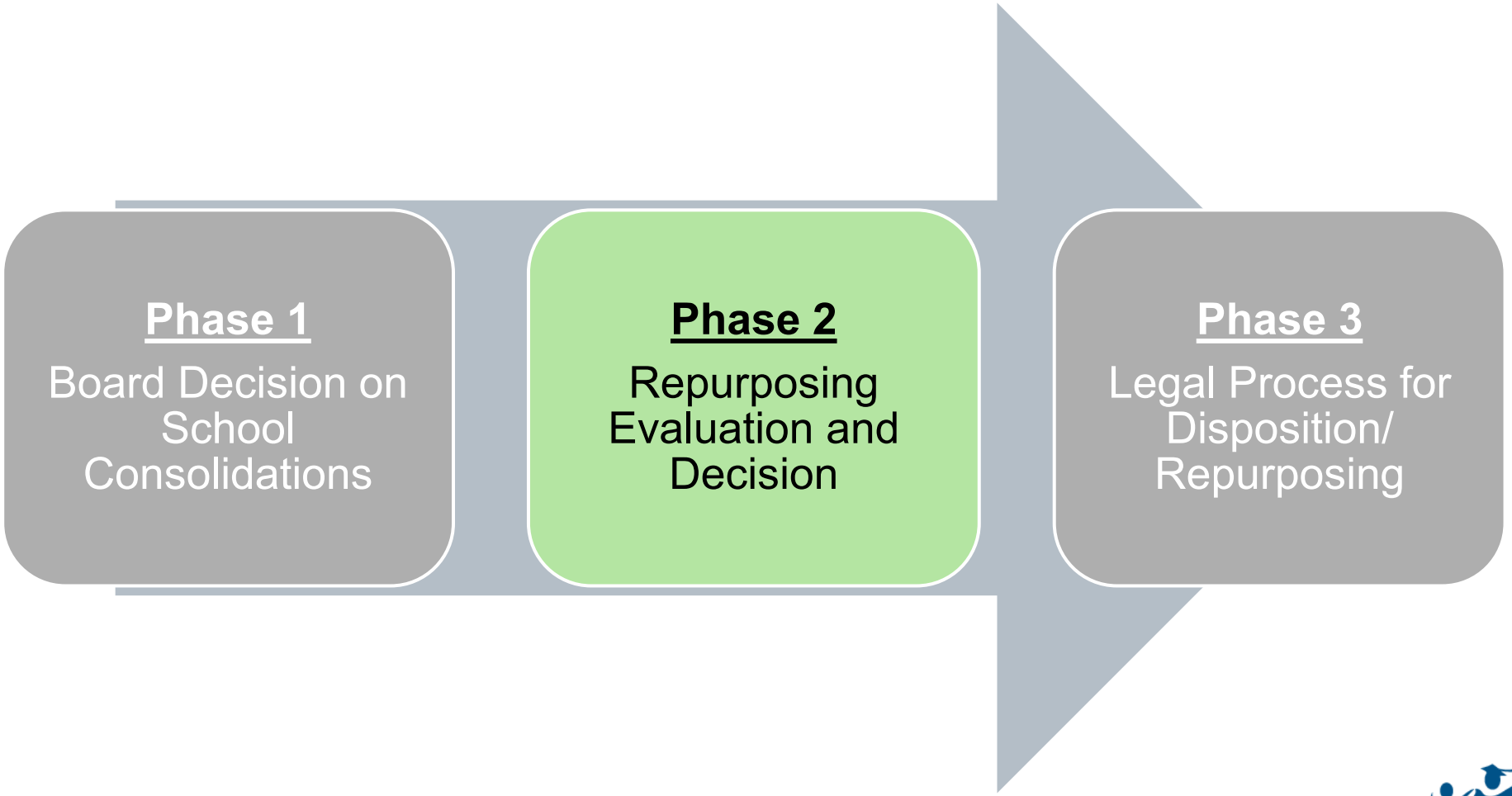
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Principles of Repurposing Framework

- Closed or repurposed schools represent significant public assets that hold both financial and community value for the Washoe County School District and the broader community it serves.
- The District is committed to ensuring that decisions regarding closed school sites consider student outcomes, responsible stewardship of public resources, and meaningful engagement with affected communities.
- The repurposing framework intends to provide a transparent, repeatable process for evaluating potential sale or re-uses of closed schools by:
  - Ensuring community engagement;
  - Considering internal re-use, external re-use and sale using an initial baseline property analysis;
  - Conducting a baseline site information dossier when District re-use is not recommended, and engaging in a solicitation to invite proposals from community groups, other public agencies and the development community; and
  - Using criteria applied by an evaluation panel to make recommendations to the Superintendent will ensure a consistent, equitable process.

