

**MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
February 25, 2025**

The meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Madame Chair Taylor at 12:00pm on Tuesday, February 25, 2025, in the Agency's Boardroom.

Commissioners Present

Kathleen Taylor, Madame Chair
Dave Aiazzi, Vice Chair
Mark Sullivan, Commissioner
Dejanae Solley, Commissioner (on Zoom)

Commissioners Absent

Mayor Hillary Schieve, Commissioner

Staff Present

Dr. Hilary Lopez, Ph.D., Executive Director
Darren Squillante, Director of HR
JD Klippenstein, Director of Development
Kristin Scott, Director of Asset Management
Jamie Newfelt, Director of Rental Assistance

Staff Present (continued)

Brenda Freestone, WAHC
Jeff Miller, Director of IT
Kim Anhalt, Director of MTW

Ryan Russell, Legal Counsel

Others Present

Justin Measley, CliftonLarsonAllen LLP
Audit Report Presentation

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.

1. Approval of agenda. (For Possible Action)

Commissioner Sullivan motioned to approve the agenda with no changes. Commissioner Solley seconded the motion. Hearing no further discussion, Madame Chair Taylor called for the vote. All were in favor with 4 ayes, no nays. Madame Chair Taylor declared the motion carried.

2. Approval of the minutes of the Regular Board Meeting held on January 28, 2025, Closed Session Meeting held on January 28, 2025, Closed Session Meeting held on October 1, 2024, and Special Meeting held on December 8, 2023. (For Possible Action)

Vice Chair Aiazzi motioned to approve the minutes as presented on the agenda. Commissioner Sullivan seconded the motion. Hearing no further discussion, Madame Chair Taylor called for the vote. With all ayes, no nays, Madame Chair Taylor declared the motion carried.

3. Presentation of FY 24 financial audit from Justin Measley, Certified Public Accountant with CliftonLarsonAllen LLP. (Discussion)

Justin Measley from CliftonLarsonAllen LLP provided an overview of his own background, the scope of the FY 24 financial audit, provided a detailed analysis of the financial statements, and discussed the goal of finalizing the audit by mid-March to meet federal reporting requirements.

4. 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)

A. Discussion and possible approval of increases to RHA Credit Card Limits for authorized users. (For Possible Action)

Commissioner Sullivan motioned to approve the Consent Agenda with a further increase in the credit limit from what was presented for the Executive Director and the Deputy Executive Director. Vice Chair Aiazzi seconded the motion. All were in favor with 4 ayes and no nays. Madame Chair Taylor declared the motion carried.

5. Commissioner Reports. (Discussion)

None

6. 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.

7. Discussion and possible approval of the State of Nevada 2025 Account for Affordable Housing Grant Agreement which provides \$155,027.87 to support RHA's Homeless Prevention Program. (For Possible Action)

After a brief discussion, Commissioner Sullivan moved to approve the Affordable Housing Grant Agreement to support RHA's Homeless Prevention Program and authorize the Executive Director to execute the agreement. Vice Chair Aiazzi seconded the motion. With all in favor and no opposition, Madame Chair Taylor declared the motion carried.

8. Legislative update and potential board direction to the RHA Executive Director. (For Possible Action)

After RHA's Executive Director provided descriptions of various legislative bills being tracked by RHA and their potential impact on the housing authority's operations. Commissioner Sullivan moved to adopt RHA's letter of support for Assembly Bill 62. Vice Chair Aiazzi seconded the motion. With no further discussion, Madame Chair asked for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried.

9. Discussion of the draft Development Principles to be used as part of RHA evaluation of potential development opportunities. (Discussion Only)

RHA's Executive Director introduced the draft development principles for evaluation of potential development opportunities, based on feedback from the last Board meeting. RHA's Director of Development explained the informal cost-benefit analysis process currently in place and the potential for a more formalized approach. This item was for discussion only. No Board action was taken.

10. 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, March 25, 2025, and Tuesday, April 22, 2025.
(For Possible Action)**

No action was taken on this item.

11. 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

12. Adjournment.

Madame Chair Taylor declared the meeting adjourned at 1:46pm.