



# MINUTES

## Regular Meeting

### Redevelopment Agency Board

**Wednesday, March 12, 2025 • 10:00 AM**

**Reno City Council Chamber, 1 East First Street, Reno, NV 89501**

**Hillary Schieve, Mayor**

**Council Members:**

**Ward 1 - Kathleen Taylor      Ward 4 - Meghan Ebert**

**Ward 2 - Naomi Duerr      Ward 5 - Devon Reese**

**Ward 3 - Miguel Martinez      Ward 6 - Brandi Anderson**

#### **A      Introductory Items**

The meeting was called to order at 11:50 a.m. after Reno City Council Meeting Agenda Item D.5.

##### **A.1      Pledge of Allegiance**

##### **A.2      Roll Call**

###### **Members Present**

Mayor Hillary Schieve, Councilmember Devon Reese, Councilmember Naomi Duerr, Councilmember Kathleen Taylor, Councilmember Miguel Martinez, Councilmember Meghan Ebert, Councilmember Brandi Anderson

All present at roll call.

##### **A.3      Public Comment**

###### **A.3.1      Public Comment**

None

##### **A.4      Approval of the Agenda (For Possible Action) – 12 March 2025**

It was moved by Devon Reese, seconded by Naomi Duerr, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember

<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert, Anderson
<b>NAYS:</b>	
<b>ABSENT:</b>	

## B Department Items

### A.5 Approval of the Minutes

- 5.1 Redevelopment Agency Board - Regular - 22 January 2025 10:00 AM (For Possible Action)
- 5.2 Redevelopment Agency Board - Regular - 12 February 2025 10:00 AM (For Possible Action)

It was moved by Devon Reese, seconded by Naomi Duerr, to accept.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert, Anderson
<b>NAYS:</b>	
<b>ABSENT:</b>	

## Public Works

- B.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of Owner-CMAR Construction Contract to CORE West, Inc. (dba CORE Construction) for the demolition of the Reno Police building at 455 East 2nd Street as a part of the Central Station Project in an amount not to exceed \$3,534,997. (Redevelopment Agency #2 Fund) [Ward 1]

THIS ITEM WAS OPENED AND HEARD TOGETHER WITH THE RENO CITY COUNCIL MEETING AGENDA ITEM D.3.

Kamrun Ahmadi, City of Reno Public Works Associate Civil Engineer, presented the staff report and answered questions from Council.

VICE MAYOR TAYLOR ABSENT AT 12:01 PM  
VICE MAYOR TAYLOR PRESENT AT 12:06 PM

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the staff recommendation.

<b>RESULT:</b>	Pass [7 TO 0]
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<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert, Anderson
<b>NAYS:</b>	
<b>ABSENT:</b>	

## City Manager's Office

- B.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Presentation and informational overview on the fundamentals of Tax Increment Financing (TIF). (For Discussion Only)

RECESS AT 12:08 PM

RECONVENE AT 1:08 PM WITH COUNCIL MEMBER DUERR AND MAYOR SCHIEVE ABSENT.

Hunden Partners representatives gave the presentation and answered questions from Council.

MAYOR SCHIEVE PRESENT AT 1:14 PM

COUNCIL MEMBER DUERR PRESENT AT 1:16 PM

COUNCIL MEMBER EBERT PRESENT IN CHAMBERS AT 1:22 PM

- B.3 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Acceptance of market analysis report from Hunden Consultants and potential direction to proceed with financial gap analysis and deal negotiations for the Grand Sierra Resort Expansion and Arena Project.

Mayor Schieve made the following disclosure:

Fellow city council members and Madam Clerk, I've been informed that this item involves Adam Hosmer-Henner, an attorney from McDonald Carano, who represents a consortium of gaming clients and interests opposing this project. In my private life, I have retained Adam Hosmer-Henner to represent me on a civil matter unrelated to this item.

I have sought guidance from the City Attorney's Office. As a client of McDonald Carano, I want to address concerns and allegations that I may have a commitment in a private capacity to the interests of McDonald Carano pursuant to NRS 281A.065(5).

For the record, any action that I take on this item today will not be reasonably affected by my relationship with McDonald Carano or Mr. Hosmer-Henner. McDonald Carano is a large law firm. I pay Mr. Hosmer-Henner for his legal services. I am not in business with McDonald Carano or Mr. Hosmer-Henner. My actions today will not impact what I pay McDonald Carano or the legal services I receive from Mr. Hosmer-Henner. This item has nothing to do with my civil case. I have no facts, information, or reason to believe that any action I take today will have any beneficial or detrimental impact on me, my case, McDonald Carano, or Mr. Hosmer-Henner specifically.

Given that this is not a clear case where the independence of judgment of a reasonable person in my situation would be materially affected by my commitment in a private capacity to the interests of McDonald Carano, abstention is not required. The fact that I am represented by McDonald Carano in an unrelated civil matter will not impact my ability to impartially review and render a decision upon this item. Madam Clerk, please accept this disclosure and lodge it on the record for this meeting pertaining to this Agenda item. Thank you.

Live Public Comment:

Josh Hicks

For the record we received 1 comment which was directly associated with the agenda item prior to 4:00 p.m. on March 11, 2025. This comment was written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of this comment have been distributed to the Redevelopment Agency Board and are available to the public on the Reno.gov meeting portal.

0 in favor, 1 in opposition, 0 concerned from the following individual(s):

Joshua J. Hicks

Bryan McArdle, City of Reno Revitalization Manager, presented the staff report and answered questions from Council.

Hunden Partners representatives presented their market analysis report on the Reno Arena proposed project and answered questions from Council.

COUNCIL MEMBER EBERT ABSENT AT 1:56 PM  
COUNCIL MEMBER EBERT PRESENT AT 2:01 PM

MAYOR SCHIEVE ABSENT AT 2:13 PM  
MAYOR SCHIEVE PRESENT AT 2:16 PM

MAYOR SCHIEVE ABSENT AT 2:26 PM  
MAYOR SCHIEVE PRESENT AT 2:30 PM

It was moved by Miguel Martinez, seconded by Devon Reese, to approve the staff recommendation.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Miguel Martinez, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert, Anderson
<b>NAYS:</b>	
<b>ABSENT:</b>	

## **C Mayor and Council**

- C.1 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

Council Member Ebert discussed the need to also focus on housing projects.

## **D Public Comment (This item is for either public comment on any action item or for any general public comment.)**

- D.1 Public Comment

None

## **E Adjournment (For Possible Action)**

It was moved by Devon Reese, seconded by Naomi Duerr, to adjourn.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert, Anderson
<b>NAYS:</b>	
<b>ABSENT:</b>	

The meeting was adjourned at 2:46 p.m.

RENO CITY COUNCIL MEETING AGENDA ITEM D.1 WAS HEARD AFTER ADJOURNMENT.