

**MINUTES OF THE REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
April 22, 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, April 22, 2025, in the Agency's Boardroom.

**Commissioners Present**

Kathleen Taylor, Madame Chair  
Dave Aiazzi, Vice Chair (Zoom)  
Mark Sullivan, Commissioner  
Miguel Martinez, Commissioner

**Commissioners Absent**

Dejanae Solley, Commissioner

**Staff Present**

Dr. Hilary Lopez, Ph.D., Executive Director  
Heidi McKendree, Deputy Executive Director  
JD Klippenstein, Director of Development  
Kristin Scott, Director of Asset Management  
Jamie Newfelt, Director of Rental Assistance  
Jeremy Stocking, Director of Resident Services  
Brenda Freestone, WAHC  
Jeff Miller, Director of IT  
Kim Anhalt, Director of MTW

**Staff Present (continued)**

Jerri W. Conrad, Government & Public Affairs Manager  
Colleen M. Beltran, Executive Administrative Assistant  
  
Ryan Russell, Legal Counsel

**Others Present**

Daniel Guidici, Flynn Guidici (Zoom)  
Elaine Wiseman, City of Reno

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 moved to approve the agenda with the removal of the Consent Agenda for further discussion. Vice Chair Aiazzi seconded the motion. With no further revisions to the agenda requested, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

**2. Approval of the minutes of the Special Legislative Update Meeting held on April 8, 2025, the Regular and Closed Session Board Meetings held on March 25, 2025, and the Special Legislative Update Meeting held on March 13, 2025. (For Possible Action)**

Commissioner Sullivan motioned to approve the minutes with no changes. Vice Chair Aiazzi seconded the motion. Hearing no further comments, Madame Chair Taylor called for the vote. With all ayes, no nays, Madame Chair Taylor declared the motion carried.

**3. Flynn Giudici will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may provide direction to RHA's Executive Director in relation to supporting, opposing, or otherwise monitoring bills of interest to RHA. (For Possible Action)**

Daniel Giudici provided an update on the legislative status of various bills, noting that several have missed the legislative deadlines and will not move this session. The board discussed the importance of monitoring these bills in case they are attached to other legislation later, as well as for the potential for amendments.

**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)**

- **Discussion and possible approval of RHA rents and rent analysis of its community benefit housing properties managed by CloudTen including Ala Moana, Sarrazin Arms, Colonial Court, Prater Way, and Idlewild Townhomes. (For Possible Action)**

Madame Chair Taylor noted that Commissioner Sullivan had pulled the Consent Agenda for further discussion.

After several questions and clarifications, Commissioner Sullivan motioned to approve the Consent Agenda. Vice Chair Aiazzi seconded the motion. With no further discussion heard, Madame Chair Taylor called for the vote. With all ayes and no nays, Madame Chair Taylor declared the motioned carried.

**5. Commissioner Reports. (Discussion)**

The commissioners had no reports to present. However, Commissioner Sullivan took this moment to suggest that the commissioners engage in training conferences to be further educated. RHA's Executive Director offered to share the upcoming PHADA conference dates in May and September with the commissioners.

**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 action on the Performance Evaluation of Dr. Hilary Lopez, RHA Executive Director, to consider her job performance, professional competence, character, and any alleged misconduct within the context of her performance. Discussion and possible action may include approval of an evaluation rating as well as any recommendation on the compensation, bonus, and consideration provided to Dr. Lopez, which may have a fiscal impact, and which will be subject to her acceptance or rejection of the same. (For Possible Action)**

Legal Counsel, Ryan Russell, outlined the process for the executive director's performance evaluation, noting the use of an evaluation matrix.

After discussing the Executive Director's performance, salary increase, bonus, and goals, Madame Chair Taylor motioned to approve the evaluation rating, the suggested 5% increase in compensation and the bonus amount. Vice Chair Aiazzi seconded the motion. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

**8. Discussion and possible action to authorize the Executive Director to execute a contract with H+K Architects in the amount of \$500,000.00 for architectural services for the Carville Court Development Project. (For Possible Action)**

Nestor Garcia, Senior Project Manager, presented the proposal and recommendation for the architectural services.

After much discussion, Vice Chair Aiazzi moved to authorize the executive director to execute a contract with H+K Architects in the amount of \$500,000, as presented.

Commissioner Sullivan seconded the motion. With no further comment or questions, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair declared the motion carried unanimously.

**9. Discussion and possible acceptance of a grant from Washoe Affordable Housing Corporation (WAHC) of \$150,000 for renovations at 870 Sage Street. (For Possible Action)**

At this point, the Board took a recess from the RHA meeting to move into the WAHC meeting to discuss the agenda item that directly relates to the RHA meeting agenda item 9, as well as the acceptance of replacing Trustee Hillary Schieve with Trustee Miguel Martinez on the WAHC Board of Trustees. Separate minutes for the WAHC meeting will be presented for approval at the next annual WAHC meeting.

Upon reopening the RHA meeting, Commissioner Sullivan moved to approve the acceptance of the \$150,000 grant from WAHC for the Sage Street renovations. Commissioner Martinez seconded the motion. With all ayes and no nays, Madame Chair Taylor declared the motion carried.

**10. Discussion and possible approval of the FY2026 RHA budget. (For Possible Action)**

RHA's Executive Director, Dr. Hilary Lopez, presented the projected fiscal year 2026 budget, including the need to submit the budget to HUD by June 30, 2025.

After much discussion, the commissioners agreed that they would like this item to be brought back in May for further review. No action was taken at this time.

**11. Discussion and possible approval to enter into a contract for up to \$617,353 with Housing To Home for relocation assistance and services and relocation expenses associated with the Stead Manor rehabilitation project. (For Possible Action)**

After discussion, Commissioner Sullivan motioned to authorize the executive director to finalize and edit the relocation agreement with Housing To Home. Vice Chair Aiazzi seconded the motion. With all in favor, Madame Chair Taylor declared the motion carried.

**12. 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, May 27, 2025, and**

**Tuesday, June 24, 2025.  
(For Possible Action)**

No action was taken on these items.

**13. 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

**14. Adjournment.**

Madame Chair Taylor declared the meeting adjourned at 2:18pm.