



C I T Y O F
RENO
Memorandum

DATE: February 28, 2025

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: City Manager's Office

SUBJECT: March 12, 2025 - DRAFT Reno City Council and Redevelopment Agency Board Meeting Agendas

This memo is intended to provide an overview of the anticipated agenda for the Reno City Council and Redevelopment Agency Board meetings on Wednesday, March 12, 2025. This is a draft, and agenda items may be revised or removed prior to posting. Additional items not listed in this draft may also appear on the final agenda. The final agenda will be physically posted in compliance with Nevada Revised Statutes (NRS) 241.020(3) (notice of meetings) at Reno City Hall, 1 East First Street, Reno, Nevada 89501. In addition, the final agenda will be electronically posted in compliance with NRS 241.020(3) at Reno.gov, and NRS 232.2175 at notice.nv.gov/.

Reno City Council Meeting

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.3.1 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 12 March 2025

B 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.)

- B.1** Staff Report (For Possible Action): Approval of Privileged Business License Dining Room Alcohol (New) Need 2 Speed, Chris Utgaard, 2863 Northtowne Lane, Unit 400. [Ward 1]

Summary:

This is an application (R164592Q-APP-2025) by Need 2 Speed for dining room alcohol. The business is located at 2863 Northtowne Lane, Unit 400 in Ward 1 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that a family entertainment center, including a restaurant with dining room alcohol, is an allowed use and outdoor operation is permitted through LDC25-00009 (Exhibit B). Standard hours of operation are from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License Dining Room Wine and Beer (Change of Ownership) Mod Pizza, Randeep Chawla, 4945 South Virginia Street, Unit A. [Ward 2]

Summary:

This is an application (R164525Q-APP-2025) by Mod Pizza for dining room wine and beer. The business is located at 4945 S Virginia St, Unit A in Ward 2 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that a restaurant with dining room wine and beer service is an allowed use in this zone, with operating hours from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License Secondhand Dealer (New) Reno Antique Faire, Laura Jasorka HomeBased Business. [Ward 3]

Summary:

This is an application (R164204A-AMD-2024a) by Reno Antique Faire for a secondhand dealer license. This is a home-based business located in Ward 3. Staff recommends that Council approve the privileged business license application.

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License Secondhand Dealer (New) JawDropping Collectibles, Bryce Calvetti - HomeBased Business. [Ward 4]

Summary:

This is an application (R164442A-APP-2025) by Jaw-Dropping Collectibles for a secondhand dealer license. This is a home-based business located in Ward 4. Staff recommends that Council approve the privileged business license application.

- B.5** Staff Report (For Possible Action): Award of Contract to Cutting Edge Construction LLC for the 2025 ADA Restroom Improvements Project in an amount not to exceed \$370,837.77. (Congressional allocation of Community Project Funding, Parks Capital Maintenance Fund) [Ward 2, 6]

Summary:

As part of this initiative, Senator Catherine Cortez Masto, Senator Jacky Rosen and Congressman Mark Amodei have allocated \$1,056,000 for the purchase and installation under the FY2022 EDI CPF initiative. These CPF awards are administered by the U.S. Department of Housing and Urban Development (HUD). The HUD Office of Economic Development, Congressional Grants Division (CGD) has officially awarded the City of Reno \$1,056,000 to fund ADA Restroom facility upgrades at four park sites. City staff identified the need for rehabilitation of four existing restrooms located at Idlewild Park, Manzanita Park, and Huffaker Park.

This project includes the construction of site improvements and installation of four new prefabricated restrooms. The purchase of the prefabricated restrooms was approved by council in November 2023 for \$808,280. Nine bids were received, and Cutting Edge Construction LLC submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338. This project is approved in the fiscal year 2024-2025 Capital Improvement Plan (CIP) and funding was allocated through Congressional allocation of Community Project Funding and Parks Capital Maintenance Funds (CMF). This project is scheduled to be completed by the Fall of 2025. Staff recommends awarding the contract to Cutting Edge Construction LLC in the amount not to exceed \$370,837.77, which includes a project contingency for unforeseen issues during construction.

- B.6** Staff Report (For Possible Action): Approval of Contract for professional services to SoilTech Inc for vegetation maintenance along the Southeast Connector (Veterans Parkway) from March through July 2025, in an amount not to exceed \$97,500. (Sewer Fund, Street Fund) [Ward 3]

Summary:

Given the slow establishment of desirable wetland species and the ongoing influx of invasive plants, continuous adaptive management is essential to maintaining the integrity of the Southeast Connector (SEC) wetlands. To address these challenges, Soil-Tech has developed a targeted action plan with a primary focus on effective weed management. Staff recommends Council approve the Professional Services Contract with Soil-Tech.

