

**MINUTES OF THE SPECIAL MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
August 15, 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 12:05pm on Tuesday, August 15, 2025, in the Agency's Boardroom.

Commissioners Present

Kathleen Taylor, Madame Chair (on Zoom)
Dave Aiazzi, Vice Chair
Mark Sullivan, Commissioner (by phone)

Commissioners Absent

Dejanae Solley, Commissioner
Miguel Martinez, Commissioner

Staff Present

Dr. Hilary Lopez, Ph.D., Executive Director
JD Klippenstein, Deputy Executive Director
Nestor Garcia, Interim Director of Development
Colleen M. Beltran, Executive Administrative Assistant

Ryan Russell, Legal Counsel

Others Present

Dave Grunenwald, Jacobs Entertainment

Garrett Gordon, Womble Bond Dickinson (Attorney for Jacobs Entertainment)(on Zoom)

Samantha Vanillo, Womble Bond Dickinson (Attorney for Jacobs Entertainment)

Monica DuPea, Truckee Meadows Housing Solutions

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

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

Vice Chair Aiazzi called the meeting to order at 12:05pm. The Secretary/Treasurer, Dr. Hilary Lopez, performed the roll call.

- **Introduction of guests.**

Samantha Vanillo, Womble Bond Dickinson

Monica DuPea, Truckee Meadows Housing Solutions

Dave Grunenwald, Jacobs Entertainment, on behalf of Truckee Meadows Housing Solutions

Garrett Gordon, Womble Bond Dickinson

- **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.**

None

Vice Chair Aiazzi stated that he would be leading the meeting.

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

Madame Chair Taylor motioned to approve the agenda as presented. Commissioner Sullivan seconded the motion. Acknowledging the motion and the second, Vice Chair Aiazzi called for the vote. With 3 ayes, no nays, Vice Chair Aiazzi declared the motion carried unanimously.

- 2. Discussion and possible approval of the Restated and Amended Loan Agreement, Restated and Amended Promissory Note, and related documents and construction oversight requirements for continuation of the Reno Housing Authority's \$1.75 million loan to Truckee Meadows Housing Solutions for its GenDen development located at 1100 W. 4th Street in Reno (APN 010-610-19). (For Possible Action)**

RHA's Executive Director, Dr. Hilary Lopez, provided the group with a brief description and background information for the GenDen development project. Mr. Dave Grunenwald of Jacobs Entertainment provided an update on the project, including the challenges they encountered.

An in-depth discussion of the project details and a discussion regarding the revised documents took place. RHA's Executive Director, Dr. Hilary Lopez, explained that the staff recommends the commissioners consider approving the Amended and Fully

Restated Loan Agreement and the Amended and Fully Restated Promissory Note for continuation of Reno Housing Authority's \$1.75 million loan to Truckee Meadows Housing Solutions for its GenDen development located at 1100 W. 4th Street in Reno (APN 010-610-19) and authorize the Executive Director to effectuate the closing and start of construction, with the condition that RHA's funds cannot be drawn down until the documents are fully executed.

Madame Chair Taylor motioned to approve the item as presented and consistent with the staff recommendation as outlined by Dr. Lopez. Vice Chair Aiazzi seconded the motion. Hearing no further questions or comments, Vice Chair Aiazzi called for the vote. With 3 ayes and no nays, Vice Chair Aiazzi declared the motion carried unanimously.

3. 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, August 26, 2025, and Tuesday, September 23, 2025.
(For Possible Action)**

No action was taken on these items.

- 4. 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.

5. Adjournment.

The meeting adjourned at 12:34pm.