



# MINUTES

## Regular Meeting

### Redevelopment Agency Board

Wednesday, July 31, 2024 • 10:00 AM

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

Hillary Schieve, Mayor

Council Members:

Ward 1 - Jenny Brekhus      Ward 4 - Meghan Ebert  
Ward 2 - Naomi Duerr      Ward 5 - Kathleen Taylor  
Ward 3 - Miguel Martinez      At Large - Devon Reese

#### A      **Introductory Items**

THE MEETING WAS CALLED TO ORDER AT 5:04 PM PRIOR TO HEARING AGENDA ITEM D.7 OF THE REGULAR CITY COUNCIL MEETING.

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

##### A.2      **Roll Call**

Mayor Schieve and Council Member Ebert absent at Roll Call.

##### A.3      **Public Comment**

###### A.3.1      Public Comment

None

##### A.4      **Approval of the Agenda (For Possible Action) – 31 July 2024**

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve.

<b>RESULT:</b>	Pass [5 TO 0]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhus, Taylor, Martinez
<b>NAYS:</b>	
<b>ABSENT:</b>	

## A.5 Approval of the Minutes

**A.5.1** Redevelopment Agency Board - Special - 01 May 2024 10:00 AM (For Possible Action)

**A.5.2** Redevelopment Agency Board - Regular - 22 May 2024 10:00 AM (For Possible Action)

It was moved by Devon Reese, seconded by Kathleen Taylor, to accept.

<b>RESULT:</b>	Pass [5 TO 0]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhus, Taylor, Martinez
<b>NAYS:</b>	
<b>ABSENT:</b>	

## B Public Hearings - 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

B.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution No. \_\_\_\_\_ (For Possible Action): Resolution of the City of Reno Redevelopment Agency approving a Quitclaim Deed relating to the real property known as Assessor Parcel Number 010-610-18, located at 1220 and 1250 West Fourth Street, Reno, Nevada, to the City of Reno for the purposes of redevelopment pursuant to NRS 279.472 and other matters which pertain to are necessarily connected therewith. [Ward 1]

AGENDA ITEMS B.1 AND B.2 WERE OPENED AND HEARD TOGETHER, ALONG WITH THE CITY COUNCIL MEETING AGENDA ITEMS D.7 AND D.8.

Vice Mayor Duerr opened the public hearing for Agenda Items B.1 and B.2 and asked if proper notice was given and any correspondence received.

City Clerk Mikki Huntsman confirmed proper notice was given and no correspondence was received.

COUNCIL MEMBER EBERT PRESENT AT 5:10 PM

Bryan McArdle, City of Reno City Manager's Office Revitalization Manager, gave the staff presentation and answered questions from Council.

Council Member Brekhus expressed concern with having a propane fueling station next to a proposed housing site.

Redevelopment Agency Resolution No. 266 was adopted.

It was moved by Devon Reese, seconded by Kathleen Taylor, to adopt.

<b>RESULT:</b>	Pass [5 TO 1]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

- B.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution No. \_\_\_\_\_ (For Possible Action): Resolution of the City of Reno Redevelopment Agency approving a Quitclaim Deed relating to the real property known as Assessor Parcel Number 010-610-12, located at 1510 West Fourth Street, Reno, Nevada, to the City of Reno for the purposes of redevelopment pursuant to NRS 279.47 and other matters which pertain to or are necessarily connected therewith. [Ward 1]

AGENDA ITEMS B.1 AND B.2 WERE OPENED AND HEARD TOGETHER, ALONG WITH THE CITY COUNCIL MEETING AGENDA ITEMS D.7 AND D.8.

Redevelopment Agency Resolution No. 267 was adopted.

It was moved by Devon Reese, seconded by Kathleen Taylor, to adopt.

<b>RESULT:</b>	Pass [6 TO 0]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

## C Department Items

### Maintenance and Operations

- C.1 Staff Report (For Possible Action): Approval to purchase three vehicles and associated outfitting from multiple vendors utilizing the State of Nevada Vehicle Contract, joinder/cooperative purchasing agreements in accordance with Nevada Revised Statutes (NRS) 332.195(1) (Joinder), and/or the City’s Purchasing Policy, in an amount not to exceed \$111,050. (Redevelopment Agency 2 Fund)

It was moved by Kathleen Taylor, seconded by Devon Reese, to approve staff

recommendation.

