MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
August 26, 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, August 26, 2025, in the Agency's Boardroom.

Commissioners Present
Kathleen Taylor, Madame Chair (Exited meeting at 1:35pm)
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, Deputy Executive Director
Nestor Garcia, Interim Director of Development
Darren Squillante, Director of HR
Jerri W. Conrad, Government & Public Affairs Manager
Kristin Scott, Director of Asset Management
Jamie Newfelt, Director of Rental Assistance
Jeremy Stocking, Director of Resident Services

Staff Present (continued)
Shwin Prasad, Director of Finance
Kim Anhalt, MTW Coordinator
Brenda Freestone, WAHC Coordinator
Jeff Miller, Director of IT
Colleen M. Beltran, Executive Administrative Assistant

Ryan Russell, Legal Counsel

Others Present
Amy Jones, City of Sparks
Sienna Reid, City of Sparks
Elaine Wiseman, City of Reno
Monica Kirsch, City of Reno
Tanya Jolley, VA Sierra Nevada Health Care System
Karly O'Krint, Resident of Reno Ave.
Chris Stadter, Department of Veterans Affairs

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, Dr. Hilary Lopez, performed the roll call.

- **Introduction of guests.**

  Karly O'Krint, Resident of Reno Ave.

  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.

  Ms. Karly O'Krint expressed her concerns regarding the impact the Reno Ave. development may have on the neighborhood, and that RHA may not have the opportunity to hear all the concerns of the neighbors and future tenants.

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

   Vice Chair Aiazzi motioned to approve the agenda as presented. 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 June 24, 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. **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.)**

   A. **Discussion and possible adoption of Resolution 25-08-01 RH updating RHA authorized bank signatures. (For Possible Action)**

   Vice Chair Aiazzi moved to approve the consent agenda. Commissioner Martinez seconded the motion. Hearing no questions or discussion, Madame Chair Taylor requested the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried.

4. **Commissioner Reports. (Discussion)**

   The commissioners had no reports to present.

5. **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.

   Tanya Jolley of the Veterans Affairs Sierra Nevada Health Care System presented RHA’s Director of Rental Assistance, Jamie Newfelt, with a certificate acknowledging her for her work on the VA Surge event.

   This was a discussion item. No action was taken.

6. **Discussion and possible action to authorize the Executive Director to execute the Master Developer Agreement, Assignment and Assumption of Declaration of Restrictive Covenants, and Assignment and Assumption of Grant Agreement with the City of Sparks to develop the property at 2026 I Street, Sparks, Nevada 89431. (For Possible Action)**

   After a brief presentation by RHA’s Interim Director of Development, Nestor Garcia, and discussion among the group, Vice chair Aiazzi moved to approve item 6. Commissioner Martinez seconded the motion. Hearing no further comments or questions, Madame Chair Taylor called for the vote. 4 were in favor, with no objections. Madame Chair Taylor declared the motion carried.

7. **Discussion and possible action to approve, approve with conditions, continue, or deny a draft Joint Resolution between RHA, Washoe County, the City of Reno, and the City of Sparks, to amend the governance structure of RHA to be consistent with the spirit and intent of Assembly Bill 103. Possible action may include authorization for the Executive Director of RHA to distribute the draft Joint Resolution to the Cities of Reno and Sparks and to Washoe County for review, comment, and possible adoption. The draft Joint Resolution will only be effective upon adoption by all entities listed above. (For Possible Action)**

   RHA’s counsel, Ryan Russell, provided the group with a summary of AB103 and RHA’s understanding of the spirit and intent of the bill. The group discussed at length the draft Joint Resolution as presented.

   Madame Chair Taylor motioned to continue this item and request that the commissioners provide legal counsel and the executive director with their comments on the draft joint resolution by October 10th, and direction to counsel to distribute those comments to the commissioners, and direction to staff to compile those comments and bring a revised draft to the next meeting for consideration. Commissioner Martinez seconded the motion. Hearing no further discussion, Madame Chair Taylor called for the vote. All 4 were in favor, with no nays. Madame Chair Taylor declared the motion carried.

8. **Discussion and possible action to accept $1,732,161.33 under the National Housing Trust Fund Program from the Nevada Housing Division for the Carville Court Redevelopment Project and authorize the Executive Director to execute funding agreements. (For Possible Action)**

   Commissioner Martinez motioned to approve the acceptance of the $1,732,161.33 under the National Housing Trust Fund Program from the Nevada Housing Division for the Carville Court Redevelopment Project and authorize the Executive Director to execute funding agreements. Vice Chair Aiazzi seconded the motion. Hearing no additional comments, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

   Closed Session

9. **The Board may convene in closed session regarding the negotiation of a possible contract under which RHA may accept the onus and benefit of property management services for up to 50 units of housing at the Washoe County Cares Campus. The Board may not accept a negotiated contract therefor, or take any action whatsoever in closed session, until such matter is agendized for possible action at an open meeting of the Board. (Discussion Only)**

   No action was taken on this item.

   At this point, Madame Chair Taylor excused herself from the meeting. The meeting continued to have a quorum.

   Reconvene Open Session

10. **Presentation and progress update on CY25 Board Goals relating to the Rental Assistance Department. (Discussion)**

    This item was pushed to next month's meeting.

11. **Annual Open Meeting Law Training by Ryan Russell of Allison MacKenzie. (Discussion)**

    This item was pushed to next month's meeting.

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)**

Commissioner Sullivan requested information on upcoming conferences, in June and September, that the commissioners may be interested in attending. RHA's Executive Director, Hilary Lopez, agreed to send that information out to the commissioners.

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, September 23, 2025, and Tuesday, October 28, 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.

Vice Chair Aiazzi declared the meeting adjourned at 1:45pm.