- B.7** Staff Report (For Possible Action): Approval of Consultant Agreement with DOWL, for design services for the 2026 Rivermount Neighborhood Street and Sewer Rehabilitation Project Phase I, in an amount not to exceed \$377,454. (Street Fund and Sewer Fund) [Ward 2]

Summary:

This item is a consultant agreement with DOWL to provide the design services for Phase I, which includes, evaluation of a new sewer system, replacing deteriorated curbs and sidewalks and driveways, pedestrian safety improvements, new pavement, and striping and signage. The design is anticipated to be complete by January 2026, with construction planned for spring 2026. Staff recommends approval of this agreement.

Streets in the Rivermount area were confirmed in 2022 for construction in 2025, however, the design and construction timelines have been extended due to the rising construction costs. As a result, the Rivermount Street Rehabilitation Project is now broken into two phases. Phase I includes three streets, Carter Drive, Frandsen Circle and Suda Way. Phase II includes the remaining six streets and will be designed by Public Works engineering staff and constructed in 2027. Every three years, a visual pavement condition survey is performed on all neighborhood streets, and data is collected on pavement distress types, severity, and quantity. This data is then used to calculate a Pavement Condition Index (PCI), which ranges from 100 (excellent condition) to 0 (failing pavement). Streets with a PCI below 55 have nearly reached their useful life and are in need of reconstruction. Currently, nearly 90 miles of neighborhood streets within the City need to be reconstructed. In the past three years, the construction cost has nearly doubled, making the total cost to reconstruct all streets with a PCI below 55 to approximately \$500 million. Street funds are used to fund the reconstruction of streets and \$10 million is allocated annually.

- B.8** Staff Report (For Possible Action): Approval of Consultant Agreement for Construction Management Services with Atkins Réalis, for the 2025 Sewer Lift Station Improvement Project in an amount not to exceed \$255,575. (Sewer Fund) [Ward 2, 3, 4]

Summary:

This agreement with Atkins Réalis for construction management services will provide final design, bidding services, submittal review and inspection for the construction of the 2025 Sewer Lift Station Improvement Project. The 2025 Sewer Lift Station project includes upgrades and improvements to three lift stations, Donner Springs Lift Station, Sagittarius Lift Station, and the Stead Bus Lift Station. Construction inspection is crucial for underground utilities as it helps ensure that the project is built per plan/specification and the City receives a great product once complete. Staff recommends Council approval of the agreement with Atkins Réalis in an amount not to exceed \$255,575.

- B.9** Staff Report (For Possible Action): Approval of an Amendment to the Franchise Agreement (Shared Mobility) between Bird and the City of Reno, to extend the term of the agreement until April 13, 2027.

Summary:

Section 5.90.1180 of the Reno Municipal Code, titled “System of Dockless Bicycles, Electric Bicycles, and/or Electric Scooters within City Limits”, a vendor must operate under a Franchise Agreement. At the April 13, 2022 Council meeting, Council approved an exclusive Franchise Agreement with Bird. The current agreement with Bird expires on April 13, 2025. This amendment would extend the current program, and all terms of the agreement, until April 13, 2027.

- B.10** Staff Report (For Possible Action): Acceptance of the U.S. Department of Housing and Urban Development (HUD) Older Adults Home Modification Grant to the City of Reno Housing and Neighborhood Development Department in the amount of \$1,230,000 to provide low barrier, high impact home modifications to low to moderate income older adults.

Summary:

The City of Reno Housing and Neighborhood Development (HAND) Department is seeking approval for the acceptance of the U.S. Department of Housing and Urban Development (HUD) Older Adults Home Modification Grant. The grant, totaling \$1,230,000, will assist approximately 110 older adults (aged 62 and older) in receiving low-barrier, high-impact home modifications. The modifications aim to reduce fall risks, improve home safety, and empower seniors to age in place with dignity and independence.

- B.11** Resolution No. ____ (For Possible Action): Resolution donating Council Discretionary Funds to Project Bear Hugs in the amount of \$500 to provide ongoing relief, supplies, and comfort items to families who have been impacted by different disasters. (General Fund) [Taylor]

Summary:

Vice Mayor Taylor would like to allocate \$500 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Project Bear Hugs. Discretionary funds are allocated to each Council member each FY to be used to help support the initiatives of local 501(c)(3) nonprofit organizations.

