



# MINUTES

## Regular Meeting

### Redevelopment Agency Board

**Wednesday, August 14, 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**

This meeting was opened after the City Council Meeting Agenda Item B Consent Agenda.

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

##### **A.2      Roll Call**

All members present at Roll Call.

##### **A.3      Public Comment**

###### **A.3.1      Public Comment**

None

##### **A.4      Approval of the Agenda (For Possible Action) – 14 August 2024**

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, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

#### **B      Department Items**

## City Manager's Office

### B.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Discussion and adoption of the Redevelopment Agency Status Report, Participation Program, and Application Form.

Live Public Comment:

Art Rangel

Bryan McArdle, City of Reno City Manager's Office Revitalization Manager, presented the staff report.

MAYOR SCHIEVE ABSENT AT 11:54 AM

MAYOR SCHIEVE PRESENT AT 11:58 AM

Mr. McArdle answered questions related to the information presented and received feedback from Council.

Vice Mayor Duerr stated she would like to see a table that lists the projects the RDA has done and how much was invested.

Council Member Taylor expressed interest in a very specialized expert advisory board to help with some of these decisions, and more about the timeline and the urgency of getting these funds online in the application process.

Council Member Brekhus discussed the need for transparent redevelopment work and stated that staff has been working on this for nine months and the report says there is no prior Council direction given. She noted the Participation Program General Application administrative form and stated Council should have a discussion on that before creating administrative forms to give money to private parties. The RDA has had some tremendous troubles and she agreed with Vice Mayor Duerr that the history of the RDA should be chronicled.

Vice Mayor Duerr discussed the need to update the RDA Bylaws before putting an advisory board together. The evaluation criteria for the application form also needs to be discussed.

Council Member Reese expressed concern that people don't understand the function of the advisory board and noted it is narrowly defined. He discussed the need to think about the way in which our own capital improvement projects in the downtown corridor might be implicated by the RDA monies. He also discussed the need to show a commitment to equity in the scoring criteria.

Council Member Taylor suggested that an advisory board could help with some of the decisions on the evaluation criteria and the application process. She stated she would not be in support of the City bonding for anything in the RDAs.

Council Member Brekhus recommended addressing indebtedness, eminent domain, and the large buckets shown in the presentation through an amendment of the plan.

Mr. McArdle stated they are not recommending any amendments to the plan. The plan is why they created a participation program. It states that the agency shall have developed and created guidelines and rules for the format and application of participation with property owners throughout the area to improve their properties.

Council Member Brekhus stated she would liked to have seen the projects that were reviewed, and some of the loan programs. The recommended motion is to go on the wrong path. The direction should be for input on how to amend the plan.

Vice Mayor Duerr discussed the need for any proposals that come in to be reviewed by a group with a variety of experts in a public setting. The advisory board should be established before accepting applications.

Discussion on the motion:

Council Member Brekhus will vote against the motion because it is inconsistent with Nevada 279. The staff report offers up so many material deviations from the plan that the plan needs to be amended. It is a scheme of these participation programs to take taxpayer monies from some and give it to others with very vague, nebulous outcomes that must be delivered. It repeats the failures of the past Reno redevelopment.

Vice Mayor Duerr is inclined not to support the motion. We had to have private investment in order to generate the TIF so private investment has been happening and she is a little anxious about giving money to those who haven't been able to put together their pro formas. She would like the status report to include the projects that have been approved, where they stand today, and what we owe on them. She would like to bring back to the bylaws for this and set up an advisory board before moving forward.

It was moved by Kathleen Taylor, seconded by Devon Reese, to approve staff recommendations, and that we create an advisory board.

<b>RESULT:</b>	<b>Pass [4 TO 3]</b>
<b>MOVER:</b>	Kathleen Taylor, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Taylor, Martinez
<b>NAYS:</b>	Naomi Duerr, Jenny Brekhus, Meghan Ebert
<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)

Vice Mayor Duerr clarified that she could not support the previous motion because it is premature. She asked if the RDA staff can update the status report to include information on projects that have been done.

Ashley Turney, City of Reno Assistant City Manager, confirmed they will get the information to Council on the projects and what the City's investments in those projects were.

COUNCIL MEMBER BREKHUS ABSENT AT 12:52 PM

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

CITY COUNCIL MEETING AGENDA ITEM D.4 WAS HEARD AFTER THE RDA PORTION OF THE MEETING WAS ADJOURNED.