

**MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
May 27, 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, May 27, 2025, in the Agency's Boardroom.

Commissioners Present

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

Commissioners Absent

Dejanae Solley, Commissioner

Staff Present

Dr. Hilary Lopez, Ph.D., Executive Director
JD Klippenstein, Director of Development
Darren Squillante, Director of HR
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
Ashwini Prasad, Director of Finance
Colleen M. Beltran, Executive Administrative Assistant
Maribel Martinez, Asset Management Administrator (for Closed Session only)
Ryan Russell, Legal Counsel

Others Present

Mendy Elliott, Flynn Guidici (Zoom)

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

- **Call to order and roll call.**

Madame Chair Taylor called the meeting to order at 12:00pm. The Secretary/Treasurer, Hilary Lopez, performed the roll call.

- **Introduction of guests.**

No guests were present.

- **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 without changes. Vice Chair Aiazzi seconded the motion. Acknowledging the motion and the second, and hearing no further comments, Madame Chair Taylor called for the vote. With all ayes, no nays, Madame Chair Taylor declared the motion carried unanimously.

2. Approval of the minutes of the Regular Board Meetings held on April 22, 2025, and the Special Legislative Update Meeting held on May 6, 2025. (For Possible Action)

Vice Chair Aiazzi motioned to approve the minutes as presented. Commissioner Sullivan 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 unanimously.

3. Flynn Guidici 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)

Mendy Elliott provided an update on the legislative status of various bills including which have passed out of the legislature to the Governor, which are still being considered, and related items.

No action was taken on this item.

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 adoption of Resolution 25-05-01 RH updating RHA authorized bank signatures. (For Possible Action)

B. Discussion and possible adoption of updated purchase authorization limits for RHA staff. (For Possible Action)

C. Discussion and possible approval of Sales and Services Schedule. (For Possible Action)

D. Discussion and possible approval of the below listed donations from Board of Commissioner contingency funds. (For Possible Action)

- **Commissioner Sullivan:**

Program	Amount
RHA – Generation Elev8 Afterschool Program	\$2,500.00
RHA – Emergency Assistance Fund for Resident Services	\$2,140.00
RHA – Redirect Athletics	\$3,360.00
RHA – Jump Start Funding for Youth	\$1,000.00
Empowerment Center – General Donation	\$1,000.00

- **Commissioner Aiazzi:**

Program	Amount
RHA – Generation Elev8 Afterschool Program	\$2,500.00
RHA – Redirect Athletics	\$3,360.00
RHA – Start Smart Graduate Hardship Fund for Education	\$2,665.00

Commissioner Sullivan moved to approve the Consent Agenda. Vice Chair Aiazzi seconded the motion. After a few questions and no further comments, 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.

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 adoption of Resolution 25-05-02 RH approving the FY2026 RHA budget. (For Possible Action)

After much discussion, Vice Chair Aiazzi moved to approve Resolution 25-05-02 RH and the FY2026 budget as presented. Commissioner Sullivan seconded the motion. Hearing so further discussion, Madame Chair Taylor called for the vote. All were in favor, no objections. Madame Chair Taylor declared the motion carried unanimously.

8. Discussion and possible approval of a cost of living adjustment (COLA), and on the basis thereof, possible adoption of Resolution 25-05-03 RH approving a 3% COLA increase with a 1.625% deduction due to the PERS contribution rate

change, resulting in a net 1.375% increase, with a total fiscal impact of \$45,765 for FY2026, for all staff positions not represented under the Collective Bargaining Agreement. (For Possible Action)

The COLA was discussed in length and detail. Commissioner Sullivan motioned to increase the COLA to 5%. With no commissioner offering to second the motion, Madame Chair Taylor declared the motion failed.

Commissioner Sullivan then motioned to accept the adoption of Resolution 25-05-03 RH and the COLA increase as recommended by staff. Vice Chair Aiazzi seconded the motion. Acknowledging the motion and the second, Madame Chair Taylor asked for any further discussion. There being none, Madame Chair Taylor called for the vote. With all ayes and no nays, Madame Chair Taylor declared the motion carried.

9. Discussion and possible approval of Resolution 25-05-04 RH authorizing the Executive Director, or her designee, to take any and all actions, execute any and all documents, instruments, and certificates, make any and all filings and reasonable expenditures and take any and all reasonable steps they may deem to be necessary, desirable or appropriate in order to carry out the Carville Court Redevelopment Project. (For Possible Action)

After some clarification by RHA's Director of Development, Madame Chair Taylor asked the commissioners for any further questions or comments. Hearing none, Madame Chair Taylor called for a motion. Vice Chair Aiazzi moved to approve Resolution 25-05-04 RH and the staff recommendation. Commissioner Martinez seconded the motion. With no additional comments or questions, Madame Chair Taylor called for the vote. With all ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

10. Discussion and possible action to authorize the Executive Director to execute a task order with JKAE in the amount of \$195,000.00 for architectural services for the Essex Manor Community Building Rehabilitation project. (For Possible Action)

RHA's Director of Development answered the commissioners' questions to their satisfaction. Madame Chair Taylor asked for any further questions or comments. Hearing none, Madame Chair Taylor then requested a motion. Vice Chair Aiazzi moved to approve the staff recommendation to execute a task order with JKAE for architectural services for the Essex Manor Community Building Rehabilitation project. Commissioner Sullivan seconded the motion. Hearing no further comments, Madame Chair Taylor called for the vote. With all ayes and no nays, Madame Chair Taylor declared the motion carried.

Closed Session

11. 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 RHA's legal position(s), obligations, and options in relation to the following items. No action will be taken in closed session. (Discussion Only)

- **Legal update from RHA general counsel regarding actual, potential, or threatened litigation.**

No action was taken on this item.

Reconvene Open Session

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, June 24, 2025, and Tuesday, July 22, 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.

There were no public comments.

14. Adjournment.

Madame Chair Taylor declared the meeting adjourned at 1:50pm.