C Public Hearings - 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

- C.1** Staff Report (For Possible Action): Case No. ABN2500002 (Record Street Partial Abandonment) Request for the abandonment of ±9,222 square feet of public right-of-way located at the southern terminus of Record Street, ±225 feet south of the intersection of East Fourth Street and Record Street. The proposed abandonment area is bordered by Mixed-Use Downtown Innovation District (MDID) and Mixed-Use Downtown Entertainment District (MDED) zoning with a Master Plan land use designation of Downtown Mixed-Use (DTMU). [Ward 1]

Summary:

The request is for the abandonment of ±9,222 square feet of public right-of-way located at the southern terminus of Record Street, ±225 feet south of the intersection of East Fourth Street and Record Street (Exhibits A and B). The partial abandonment of Record Street was anticipated and included as part of the sale of the 315 and 335 Record Street properties, approved by Council on April 10, 2024, to facilitate development of an affordable housing project. The subject area was quit-claimed to the City and utilities exist within the proposed abandonment area. The public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

D Department Items

Public Works

- D.1** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff for the approval of the Regional Transportation Commission (RTC) Fiscal Year 2026 Interlocal Cooperative Agreement authorizing the RTC Program of Projects within the City of Reno.

Summary:

In accordance with state laws, an Interlocal Cooperative Agreement (ICA) is needed to specify the responsibilities for delivering new projects located within the jurisdiction of the City and provide authorization for the RTC to exercise the power of eminent domain, as necessary. The Fiscal Year (FY) 2026 projects include preventative maintenance, corrective maintenance, traffic signal intersection improvements, ITS traffic management, active transportation and roadway reconstruction.

In addition, there are four major projects included in the ICA begin the design and/or environmental process:

- Wedekind Road Pedestrian Improvements
- Boomtown Garson Road Interchange Improvements
- Rio Wrangler Roadway Improvements
- University Area Roadway Improvements – Phase 1

All four major projects are listed in the 2050 Regional Transportation Plan (RTP). Staff recommends approval of this agreement.

- D.2** Staff Report (For Possible Action): Presentation, discussion and potential approval of proposals to be considered for Fiscal Years (FY) 2026/2027 Regional Transportation Commission (RTC) Transportation Unified Planning Work Program (UPWP) call for proposals.

Summary:

RTC is seeking proposals for transportation plans and/or studies to be conducted as part of the fiscal year (FY) 2026-2027 Unified Planning Work Program

(UPWP). The UPWP funds concept-level planning, analysis, design efforts, and transportation planning activities for the RTC over a two-year period. RTC opened the call for proposals starting January 31, 2025, and the submission period will close on April 4, 2025.

Staff recommends submission of four studies in two categories that align with the eligibility criteria of the UPWP. The first category focuses on crash analysis and safety mitigation. Public Works Department has an updated crash database, incorporating traffic volume that identifies crash rate data along roadways to pinpoint potential safety issues. The UPWP study would validate this data and deliver a planning-level traffic safety analysis for the targeted corridors. The second priority area involves developing a Regional Truck Route Plan. Local agencies' identified truck routes have remained unchanged for several years, needing an update to align with regional growth. This plan aims to establish specific regional roads and designate "Through Truck Routes" to facilitate freight movement across the area. As part of this UPWP study, the RTC would lead a collaborative process involving the local agencies and public engagement to confirm key freight corridors, confirm operational truck routes, and develop a regional truck route plan for approval by each agency. In order to meet the April 4, 2025 deadline, staff is requesting the council's approval of the following four proposals, ranked by priority, to be submitted to RTC for potential inclusion in the FY 2026-2027 UPWP.

Based on crash data and community responses to safety concerns staff is requesting the council's approval of the following four proposals, ranked by priority, to be submitted to RTC for inclusion in the FY 2026-2027 UPWP.