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Phases of Repurposing Decisions



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Overview of Repurposing Framework (Phase 2)

If External Re-use is Recommended



- Five Phase Process
- Property profile and assessment
- Private Sale, Lease or Exchange
- Community Partnership
- Interim Use
- Panel recommendations presented to Superintendent for consideration.
- Recommendation presented to Board for action
- Board Action



- Is there an immediate District need for the building?

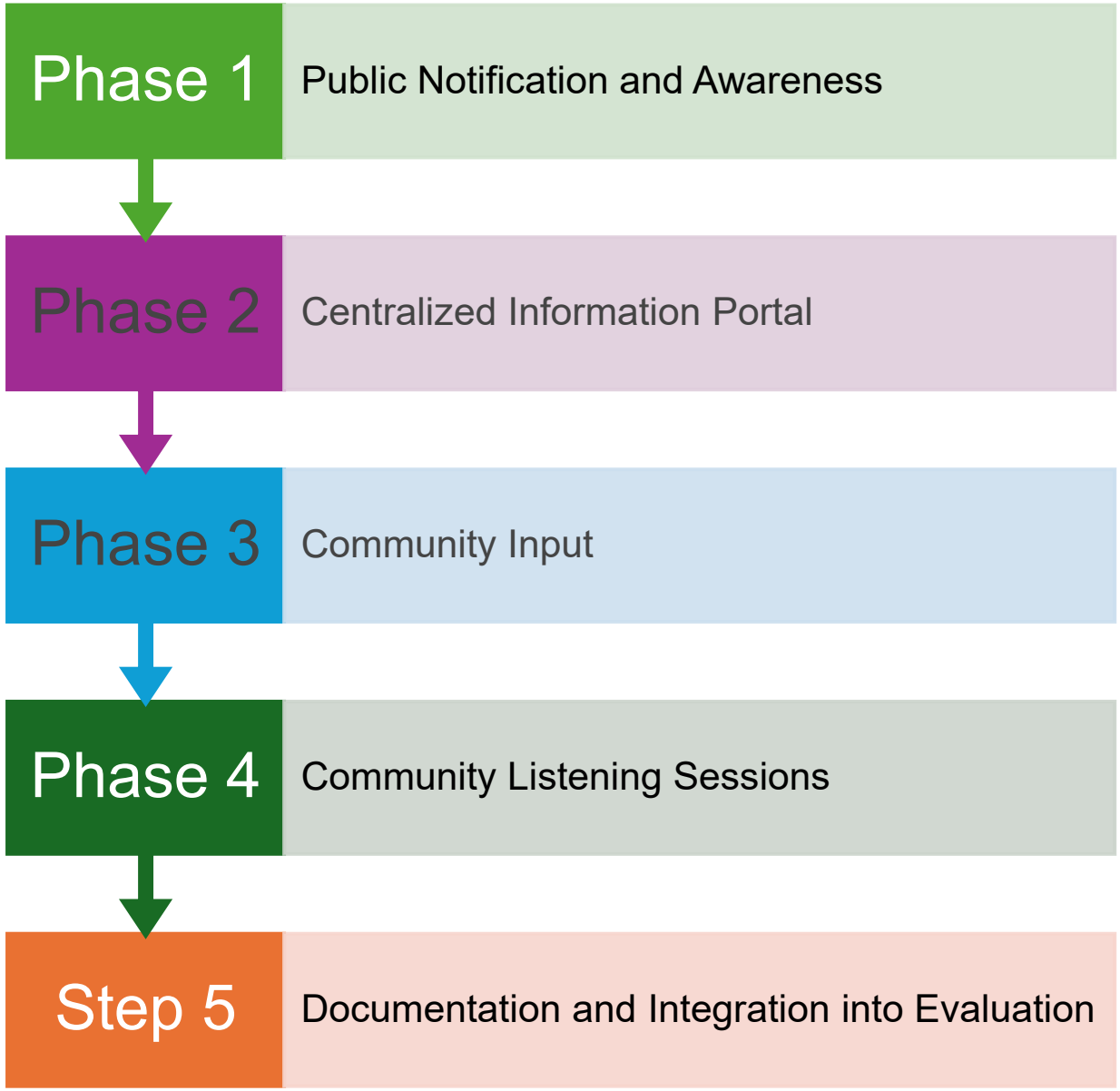
If Internal Re-use is Recommended



= Board action

Phased Community Engagement Process

Applies to repurposing decisions that are both internal and external



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Repurposing Framework - Property Assessment and Proposal Criteria

Baseline Site Dossier

- Property profile
- Physical condition
- Operating economics
- Internal reuse need
- Market context
- Zoning
- Community context
- Community feedback
- Risks

