MINUTES
Joint Special Meeting
Reno City Council & Redevelopment Agency Board
Wednesday, March 25, 2015 ● 12:00 PM
Reno City Council Chamber, One East First St, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:
Ward 1 – Jenny Brekhus       Ward 4 – Paul McKenzie
Ward 2 – Naomi Duerr         Ward 5 – Neoma Jardon
Ward 3 – Oscar Delgado       At-Large – David Bobzien

A Roll Call

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
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<tbody>
<tr>
<td>Hillary Schieve</td>
<td>Mayor</td>
<td>Present</td>
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<tr>
<td>Jenny Brekhus</td>
<td>Councilmember</td>
<td>Present</td>
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<td>Naomi Duerr</td>
<td>Councilmember</td>
<td>Present</td>
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<td>Oscar Delgado</td>
<td>Councilmember</td>
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<tr>
<td>Paul McKenzie</td>
<td>Councilmember</td>
<td>Present</td>
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<td>Neoma Jardon</td>
<td>Councilmember</td>
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<tr>
<td>David Bobzien</td>
<td>Councilmember</td>
<td>Present</td>
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<tr>
<td>Dick Scott</td>
<td>Redevelopment Agency Advisory Board</td>
<td>Absent</td>
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<td>Andrew Clinger</td>
<td>City Manager</td>
<td>Present</td>
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The meeting was called to order at 5:50 PM.

B Public Comment

Eric Raydon, 587 Sinclair Street, discussed blighted properties.

C Approval of the Agenda (For Possible Action) - March 25, 2015.

RESULT: APPROVED [UNANIMOUS]
MOVER: Paul McKenzie, Councilmember
SECONDER: Neoma Jardon, Councilmember
AYES: Schieve, Brekhus, Duerr, Delgado, McKenzie, Jardon, Bobzien

D Approval of Minutes (For Possible Action)

D.1 Reno City Council & Redevelopment Agency Board - Joint Special - Jan 28, 2015 12:00 PM (For Possible Action) 5:57 PM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Paul McKenzie, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Schieve, Brekhus, Duerr, Delgado, McKenzie, Jardon, Bobzien

E Department Items

E.1 Resolution No. 222: Staff Report (For Possible Action): Resolution No. ________ Resolution for Budget Augmentations and Approval of Budget Revisions for Reno Redevelopment Agency #1 for July 1, 2014 through March 25, 2015. 5:57 PM

Recommendation: Staff recommends that Council adopt Resolution No. ________ adopting the budget augmentations herein and direct staff to forward the approved resolution and attachment to the Department of Taxation as required by NRS 354.598005, and approve revisions on the attached list and record these changes in the minutes.

Proposed Motion: I move to adopt Resolution No. ________ and direct staff to forward said resolution and attachments to the Department of Taxation; and approve revisions on the attached list and record these changes in the minutes.

Mayor Schieve called for public comment. There were no requests to speak.

Redevelopment Agency Resolution No. 222 was adopted.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Paul McKenzie, Councilmember
SECONDER: Naomi Duerr, Councilmember
AYES: Schieve, Brekhus, Duerr, Delgado, McKenzie, Jardon, Bobzien

E.2 Staff Report (For Possible Action): Discussion and potential direction to staff regarding the Sale of APN 010-610-04 and 010-610-09, approximate 1.39 Acres of land, located at the southwest corner of Fourth Street and Keystone Avenue. 5:58 PM - Distributed After Initial Posting

Recommendation: Staff recommends Council give staff the approval to order an appraisal and negotiate with Maverick to sell the property known as APN 010-610-04 and 010-610-09 located at the southwest corner of Fourth Street and Keystone Avenue and bring a purchase agreement to Council for final approval.

Proposed Motion: I move to approve staff recommendation.

John Flansberg, Director of Public Works, presented this item.
COUNCIL MEMBER DELGADO ABSENT AT 5:58 P.M.

Council Member Brekhus discussed issues she would like addressed on the subject property, including provisions for no alcohol sales, better driveway cuts, and the addition of a median.

Garrett Gordon, representing Oppio Ranches, responded to Mayor Schieve's request to provide background information on these parcels. Mr. Gordon spoke in opposition of approving a sale to Maverick, and stated that Oppio Ranches is the appropriate party to purchase the parcels.

Mayor Schieve called for public comment.

Eddie Lorton discussed the need for property procedures to be in place before moving forward on this item.

Staff received direction regarding an auction bid process.

It was moved by Council Member Brekhus, seconded by Council Member Bobzien, to direct staff to obtain an appraisal on the property with the concept that Council will set the fair market value and consider at the time the proposal is brought forward any restrictions or covenants they would like to have placed on the property, any parameters for building around adjoiners or site disclosures. A bid system process would then proceed. At the time the City goes out to auction, a list of all government partners will be used to notify them of Reno’s intent to dispose of property. This would serve as a test case for the City in the future.

Motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jenny Brekhus, Councilmember
SECONDER: David Bobzien, Councilmember
AYES: Schieve, Brekhus, Duerr, McKenzie, Jardon, Bobzien
ABSENT: Oscar Delgado

E.3 Staff Report (For Possible Action): Discussion and possible direction to staff regarding Letters of Interest and possible alternatives for leasing and sale of vacant properties acquired through RETRAC located in vicinity of West Second Street, Chism Street and Arlettta Street (APNs 010-031-08 through 010-031-10; 010-610-01, 010-610-02, and 010-610-05) 6:24 PM
Recommendation: Staff is requesting Council provide direction to staff and consider one of the following options:

1. Direct staff to sell 010-031-08, 09 and 10 to the group purchasing the Chism properties and continue to work towards the leasing of 010-610-01, 02 and 05 to the Generator Inc. and come back to Council with a revised lease and option to purchase.

2. Direct staff to sell 010-031-08, 09 and 10 and 010-610-01, 02 and potentially a portion of 03 to the group purchasing the Chism properties at the Fair Market Value set at the January 28, 2015 council meeting and bring back the Letters of Interest from all interested parties on 010-610-05 and 06 and let Council decide if they want to move forward with possible purchase and immediate development of these properties.

3. Direct staff to sell 010-031-08, 09 and 10 and 010-610-01, 02 and potentially a portion of 03 to the group purchasing the Chism properties at the Fair Market Value set at the January 28, 2015 and go out to Public Auction on parcels 010-610-05 and 06 to the highest bidder.

Proposed Motion: I move to approve staff recommendation option __________.

Mayor Schieve called for public comment.

Eddie Lorton, Reno resident, spoke in favor of The Generator project.

Eric Bryant, 5955 Granite Lake Drive, Suite 160, Granite Bay, CA, discussed his efforts to work with the adjacent property owner regarding the purchase of Parcel 05.

Michael Stewart, 250 Chism Street, spoke in support of Council accepting the offer to purchase Parcel 05.

Marc Alan Kaiser, 250 Chism Street, expressed concern that the property is being offered for $1.00.

Manfred Galgon, 14180 Wild Quail Court, discussed his investment in the Chism Park.

Matthew Schultz, 1240 Ice House Avenue, Sparks, spoke in favor of The Generator project.

Robert J. Nye, 1711 Orbit Way, Minden, spoke in favor of The Generator project.
Craig Smyres, 17 South Virginia Street #507, spoke in favor of The Generator project.

The following three (3) individuals presented Public Comment Forms in support of The Generator project, but did not wish to speak: 1) Lauren Hofft, 4325 West Fourth Street; 2) David Lan, Winter Street; and 3) Micah Turner, 1100 Wyoming Avenue.

Council Member Bobzien disclosed a potential conflict of interest regarding this agenda item. "On this matter I have sought guidance of the City Attorney's Office. In the interest of full transparency I am disclosing the fact that I have a personal relationship with the representative of The Generator. In addition, I have a personal relationship with a family member of owners of adjacent parcels at issue on this agenda item. I have had past business relationships, and purchased professional services with said family member. My relationship with these individuals does not affect or financially benefit or harm me or my family. I have no pecuniary interest or relationship with any of the parties mentioned above. Further, my relationship with said individuals will not in any way affect my ability to impartially review and render decisions upon this particular agenda item. Finally, I believe that the judgment of a reasonable person in my position would not be affected by the relationships set forth above."

Council Member Duerr disclosed that she met with Mr. Stewart, members and consultants of the Chism family, and representatives of The Generator.

Council Members discussed possible direction to staff regarding the subject parcels.

It was moved by Council Member Bobzien, seconded by Council Member Duerr, to direct staff to: 1) work with The Generator Incorporated to negotiate a lease option/development plan for APN 008-370-18, APN 011-450-24 and APN 011-450-25, and return to Council with a plan; 2) proceed and return to Council with the sale to the Chisms of APN 010-031-08, 09 and 10 at the appraised value set by Council at the January 28, 2015, Council meeting, and with appropriate deed restrictions; and 3) go out to Request for Proposals (RFP) for APN 010-610-01, 02, 05 and 06, including a project plan, timeline and price in accordance with the purposes of redevelopment and economic development, and bring the RFP back to the Council for approval.

Motion carried.
RESULT: APPROVED [UNANIMOUS]
MOVER: David Bobzien, Councilmember
SECONDER: Naomi Duerr, Councilmember
AYES: Schieve, Brekhus, Duerr, McKenzie, Jardon, Bobzien
ABSENT: Oscar Delgado

Generator handout - Presented/Distributed at Meeting

F Chairman and Board Items

F.1 Identification of items for future agendas of the Redevelopment Agency Board. (For Possible Action) 7:23 PM

Council Member Brekhus requested a discussion and potential direction to staff to examine the ordinance for the Tessera Tourism Improvement District (TID) with an understanding from staff on the presumed project goals and performance to date with respect to the terms of the agreement with Tessera.

G Public Comment

NO ACTION WAS TAKEN ON THIS ITEM.

H Adjournment (For Possible Action)

THE MEETING WAS ADJOURNED AT 7:25 P.M.