1. Safety and Crash Analysis Mitigation – Locust/Kirman/Wells Avenue Area
2. Safety and Crash Analysis Mitigation – Silverada/Wedekind/Clear Acre/Sutro Area
3. Safety and Crash Analysis Mitigation – West 7th Street, Kings Row and Keystone Avenue Area
4. Local Freight Analysis - Regional Truck Route Plan

- D.3** Staff Report (For Possible Action): Award of OwnerCMAR Construction Contract to CORE West, Inc. (dba CORE Construction) for the demolition of the Reno Police building at 455 East 2nd Street as a part of the Central Station Project in an amount not to exceed \$3,534,997. (Redevelopment Agency #2 Fund) [Ward 1]

Summary:

The Reno Police Department (RPD) has vacated this site and moved to the new Public Safety Center (PSC) at 911 Kuenzli Street and the abatement of the hazardous materials inside the building is complete. The next step is to demolish the building to remove downtown blight, the potential for vandalism, and the potential unlawful occupation of a vacant building on City owned property; as well as prepare the site for future construction of RFD Central Station.

This contract is for the demolition of the building at 455 East Second Street and earthwork to build the site back up to grade. CORE Construction provided a Guaranteed Maximum Price (GMP) for this work, GMP #1 and the work will start in April and be completed by August 2025.

Staff recommends Council award of the Owner-CMAR Construction Contract to CORE West, Inc. (dba CORE Construction) in an amount not to exceed \$3,534,997.

City Manager's Office

- D.4** Northern Nevada Public Health (NNPH) Community Health Overview presentation (For Discussion Only) Dr. Chad Kingsley, District Health Officer

Summary: NO STAFF REPORT

- D.5** Staff Report (For Possible Action): Update, discussion, and potential direction to staff regarding proposed legislation at the 83rd (2025) Session of the Nevada Legislature.

Summary:

The 82nd Session of the Nevada Legislature began on February 6, 2023. In an effort to keep Council informed about the legislative process, staff will periodically provide updates and answer questions on various bills and other legislative matters at regularly-scheduled Council meetings between February and June 2025.

- D.6** Staff Report (For Possible Action): Presentation, discussion and potential adoption of the updated City of Reno Public Art Master Plan (PAMP).

Summary:

The current City of Reno Public Art Master Plan (PAMP) was adopted in 2002. In 2017, Council adopted the ReImagine Reno Master Plan in which the community identified arts and culture as a top priority, second only to outdoor recreation. In addressing this goal, the ReImagine Reno Master Plan calls for updating the Arts & Culture planning documents. Starting in January 2024, a year-long process of public engagement, research, and analysis of the Public Art Program's operations was led by a consultant team consisting of Todd Bressi, Amina Cooper, and Jessica Cusick. In November 2024, a draft of the Public Art Master Plan was completed, subjected to public input, and reviewed by the Public Art Committee and the Arts and Culture Commission. The final version of the draft PAMP is complete and is being brought before Council for adoption.

D.7 Staff Report (For Possible Action): Presentation and potential acceptance of the Downtown Reno Partnership's FY 2026 Downtown Reno Business Improvement District Operating Plan, Budget, and Annual Assessment Rate Adjustment

Summary:

On an annual basis, the Downtown Reno Partnership (DRP) which manages the Downtown Reno Business Improvement District (BID), is required to present to the Council their proposed annual operating plan, budget, and assessment adjustment for the ensuing fiscal year (FY). This plan and budget will become the basis of levying the assessments by Council during a public hearing at a future date.

The DRP's Operating Plan and Budget for FY 2026 is projected to be \$3,988,000. The DRP Board has approved not to impose an increase in the assessment rate for FY 2026. The approximately 1% increase, or \$66,000 in assessment revenue is primarily driven by updates to property values and changes in ownership groups that have varying rates. The assessment budget represents the revenue collected through property assessments only during the fiscal year and should not be confused with the DRP's operating revenue and expenses for the organization.

E **Ordinances - Introduction (Other Ordinance, Introduction items may be found under the following agenda sections: Public Hearings, and/or Standard Department Items.)**

F **Ordinances – Adoption**

G **City Clerk**

G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to five individuals to the Ward 1 Neighborhood Advisory Board (NAB) and/or two alternates from the following pool of applicants, listed in alphabetical order: Claudia Davis, Bryan Harvey, Maia Johnson, Jenn Joyce, Raymond Sherwood, and Antonio Taylor.

Summary:

There are five (5) vacancies for a Ward 1 Neighborhood Advisory Board (NAB) member and two (2) vacancies for alternate members on the Ward 1 NAB. The Clerk's Office received applications from: Claudia Davis, Bryan Harvey, Maia Johnson, Jenn Joyce, Raymond Sherwood, and Antonio Taylor. The term of appointment for all positions will be from April 1, 2025, through March 31, 2027.

