

**MINUTES OF THE REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
June 24, 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 12:03pm on Tuesday, June 24, 2025, in the Agency's Boardroom.

**Commissioners Present**

Kathleen Taylor, Madame Chair  
Dave Aiazzi, Vice Chair  
Mark Sullivan, Commissioner (on Zoom)  
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  
Darren Squillante, Director of HR  
Kristin Scott, Director of Asset Management  
Jamie Newfelt, Director of Rental Assistance  
Jeremy Stocking, Director of Resident Services  
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**

Ross Armstrong, Nevada Commission on Ethics

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 12:03pm. The Secretary/Treasurer, Dr. 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)**

The Board requested Item 4 be addressed immediately following Item 2, and Item 3 to follow Item 4.

Vice Chair Aiazzi motioned to approve the agenda with the mentioned changes in the order of Items 2, 3, and 4. Commissioner Martinez seconded the motion. Acknowledging the motion and the second, Madame Chair Taylor called for the vote. With 4 ayes, no nays, Madame Chair Taylor declared the motion carried unanimously.

- 2. Approval of the minutes of the Regular and Closed Session Board Meetings held on May 27, 2025. (For Possible Action)**

Vice Chair Aiazzi motioned to approve the minutes. Commissioner Martinez seconded the motion. Hearing no questions or comments, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

- 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)**

This item was addressed after Item 4. Daniel Giudici of Flynn Giudici was unable to attend. RHA's Government and Public Affairs Manager, Jerri Williams Conrad, and RHA's Executive Director, Dr. Hilary Lopez, provided the legislative updates to the Board.

No action was taken on this item.

**4. Annual Ethics Training by State of Nevada Ethics Commission (Discussion)**

Ross Armstrong, the Executive Director of the Nevada Commission on Ethics, presented the ethics training.

**5. 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 the below listed donations from Board of Commissioner contingency funds. (For Possible Action)**

• **Commissioner Martinez:**

<b>Programs</b>	<b>Amount</b>
RHA – Redirect Athletics	\$1,680
RHA - Start Smart Hardship Fund	\$3,335
RHA 2025 Start Smart Graduation Event	\$2,000
RHA Leadership Development Program	\$2,985

Commissioner Martinez motioned to approve the donations from the Board of Commissioners contingency funds. Vice Chair Aiazzi seconded the motion. With no comments or questions heard on this topic, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried.

**6. Commissioner Reports. (Discussion)**

The commissioners had no reports to present.

**7. 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.

**8. Discussion and possible approval of a new name for the former Hawk View public housing site. (For Possible Action)**

After a lively discussion, commissioner Martinez moved to rename Hawk View Apartments to The Village at Hawk View. Madame Chair Taylor seconded the motion. Hearing no further discussion on the matter, Madame Chair Taylor called for the vote. Three were in favor, with no objections. The motion carried.

The Board chose to discuss items 11 and 12 next, before Item 9, the Closed Session, and then go to Item 10 after the Closed Session.

## **Closed Session**

9. **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)**
- **306 10th Street, Sparks, NV 89431 Affordable Housing Development Project**

No action was taken on this item.

## **Reconvene Open Session**

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

1. **Silverada Manor**
  2. **Hawk View Apartments**
  3. **John McGraw & Silver Sage Apartments**
  4. **Stead Manor**
  5. **Essex Manor**
  6. **Carville Court**
  7. **Reno Avenue**
  8. **I Street**
- (Discussion only)**

RHA's Director of Development, JD Klippenstein, provided a quarterly update on the agency's development projects.

This item was for discussion only.

11. **Presentation and progress update on CY25 Board Goals relating to the Development and Asset Management Departments. (Discussion Only)**

RHA's Director of Development, JD Klippenstein, and RHA's Director of Asset Management, Kristin Scott, gave a presentation updating the Board on their respective departments progress towards the agency's CY25 goals.

This item was for discussion only.

## **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, July 22, 2025, and Tuesday, August 26, 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 3:01pm.