

MINUTES OF THE SPECIAL MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
July 8, 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 12:01 pm on Friday, July 8, 2022 in the Agency's Boardroom.

Commissioners Present

Mark Sullivan, Chairman
Dave Aiazzi, Vice Chairman
Oscar Delgado **via phone**
Mayor Hillary Schieve **via phone present 12:04pm**
Jazzmeen Johnson-**via phone**

Commissioners Absent

Staff Present

Hilary Lopez, Executive Director
Heidi McKendree, Deputy Director
Jim Cavilia, Legal Counsel
Megan Fogarty, Legal Counsel
Linda Long, Director of Administration
Darrell Playford, Acting Director of Development
Lindsay Dobson, Executive Administrative Assistant

Staff Absent

Linda Long, Director Administration

Others Present

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

- **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.

There was no public comment.

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

Vice Chairman Aiazzi motioned to approve the agenda posted July 5, 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. **Discussion and possible action to approve a Purchase and Sale Agreement (Agreement) for the property located at 1775 East 4th Street (APN 008-211-50) with Washoe County, a political subdivision of the State of Nevada, (Buyer) for a purchase price not to exceed \$5.5 million or \$5.15 million cash and the equivalent difference in land or grant funds up**

to a value of \$5.5 million. Approval hereof will include authorization for the Executive Director, with advice of legal counsel, to execute said Purchase and Sale Agreement in a form acceptable to legal counsel. (For Possible Action)

Agenda items one and two were discussed simultaneously.

- 2. Discussion and for possible action to extend the current lease or execute a new lease of RHA property located at 1775 East 4th Street to Washoe County on a month-to-month basis from the current lease expiration of June 30, 2022, until land sale transaction has been completed, whichever occurs first, for a value not to exceed \$40,000 per month. (For Possible Action)**

Executive Director Lopez reported RHA received a Purchase and Sale Agreement (Agreement) drafted by Washoe County (County) for the property located at 1775 East 4th Street. RHA staff and Legal Counsel Fogarty reviewed the key business terms within the Agreement, identified their proposed changes and sent the amended PSA back to the County on June 27, 2022. The attached staff report includes the new business terms.

Vice Chairman Aiazzi moved to approve the sale of the property located at 11745 East 4th Street (APN 008-211-50) to Washoe County (County), a political subdivision of the state of Nevada (Buyer) "as is" for \$5.5 million which will include a minimum \$5.15 million cash and a sub grant from the County to RHA for \$350,000 in American Rescue Plan Act (ARPA) funds that can be used for housing development and or services executable at closing of escrow. Additionally, if the new lease rent is increased (under agenda item two) to allow for 100% of the lease rent to be applied toward the purchase price of the land through September 30, 2022, and also contingent upon approval of both the Agreement and the amended lease by July 2022. Mayor 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.

Executive Director Lopez reported the lease agreement between RHA and the County will expire on June 30, 2022. The new lease agreement stipulates the lease rent would increase to \$40,000 per month with 100% of the lease rent to be applied towards the purchase of the land, contingent upon the approval of the Agreement with the close of escrow to be September 30, 2022.

Vice Chairman Aiazzi moved to approve the second amended lease with the County for the property located at 1775 East 4th Street (APN 008-211-50) through September 30, 2022, with the following terms: \$40,000 per month. Monthly proceeds credited toward the purchase price of the property through September 30, 2022, contingent upon approval of the Agreement closing by end of September. Mayor 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.

3. 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) regular meeting scheduled July 26, 2022.
- b) regular meeting scheduled August 23, 2022. (For Possible Action)

4. 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.

5. 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 12:54 pm.