

10-23-2024 - Redevelopment Agency Board Meeting - Item # C.2											
Written or Voicemail	Name	On Behalf Of	Ward	Email Address	Phone Number	Address	Support	Oppose	Concerned	Total	Date
							0	0	1	1	
Written	Gary Cecil			<a href="mailto:garycecil621@msn.com">garycecil621@msn.com</a>		255 N Sierra St. Reno			1		October 21, 2024 at 2:36 pm



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**Comment for: Agenda Item C.2, Redevelopment Agency Board Meeting 10/23/24**

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**From** Gary Cecil <garycecil621@msn.com>

**Date** Mon 10/21/2024 2:36 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Cc** Bryan McArdle <McArdleB@reno.gov>

Dear Madam Mayor and Council Members, sitting as members of the Redevelopment Agency Board:

I am writing with concerns about a specific change proposed to the By Laws of the former Redevelopment Agency Advisory Board (RAAB).

From his visit to the Montage Community Forum in 2023 to present an overview of the overall topic of "Redevelopment", and multiple times since then, I have had very positive and fruitful exchanges with Brian McArdle on this topic. I applaud the work he is doing to re-start the Redevelopment process in Reno and I am looking forward to seeing the tax increment funds generated by Downtown residents put to good uses that truly benefit us.

As Brian will attest, the main point I've made to him every time we have communicated is that **Downtown residents deserve seats on the RAAB** (or whatever the new name becomes) of the board that advises the City Council. This is consistent with every effort I have made on the Ward 5 NAB in the past three years to ensure that the voices of Downtown residents are heard.

While I agree that it is advantageous to have advice from knowledgeable sources for any topic, and especially for one as complex as Redevelopment, I do not agree that it is necessary to have appointees to the RAAB that are in fields directly related to Redevelopment. I would point to the Planning Commission (PC) as an example of a body whose processes can fit the RAAB:

- While there may be an architect or development-related person appointed to the PC, such "Planning" related knowledge is not required. For example, the current Commissioners include attorneys (not in that field) and Financial Professionals.
- For all development projects coming before them, the Commissioners receive a detailed Staff Report, both in writing before an agenda item is heard, and at that hearing. They can ask questions and check their understanding of the Project's issues with the City's in-house professionals.
- While not true in all cases, I see evidence that the appointing Council Member tries to appoint a Commissioner who lives in their Ward. I believe this is crucially important as this individual will have special knowledge of the area, the issues that residents may have, and will be an effective advocate for residents.

I therefore propose that the RAAB be constituted and managed in a similar manner. That is:

- RAAB members should live in either RDA1 or RDA2.
- The City should hire support staff with experience in Redevelopment and related professional disciplines, just as it staffs the Development Services Department.

- City Redevelopment Staff should prepare Reports for each project coming before the RAAB, and be available for questions and comments during the public RAAB meetings.
- Council Members should actively seek advice and recommendations from their constituents for appointees to the RAAB.
- Potential RAAB members should be expected to attend all the NABs to introduce themselves and what they want to achieve on the RAAB, take questions from the NAB members, and also public commenters. The NAB members should provide feedback to the Council.

I can't stress enough my opinion that Downtown residents must have seats on the RDA1. I have heard and understand the point of view that the Council Members are voted in to represent the views of their constituents. Also, that these constituents must therefore agree to cede a good deal of decision-making to the Council Members (basis of a representative democracy). However, I believe there are some issues that are just too significant and have long-term implications for residents that Council Members should not make decisions without current input from engaged residents. How RAD1 resident generated TIFs are spent is one of these significant issues.

I respectfully ask you to constitute the new RAAB with seats allocated to residents of their RDA, and with City Staff support to prepare and present detailed reports and advice for all projects applying for TIF funding.

**Kind Regards,**  
**Gary Cecil**  
**255 N Sierra St.**  
**Reno**