

MINUTES OF THE SPECIAL MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
February 11, 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 12:04 pm on Friday, February 11, 2022 in the Agency's Boardroom.

Commissioners Present

Mark Sullivan, Chairman
Dave Aiazzi, Vice Chairman
Mayor Hillary Schieve **via phone**

Commissioners Absent

Oscar Delgado

Staff Present

Amy Jones, Executive Director
Pete Cladianos, Legal Counsel
Heidi McKendree, Deputy Executive Director
Linda Long, Director of Administration
Kathy Merrill, Executive Administrative Assistant

Staff Absent

Others Present

Ben Nelson, Kidder Mathews Senior Vice President

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

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

Ben Nelson, Kidder Mathews Senior Vice President

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 February 7, 2022. Commissioner Schieve 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. **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.

Vice Chairman Aiazzi motioned to go into closed session at 12:13 pm. Commissioner Schieve 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.

- 2. Closed Session to discuss and provide direction to the RHA negotiating team regarding the RHA's interest in purchasing the parcels situated at North Arlington Avenue and West Street, Reno, NV; APN: 007-471-01, APN: 007-473-01, APN: 007-471-02, APN: 007-283-17, APN: 007-283-09, APN: 007-283-10, APN: 007-283-11, APN: 007-283-12, APN: 007-283-07, APN: 007-283-19, and APN: 007-283-18, collectively known as the "Sundowner". No formal acceptance of the negotiated settlement will be made during the closed session. No action may be taken during the closed session.**
- 3. Closed session to discuss all offers received to purchase the Horizon Hills property; 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.**
- 4. Discussion and for possible action to continue negotiations with the Seller including authorizing the Executive Director with advice of the Board's legal counsel to negotiate, including a non-binding Letter of Intent for the purchase 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. The Board may also consider other approaches to pursue the purchase of the Bonanza. (For Possible Action)**

Vice Chairman Aiazzi motioned to go into open session at 12:40 pm. Commissioner Schieve 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, Commissioner Schieve, Executive Director Jones, Legal Counsel Cladianos, Deputy Executive Director McKendree, Director of Administration Long, Kidder Mathews Broker Nelson, and Executive Administrative Assistant Merrill.

No action was taken on this item.

- 5. Discussion and for possible action to continue negotiations with the Seller including authorizing the Executive Director with advice of the Board's legal counsel to negotiate, including a non-binding Letter of Intent for the purchase of the following parcels situated at North Arlington Avenue and West Street, Reno, NV; APN: 007-471-01, APN: 007-473-01, APN: 007-471-02, APN: 007-283-17, APN: 007-283-09, APN: 007-283-10, APN: 007-283-11, APN: 007-283-12, APN: 007-283-07, APN: 007-283-19, and APN: 007-283-18, collectively known as the "Sundowner". The Board may also consider other approaches to pursue the purchase of the Sundowner. (For Possible Action)**

No action was taken on this item.

- 6. Discussion and for possible action to consider all Letters of Intent (LOI) received by the RHA for the sale of the Horizon Hills property; APN: APN: 82-225-10. Action by the Board may include, but not be limited to, authorizing the Executive Director with advice**

of the Board's legal counsel, to reject, abandon, accept, counter, or take any other actions the Board deems appropriate. (For Possible Action)

Vice Chairman Aiazzi motioned to respond in the manor discussed in the closed session. Commissioner Schieve 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 February 18, 2022;
- b) special meeting scheduled February 25, 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 Schieve 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 12:41 pm.