

**NOTICE OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS**

The Housing Authority of the City of Reno (Agency) will conduct a public meeting:

MEETING DATE: Tuesday, October 26, 2021
TIME: 12:00 p.m.
PLACE: Reno Housing Authority Boardroom
1525 East Ninth Street, Reno, Nevada

To help prevent the spread of COVID-19 and for health and safety concerns, all persons in attendance, whether fully vaccinated or not, will be required to wear a face mask while present at this meeting. Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, via teleconference, or address their comments, data, views, arguments in written form to Amy Jones, Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: Ajones@renoha.org. Written submission should be received by the Board on or before, October 25, 2021, by 5:00 p.m., in order to make copies available to members of the Board and the public.

Below is an agenda of all items scheduled to be considered. At the discretion of the chairperson or the Board, items on the agenda may be taken out of order; the Board may combine two or more agenda items for consideration, and the Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public is advised that one or more members of the Board may participate in the meeting via telephone.

A G E N D A

- Call to order and roll call.
- Receive introduction of guests.
- 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.
- Approval of agenda. (For Possible Action)
 1. Approval of the minutes of the regular Board meeting held August 24, 2021. (For Possible Action)
 2. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.)
 - a) Consider adoption of Resolution 21-10-01 RH approving updates to the Voucher Payment Standards based on HUD's publication of the Fair Market Rents for FY2022 with the effective date of January 1, 2022 for annual recertifications and for vouchers issued on or after November 1, 2021. (For Possible Action)

- b) Consider adoption of Resolution 21-10-02 RH approving the addition of CFP2025 to the Five-Year Rolling Capital Fund Program project plan. (For Possible Action)
 - c) Consider adoption of Resolution 21-10-03 RH approving a budget revision for FY 2019 Capital Fund Program (CFP) NV39P001501-19. (For Possible Action)
 - d) Consider adoption of Resolution 21-10-04 RH authorizing the Executive Director to execute a contract with Simerson Construction in the amount of \$221,691 to replace sewer lines at Stead Manor, Public Housing Project NV39-P001-006. (For Possible Action)
3. Receive Commissioner's Reports regarding routine matters not otherwise requiring separate consideration. (Discussion)
 4. Receive regular Financial Reports for the current period. (Discussion)
 5. Receive Executive Director/Secretary's Report. (Discussion)
 - A. Update on MTW activities
 - B. Update on Rental Assistance Voucher Programs / Asset Management
 - C. Update on Workforce Development, Elderly Services and youth activities
 - D. Update on public information activities
 - E. Update on Development activities
 - F. Update on Information Technology activities
 - G. Update on other Agency activities
 - H. Update on the Strategic Plan
 6. Closed Session: Collective Bargaining Agreement (CBA). Update from the Executive Director on the status of the negotiations of a new CBA extension of the current agreement expiring June 30, 2021 and its fiscal impact. The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed leading to the execution of a new CBA. There will be no approval of the collective bargaining agreement during the course of the closed session. (For discussion only)
 7. Open Session: The Board of Commissioners will conduct a public hearing to consider the proposed Collective Bargaining Agreement (CBA) between the Housing Authority of the City of Reno and the International Union of Operating Engineers, Stationary Local #39 for the period of Fiscal Years 2022, 2023, 2024 (July 1, 2021 – June 30, 2024). The Board will also receive and consider the report from the Executive Director on the fiscal impact of the CBA upon the Authority. Public testimony and comment will be taken, provided it is limited to three minutes per person and is reasonably pertinent to the consideration of the CBA and the action the Board should take in response thereto. At the conclusion of the hearing, the Board will take action including, but not limited to, approval of the CBA as written, possible adoption of Resolution 21-10-05 RH approving the CBA, the Board may decline the proposed CBA on the table and direct its

negotiating team to continue bargaining with the Union on a new CBA, or such other action which the Board deems appropriate as the information before the Board indicates including direction to staff to continue negotiations. (For Possible Action)

8. Consider adoption of Resolution 21-10-06 RH approving a salary increase for all staff positions not covered under the CBA with the exception of the Executive Director, the designation of the Juneteenth holiday (June 19) as an official paid holiday, and the addition of an 8th step to the pay scale. The Board will also receive and consider the report from the Executive Director on the fiscal impact these items will have on the Authority. (For Possible Action)
9. Discussion and possible action for staff direction to fill the Development Committee vacancy. (Discussion and For Possible Action)
10. Discussion and update on the status of the development of the 8th Street property located at 1035 8th Street, Reno, Nevada: APN 008-164-20 to include, but not limited to, possible unit configuration, number of units, target demographic, preliminary project schedule, and possible funding sources. Consider adoption of Resolution 21-10-07 RH authorizing the Executive Director, with advice of Board counsel, to enter into a contract with H+K Architects for architect services for the 8th Street property in amount of \$316,290. (For Possible Action)
11. Discussion and possible action of the CARES Campus site to update the Board on available options for the RV rental business located on the site, security needs for the property, and recommended property improvements. (Discussion and For Possible Action)
12. Closed Session: Performance Evaluation of Amy Jones, RHA Executive Director, to consider her professional competence, character, any alleged misconduct and physical or mental health within the context of her performance evaluation to include, but not be limited to, termination, suspension, demotion, reduction of pay, reprimand, promotion, endorsement, compensation, engagement, retention, or "no action." The deliberation on this subject will be conducted in a closed session of the Board unless the closed session is waived by Amy Jones so that it may be conducted in an open session. See, NRS 241.033 and NRS 241.034. If the hearing is held in closed session, no action may be taken unless the Board adjourns to open session. (Closed session may be held to consider character, alleged misconduct, professional competence, and physical or mental health pursuant to NRS 241.030.) (No action unless closed session is waived by Ms. Jones and the Board adjourns to the open session, below.)
13. Open Session. Performance Evaluation of Amy Jones, RHA Executive Director. Upon conclusion of deliberations, the Board may decide what action, if any, the Board will take concerning, but not limited to, the termination, suspension, demotion, reduction of pay, reprimand, promotion, endorsement, compensation,

- engagement, retention, or "no action concerning Ms. Jones." (For possible action)
14. Discussion and possible action to determine the 2022 Board Retreat date and to establish discussion items to be placed upon its agenda. (Discussion and For Possible Action)
 15. Additional items:
 - i) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
 - ii) Reports on conferences and trainings. (Discussion)
 - iii) Old and New Business. (Discussion)
 - iv) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: November 16, 2021 (**third** Tuesday of the month due to the holiday); and December 14, 2021 (**second** Tuesday of the month due to the holiday); and January 25, 2022. (For Possible Action)
 16. 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.
 17. Adjournment. (For Possible Action)
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This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting Kathleen Merrill, Executive Administrative Assistant, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630.

This agenda has been posted at the Housing Authority of the City of Reno Administrative Office, 1525 East Ninth Street; and further in compliance with NRS 241.020, this agenda has been posted on the official website for the Housing Authority of the City of Reno www.renoha.org and the State of Nevada Public Notification website <http://notice.nv.gov/>.

According to the provisions of NRS 241.020(5), a copy of supporting (not privileged and confidential) material provided to Board members may be obtained upon request made to: Kathleen Merrill, Executive Administrative Assistant, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630. Copies of supporting (not privileged and confidential) material provided to Board members may be obtained at the aforementioned address.

Dated October 21, 2021

By: 
Kathleen Merrill
Executive Administrative Assistant