

**MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
October 1, 2024**

The meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Chairman Aiazzi at 12:04pm on Tuesday, October 1, 2024, in the Agency's Boardroom.

Commissioners Present

Dave Aiazzi, Chairman
Mark Sullivan, Vice Chairman
Kathleen Taylor, Commissioner (via Zoom, exited the meeting 2pm)
Mayor Hillary Schieve (via Zoom)

Commissioners Absent

Dejanae Solley, Commissioner

Staff Present

Dr. Hilary Lopez, Ph.D., Executive Director
Heidi McKendree, Deputy Executive Director
Darren Squillante, Director of HR
JD Klippenstein, Director of Development
Kristin Scott, Director of Asset Management
Jeremy Stocking, Director of Resident Services

Staff Present (continued)

Josh Stice, Director of IT
Brenda Freestone, WAHC
Jamie Newfelt, Director of Rental Assistance
Alondra Prado, Rental Assistance Administrator
Crystal Washburn, Rental Assistance Administrator

Ryan Russell, Legal Counsel (via Zoom)

Others Present

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

- **Call to order and roll call.**
- **Introduction of guests.**

None

- **First Period of 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. Comments from the public is limited to three minutes per person, under these items.

There were no public comments.

- **Approval of agenda. (For Possible Action)**

Chairman Aiazzi's suggestion that items 2, 5, 6, and 7, the voting issues, be addressed first, and moving the reports to the end due to Commissioner Taylor's time constraints. Vice Chairman Sullivan motioned to approve the agenda as Chairman Aiazzi stated. Commissioner Taylor seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the vote. All were in favor with 4 ayes, no nays.

1. **Approval of the minutes of the regular Board Meeting held August 27, 2024. (For Possible Action)**

Vice Chairman Sullivan motioned to approve the meeting minutes. Commissioner Taylor seconded the motion. Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried unanimously.

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.) (For Possible Action)**

Vice Chairman Sullivan motioned to approve the consent agenda. Commissioner Taylor seconded the motion. Chairman Aiazzi declared the motion carried with all ayes, no nays. Chairman Aiazzi then stated that agenda item 5 would be addressed next.

3. **Commissioner Reports. (Discussion)**

None

4. **Executive Director/Secretary's Report. (Discussion)**

RHA Executive Director, Dr. Hilary Lopez, referencing the full report of agency activities in the packet, highlighted items of interest regarding RHA's activities and programs.

5. Discussion and possible approval to enter into a contract for up to \$16,689,709 with Plenium Builders for General Contract Services with a Guaranteed Maximum Price of \$16,689,709 for the Stead Manor Rehabilitation Project. (For Possible Action)

RHA's Director of Development, JD Klippenstein, explained that this contract for Stead Manor is very similar to the one that was brought to the Board previously for McGraw Court and Silver Sage Court. Plenium Builders has worked with RHA to competitively bid this project and did some value engineering to get the guaranteed maximum price within RHA's budget, and RHA is bringing this forward, both the GMP and the construction contract, for Board approval.

After discussion, Chairman Aiazzi called for a motion. Commissioner Taylor motioned to approve. Vice Chairman Sullivan seconded the motion. With no further questions, Chairman Aiazzi called for the vote. With 4 ayes and no nays, Chairman Aiazzi declared the motion carried unanimously.

6. Discussion and possible approval of supplemental Resolution 24-10-04 RH approving the obligation of an additional \$524,570.00 in Capital Funds for a total of \$1,800,000.00 in Capital Funds as part of the financing for the rehabilitation of Silverada Manor. (For Possible Action)

RHA's Director of Development, JD Klippenstein, explained that Resolution 24-10-04 RH is a supplemental resolution to the larger authorizing resolution that was brought to the Board for the Silverada Manor financing in July, 2024. This supplemental resolution commits an additional \$524,570 to the already committed amount for a total of \$1.8 million that RHA would be lending out of its HUD capital funds into the Silverada Manor project at close.

After much discussion, Chairman Aiazzi called for a motion. Vice Chairman Sullivan motioned to approve the supplemental resolution. Commissioner Taylor seconded the motion. Chairman Aiazzi called for the vote. With 3 ayes and no nays, Chairman Aiazzi declared the motion carried.

Chairman Aiazzi announced that the meeting will then move to the Closed Session.

