

MINUTES OF THE SPECIAL MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
April 1, 2022

The special meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Chairman Sullivan at 12:12 pm on Friday, April 1, 2022 in the Agency's Boardroom.

**Commissioners Present**

Mark Sullivan, Chairman  
Dave Aiazzi, Vice Chairman **via phone**  
Oscar Delgado **via phone**

**Commissioners Absent**

Mayor Hillary Schieve

**Staff Present**

Heidi McKendree, Interim Executive Director  
Chuck Zeh, Legal Counsel  
Pete Cladianos, Legal Counsel  
Linda Long, Director of Administration  
Darrell Playford, Acting Director of Development  
Lindsay Dobson, Executive Administrative Assistant  
Kathy Merrill, Human Resources Specialist

**Staff Absent**

**Others Present**

Britton Griffith, Development Committee Chair  
Farrah and Ryan Downey, JF Downey Realty and Advisory Services LLC

There being a quorum present, the order of business was as follows:

- **Call to order and roll call.**
- **Receive introduction of guests.**

Farrah and Ryan Downey of JF Downey Realty and Advisory

**Public Comment. Public comment, if any, must be limited to any item on the agenda which is listed as an item for action by the Board. Comment from the public is limited to three minutes per person, under these items.**

There was no public comment.

➤ **Approval of agenda (For Possible Action)**

Vice Chairman Aiazzi motioned to approve the agenda posted March 28, 2022. Commissioner Delgado seconded the motion. Hearing no further discussion, Chairman Sullivan called for the question. The vote was all ayes, no nays. Chairman Sullivan declared the motion carried and the agenda approved.

1. **Presentation from Farrah Downey, JF Downey Realty Consulting & Advisory Services, LLC, requesting additional funding for Emergency Eviction Prevention Program Northern Nevada (EEPPNN). (For Discussion)**

Farrah Downey of JF Downey Realty Consulting & Advisory Services LLC requested an additional \$75,000 in funding in addition to the \$75,000 she was awarded on March 1, 2022, for the Emergency Eviction Prevention Program Northern Nevada (EPPNN). Ms. Downey reported her foundation administered assistance to 371 people in 2021, stating 98 of those cases were directly related to Eviction Prevention. Ms. Downey stated she needed to hire a junior associate, as well as an intake specialist in order to continue to provide her services to the public. The Board requested Ms. Downey provide additional reporting to clarify the community demographic she is serving as well as her referral and outcome data. The Board requested a new contract be drafted between the RHA and Ms. Downey with added language to include, but not be limited to, reporting guidelines, hiring independent contractors, and amending the current contract amount of \$75,000. Once the contract has been updated, the Board will revisit consideration for the newly amended contract at the Board meeting scheduled for April 26, 2022.

2. **Discussion and for possible action to discuss the existing EPPNN contract with JF Downey Consulting that may include, but not to be limited to, voiding the existing contract thereby entering into renegotiations for a new contract, or let the existing contract stand as is, or make revisions to the existing contract as directed by the Board, or take any other action the Board deems appropriate. If the Board moves to void the existing contract and renegotiate a new contract with JF Downey Consulting; before the Board is Resolution 22-04-01 RH for consideration authorizing the Interim Executive Director to void the existing EPPNN contract and enter into renegotiations and execute a new contract with JF Downey Consulting for the contract amount and amended items determined by the Board to perform crisis relocation services. (For Possible Action)**

The Board discussed agenda items one and two simultaneously.

3. **Closed Session to discuss and provide direction to the RHA negotiating team regarding the RHA's interest in purchasing the parcels situated at 215 W 4th Street, Reno, NV; APN: 007-284-06, the Bonanza Inn and 007-284-11 paved parking lot adjacent to the Bonanza. The Board may also consider other approaches to pursue the purchase of the Bonanza Inn. No formal acceptance of the negotiated settlement will be made during the closed session. No action may be taken during the closed session**

At 1:01 pm Chairman Sullivan motioned to go into Closed Session. Vice Chairman Aiazzi seconded the motion. Hearing no further discussion, Chairman Sullivan called for the question. The vote was all ayes and no nays. Chairman Sullivan declared the motion carried.

