

MINUTES OF THE SPECIAL MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
January 28, 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 12:09 pm on Friday, January 28, 2022 in the Agency's Boardroom. This meeting was conducted through the RingCentral videoconferencing platform, though the Boardroom was monitored for arrival of any guests.

**Commissioners Present**

Mark Sullivan, Chairman  
Dave Aiazzi, Vice Chairman  
Mayor Hillary Schieve

**Commissioners Absent**

Oscar Delgado

**Staff Present**

Amy Jones, Executive Director  
Chuck Zeh, Legal Counsel  
Heidi McKendree, Deputy Executive Director  
Linda Long, Director of Administration  
Jay Earl, Director of Development  
April Conway, Public Information Officer  
Kathy Merrill, Executive Administrative Assistant

**Staff Absent**

**Others Present**

Britton Griffith, RHA Development Committee Chair  
Ben Nelson, Kidder Mathews Senior Vice President  
Anjanette Damon, Pro Publica reporter

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

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

Britton Griffith, RHA Development Committee Chair  
Ben Nelson, Kidder Mathews Senior Vice President  
Anjanette Damon, Pro Publica reporter

**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 noting the removal of agenda item 2, item 4, item 5, and item 7. 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 as modified.

**1. Receive Executive Director updates on development activities. (Discussion)**

**a) Update on possible future development opportunities.**

Executive Director Jones reported that the counter offer has been submitted to embc on the Horizon Hills property. The Letter Of Intent (LOI) will be submitted on the Bonanza property this afternoon. The timeframe for a response is unclear.

**3. 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.**

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.

**6. 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)**

Vice Chairman Aiazzi motioned to go into open session at 12:50 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, RHA Development committee Chair Griffith, Executive Director Jones, Legal Counsel Zeh, Deputy Executive Director McKendree, Director of Administration Long, Director of Development Earl, Director of IT Arellano, Public Information Officer Conway, Moving To Work Coordinator Anhalt, Kidder Mathews Broker Nelson, Pro Publica reporter Damon, and Executive Administrative Assistant Merrill.

Vice Chairman Aiazzi motioned to authorize the Executive Director to submit a non-binding LOI based on the closed session discussion for the Sundowner property. 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)**

Vice Chairman Aiazzi requested to add updates for the three property acquisitions onto the Retreat agenda for next Friday.

**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) Board Retreat scheduled February 4, 2022;
- b) special meeting scheduled February 11, 2022;
- c) regular meeting scheduled February 15, 2022 (third Tuesday of the month due to the holiday);
- d) special meeting scheduled February 18, 2022;
- e) 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 12:54 pm.