Closed Session:

- 7. The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed, and staff may provide the Board with an update, regarding:**
 - Discussion and legal analysis of Right of First Refusal, potential sales options, and or other options for the property located at Parcel 4-B of Paradise Retail I, LLC, Sparks, Nevada (also known as Paradise Plaza) and estimated budgets associated with various potential scopes of work to renovate the site and address needed pest mitigation. (Discussion Only)**

Reconvene Open Session:

- 8. Discussion and possible direction to staff regarding potential next actions, budgets and/or scopes of work for the property located at Parcel 4-B of Paradise Retail 1, LLC, Sparks, Nevada (also known as Paradise Plaza). (For Possible Action)**

Vice Chairman Sullivan motioned to direct RHA staff to continue mitigation efforts, premised on the seller's waiver of any time frames related to purchasers work. Commissioner Taylor seconded the motion. With no further discussion, Chairman Aiazzi called for the vote. The motion carried with 3 ayes, no nays.

- 9. Discussion regarding findings of geotechnical investigation services for pavement replacement at Ala Moana Apartments and possible approval of \$1,286,915 bid by Spanish Springs Construction, Inc. for pavement rehabilitation at Ala Moana Apartments. (For Possible Action)**

RHA bid a project for pavement replacement at Ala Moana Apartments, and that bid came in at \$1,286,915. In terms of a long-term solution, RHA staff indicated they thought replacing the asphalt was the best choice, because it is well past the usable life of the existing pavement. Staff recommended the Board approve moving forward with this bid and replace the asphalt at Ala Moana Apartments.

After a lengthy discussion, the Board decided that no motion would be made at this time on this item.

10. Discussion and quarterly update on the RHA development projects including, but not limited to:

- 1. Dick Scott Manor**
 - 2. Railyard Flats**
 - 3. Silverada Manor**
 - 4. Hawk View Apartments**
 - 5. John McGraw & Silver Sage Apartments**
 - 6. Stead Manor**
 - 7. Carville Court**
 - 8. Paradise Plaza**
 - 9. Reno Avenue**
- (Discussion only)**

RHA's Director of Development, JD Klippenstein, gave a detailed update on RHA's development projects.

RHA's Executive Director, Hilary Lopez agreed that she would reach out to Angela Fuss and Monica Cochran to discuss opportunities for the Housing Authority to work with the City on rezoning and upzoning efforts.

Mayor Schieve asked about the efforts to hire a Public Information Officer who also has government affairs experience. Chairman Aiazzi suggested the topic be placed on a future agenda.

Chairman Aiazzi suggested RHA's Director of Development add another line to the timeline chart showing how much money the Board approved at the time it was approved so the Board can keep track of overages, breaking it up into hard costs and soft costs to explain it better.

11. Discussion regarding designing and evaluating a Direct Rental Assistance program as a Local Non-Traditional activity under RHA's Moving to Work program. (For Discussion Only)

RHA's Moving To Work (MTW) coordinator, Kim Anhalt, has been the primary staff member working with the MTW collaborative, HUD, and NYU to develop a framework for what RHA's Direct Rental Assistance program would look like, how big the cohorts would be, what type of HAP funding would be utilized and MTW flexibilities, and what the research design may look like.

This item was brought to the Board at this time to ensure the Board is still supportive of exploring this program.

12. Presentation by Josh Stice, RHA Director of Information Technology, on the IT Department and its current projects. (Discussion Only)

RHA's Director of Information Technology, Josh Stice, discussed the IT department's activities and projects.

13. Discussion and review of the final draft of RHA's FY 2024 MTW Annual Report prior to submittal to the U.S. Department of Housing and Urban Development (HUD). (For Discussion Only)

Staff indicated the MTW Annual Report was submitted to HUD.

14. Discussion to determine desire for a 2024 Board retreat and potential selection of date. (Discussion Only)

The Board participated in a lively discussion regarding the timing and scheduling of the retreat, the anticipated length of the meeting, and the location. A decision was not reached and the topic will be revisited at the October 22nd meeting.

15. Additional Items:

- a) **General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)**
- b) **Reports on conferences and trainings. (Discussion)**
- c) **Old and New Business. (Discussion)**
- d) **Request for Future Agenda Topics (Discussion)**
- e) **Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time:
Tuesday, October 22, 2024, and November 19, 2024. (For Possible Action)**

No additional items were discussed.

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. Comments from the public are limited to three minutes per person.

None

17. Adjournment.

Chairman Aiazzi declared the meeting adjourned at 2:10pm.