Proposal Evaluation Criteria

- Mission Alignment
- Financial Value
- Project Feasibility and Implementation Readiness
- Proposing Organization Capacity
- Community Compatibility and Benefit

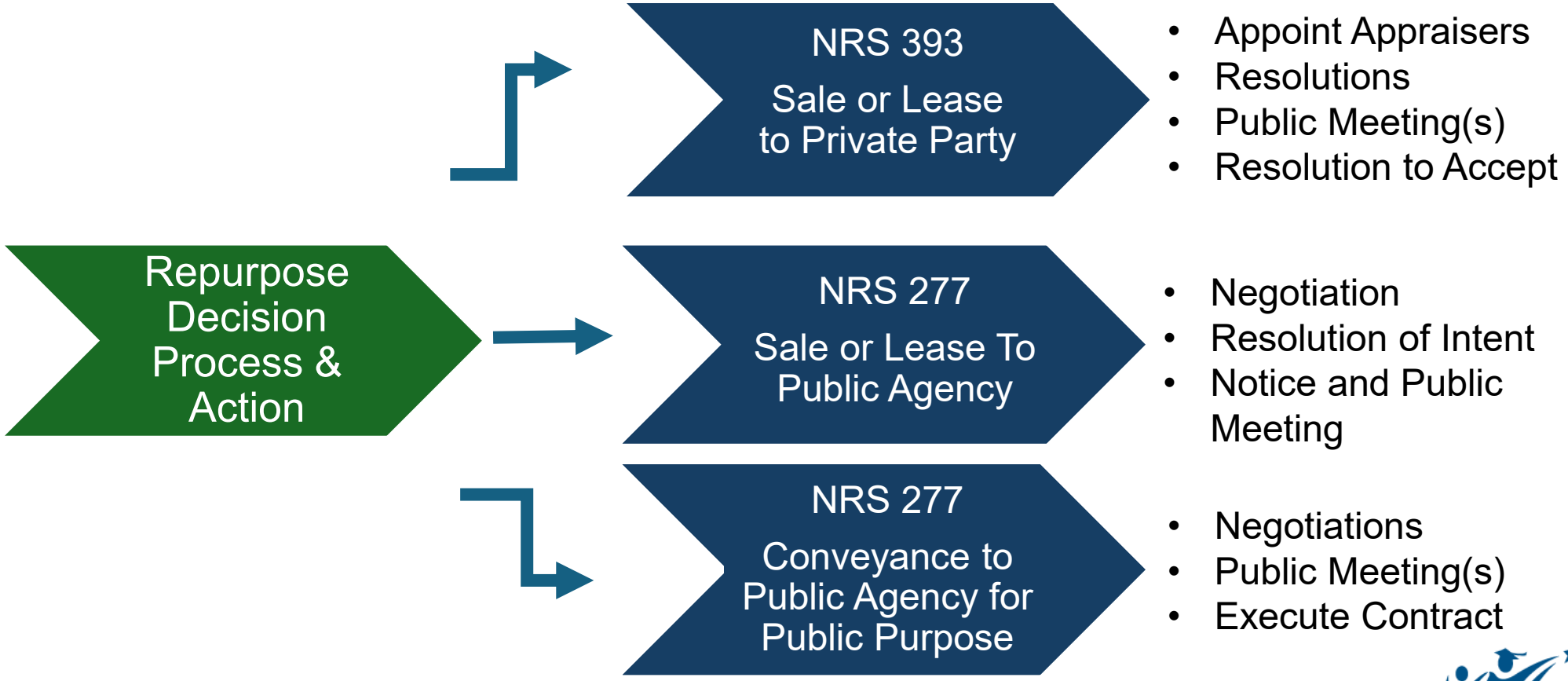
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Repurposing Framework Decision Making

- At the conclusion of the analysis phase, the Board will review recommendations to pursue internal or external re-use options and Board action is required.
- If evaluation supports **retaining ownership** for internal use, community engagement and Board action is required.
- If evaluation supports a **sale or community repurposing,** based on recommendations of the Superintendent, the Board will decide on an option(s) for the site. NRS 393 or NRS 277 will then be used to guide the process. Board action is required.
- If evaluation supports **further study** or consideration of one of the above at a later date, the property may be considered for **temporary use or temporary decommission.** Board action is required.

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Phase 3: Nevada Law Guides the Selected Process (NRS Chapters 277 & 393)



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Superintendent Recommendation

The Superintendent recommends that the Board of Trustees accept and adopt the Reuse & Disposition Framework for Closed Schools as the standardized process to guide all future District decisions regarding the reuse, repurposing, partnership opportunities, or disposition of closed or decommissioned school facilities.

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