Board members present for the closed session were Chairman Sullivan, Vice Chairman Aiazzi, and Commissioner Delgado. Staff present were Interim Executive Director McKendree, Development Committee Chair Griffith, Legal Counsel Zeh and Cladianos, Acting Director of Development Playford, Director of Administration Long Human Resources Specialist Merrill, and Executive Administrative Assistant Dobson.

4. **Closed Session to discuss and provide direction, regarding the purchase and sale agreement between RHA and Lafferty Communities for the Horizon Hills property; APN: APN: 82-225-10. No formal acceptance of the negotiated settlement will be made during the closed session. No action may be taken during the closed session.**

- 5. Discussion and for possible action authorizing the Executive Director or a designee to attend and enter into a Purchase and Sale Agreement, on behalf of the RHA, for the purchase of the parcels located at 215 W 4th Street, Reno, NV; APN: 007-284-06, the Bonanza Inn and 007-284-11 paved parking lot adjacent to the Bonanza with the purchase price not to exceed an amount based on Board discussion. The Board may also consider other approaches to pursue the purchase of the Bonanza or take no action at this time. (For Possible Action)**

Vice Chairman Aiazzi motioned to go into open session at 1:41 pm. Commissioner Delgado seconded the motion. Hearing no further discussion, Chairman Sullivan called for the question. The vote was all ayes, no nays. Chairman Sullivan declared the motion carried.

Attendees present were Chairman Sullivan, Vice Chairman Aiazzi, and Commissioner Delgado. Staff present were Interim Executive Director McKendree, Development Committee Chair Griffith, Legal Counsel Zeh and Cladianos, Acting Director of Development Playford, Director of Administration Long, Human Resources Specialist Merrill, and Executive Administrative Assistant Dobson.

Vice Chairman Aiazzi motioned to direct RHA staff to prepare a formal presentation to City of Reno (City) staff regarding the challenges of purchasing the Bonanza Inn property due to the income guideline restrictions the City has toed to the funding for the property. The RHA would like to enter into discussions with the City of Reno to consider funding a separate affordable housing project if the RHA is unable to purchase the Bonanza Inn. Commissioner Delgado seconded the motion. Hearing no further discussion, Chairman Sullivan called for the question. The vote was all ayes, no nays. Chairman Sullivan declared the motion carried.

- 6. Discussion and for possible action, to review the purchase and sale agreement from Lafferty Communities for the Horizon Hills property; APN: APN: 82-225-10. Discussion may include, but not be limited to, authorizing the interim Executive Director or a designee to continue to negotiate the terms of the sale and purchase agreement based on Board discussion, execute the purchase and sale agreement as presented, or any other action the Board deems appropriate. (For Possible Action)**

Vice Chairman Aiazzi motioned to have Legal Counsel Zeh continue to draft a Purchase and Sale Agreement with Lafferty Properties and continue negotiations. Commissioner Delgado seconded the motion. Hearing no further discussion, Chairman Sullivan called for the question. The vote was all ayes, no nays. Chairman Sullivan declared the motion carried.

**7. Additional items:**

- i) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)**

There were no general matters of concern discussed.

- ii) Reports on conferences and trainings. (Discussion)**

There were no conferences or trainings discussed.

- iii) Old and New Business. (Discussion)**

There was no old or new business to discuss.

**iv) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time:**

- a) special meeting scheduled April 26, 2022.
- b) special meeting scheduled May 24, 2022. (For Possible Action)

**8. Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comment from the public is limited to three minutes per person.**

There was no public comment.

**9. Adjournment. (For Possible Action)**

Vice Chairman Aiazzi motioned to adjourn the meeting. Commissioner Delgado seconded the motion. Hearing no further discussion, Chairman Sullivan called for the question. The vote was all ayes and no nays. Chairman Sullivan declared the motion carried and the meeting adjourned at 1:50 pm.