<b>RESULT:</b>	Pass [5 TO 1]
<b>MOVER:</b>	Kathleen Taylor, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

Travis Truhill, City of Reno Director of Maintenance and Operations, presented the staff report.

Bryan McArdle, City of Reno City Manager’s Office Revitalization Manager, answered questions from Council regarding the purchase and the 1990 and 2005 Redevelopment Plans.

Mr. McArdle explained for Council Member Brekhus that there is not currently a Redevelopment Agency Advisory Board, primarily because the Redevelopment Agency has not been active for the last few years. He also stated the 1990 Redevelopment Plan says there shall be a Redevelopment Agency Advisory Board to advise on programs and projects and they are not currently developing any draft reports, plans, or projects.

Council Member Brekhus stated this business license and code enforcement in the Redevelopment Agency is a new program and we should be responsive to the processes we have lined out. This is a big deal to start spending redevelopment money and relying on a catch-all 1990 Plan is not suitable.

Council Member Taylor noted they had discussions during the budget review about what would be done with these funds in the RDA.

Council Member Brekhus expressed concerns about not going through the proper steps and discussed the need for a briefing on the Redevelopment Plan before spending money.

## Public Works

- C.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Approval of Consultant Agreement with DOWL, LLC for the site civil final design for the Reno Fire Department (RFD) Central Station project in an amount not to exceed \$424,520. (Redevelopment Agency 2 Fund) [Ward 3]

AGENDA ITEMS C.2 AND C.3 WERE OPENED AND HEARD TOGETHER.

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

Kerrie Koski, City of Reno Director of Public Works, answered questions regarding funding.

Council Member Taylor asked if anything has changed since they first discussed this project that they need to be aware of with regard to funding for the new fire station and noted that she does not want to commit three million dollars if something has changed and they will not be able to finish the project.

Interim City Manager Jackie Bryant explained that these agenda items are only to approve funding for the design of the station and that at this time they have not budgeted any additional money for building the fire station. They are working on a funding plan for that.

COUNCIL MEMBER TAYLOR ABSENT AT 5:47 PM

Council Member Brekhus discussed the need to get the funding plan in place and to update the Redevelopment Plan. Spending ten million dollars of redevelopment money puts us in a vulnerable spot procedurally so we have to update the Plan. We need to hold on this and work on the general fund obligations for this in context of the budget ten-year forecast and everyone needs to come up to speed on the provisions of 279 and what ten million out of redevelopment looks like and what our priorities are.

Council Member Martinez stated he also has budget concerns and asked if Finance staff has any response to the questions that have been asked.

Matt Taylor, City of Reno Assistant Finance Director, stated that at this time the full ten million dollars is budgeted in RDA 2 and those funds are not available to be used for salaries or changes that are going on at this time in the general fund. It can only be used for work in the RDA.

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

<b>RESULT:</b>	Pass [4 TO 1]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Reese, Duerr, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

- C.3 Staff Report (For Possible Action): Approval of Consultant Agreement with TSK Architects for the architectural final design for the Reno Fire Department (RFD) Central Station project in an amount not to exceed \$2,508,000. (Redevelopment Agency 2 Fund) [Ward 3]

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

<b>RESULT:</b>	<b>Pass [4 TO 1]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Reese, Duerr, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

AGENDA ITEMS C.2 AND C.3 WERE OPENED AND HEARD TOGETHER.

**D Mayor and Council**

D.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 Brekhus discussed the need to appoint an Advisory Board as we embark upon redevelopment. She asked that they get a copy of the Plan for the next time they meet with an analysis of the Plan and what is up to date and what is not.

Vice Mayor Duerr and Council Members Ebert and Martinez expressed support regarding the need for an updated Plan. Vice Member Duerr noted that it may not be possible to address that at the next meeting and asked staff to work on that as soon as they can.

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

E.1 Public Comment

None

**F Adjournment (For Possible Action)**

It was moved by Devon Reese, seconded by Miguel Martinez, to adjourn.

<b>RESULT:</b>	<b>Pass [5 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhus, Martinez, Ebert
<b>NAYS:</b>	

**ABSENT:**

The Redevelopment Agency Board portion of the meeting was adjourned and Reno City Council Meeting Agenda Item G.1 was heard at this time.