G.2 Staff Report (For Possible Action): Discussion and potential appointment of up to ten individuals to the Ward 5 Neighborhood Advisory Board (NAB) and/or two alternates from the following pool of applicants, listed in alphabetical order: Kathleen Ahrens, Kaila Bailey, Jessica BullardNolan,

Brian Cassidy, Lyndsey Darrow, Megan Dettenmaier, Mayumi Doyama, Corey Fredericks, Cammy Lore, Denzel Martindale, Elton “Mac” Rossi, and Steven York.

Summary:

There are ten (10) vacancies for a Ward 5 Neighborhood Advisory Board (NAB) member and two (2) vacancies for alternate members on the Ward 5 NAB. The Clerk’s Office received applications from: Kathleen Ahrens, Kaila Bailey, Jessica BullardNolan, Brian Cassidy, Lyndsey Darrow, Megan Dettenmaier, Mayumi Doyama, Corey Fredericks, Cammy Lore, Denzel Martindale, Elton “Mac” Rossi, and Steven York. The term of appointment for all positions will be from April 1, 2025, through March 31, 2027.

- G.3** Staff Report (For Possible Action): Discussion and potential appointment of up to seven individuals to the Ward 6 Neighborhood Advisory Board (NAB) and/or two alternates from the following pool of applicants, listed in alphabetical order: Sarah Collins, Cyrus Dioun, Anna Harvey, Alina Johnson, Julia MorenoFritz, William Newman Jr., Ana PerezMcKay, Lorna Quisenberry, Barry Sherwood, Catherine Tolles, and Lisa Willett.

Summary:

There are seven (7) vacancies for a Ward 6 Neighborhood Advisory Board (NAB) member and two (2) vacancies for alternate members on the Ward 6 NAB. The Clerk’s Office received applications from: Sarah Collins, Cyrus Dioun, Anna Harvey, Alina Johnson, Julia Moreno-Fritz, William Newman Jr., Ana Perez-McKay, Lorna Quisenberry, Barry Sherwood, Catherine Tolles, and Lisa Willett. The term of appointment for all positions will be from April 1, 2025, through March 31, 2027.

- G.4** Staff Report (For Possible Action): Discussion and potential appointment or reappointment of one individual to the Regional 911 Emergency Response Advisory Committee from the following pool of applicants, listed in alphabetical order: Cody Shadle (Reappointment).

Summary:

There will be one vacancy on the Regional 911 Emergency Response Advisory Committee as of March 31, 2025. The Clerk’s Office has received one application from Cody Shadle, City of Reno Public Safety Dispatch Director. City of Reno Public Safety Dispatch Director Cody Shadle’s term is set to expire on March 31, 2025. Mr. Shadle is eligible for and interested in reappointment. The term of appointment is for the period from April 1, 2025, through March 31, 2028.

- G.5** Staff Report (For Possible Action): Discussion and potential appointment or reappointment of one individual as a Commissioner to the Reno Housing Authority from the following pool of applicants, listed in alphabetical order: Brandi Anderson, Naomi Duerr, Meghan Ebert, Miguel Martinez, Devon Reese, and Kathleen Taylor (Reappointment).

Summary:

Council Member Kathleen Taylor's Commissioner appointment on the Reno Housing Authority (RHA) is set to expire on March 31, 2025. The Reno Housing Authority recommended the reappointment of Kathleen Taylor. Council Member Taylor is interested in and eligible for reappointment. The term of appointment is for the period April 1, 2025 through March 31, 2029.

- G.6** Staff Report (For Possible Action): Discussion and potential appointment or reappointment of one individual as a Commissioner to the Reno Housing Authority from the following pool of applicants, listed in alphabetical order: Donald Griffin and Mark Sullivan (Reappointment).

Summary:

There is one vacancy for a Commissioner on the Reno Housing Authority as of January 31, 2025. The City Clerk's Office has received two applications from the following applicants: Donald Griffin and Mark Sullivan (Reappointment). The Reno Housing Authority recommended the reappointment of Mark Sullivan. Mr. Sullivan is interested in and eligible for reappointment. The term of appointment is for the period from April 1, 2025, through March 31, 2029.

H Mayor and Council

- H.1** City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

I Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

- I.1** Staff Report (For Possible Action): Case No. LDC2500022 (Oppidan 5MW Data Center) Appeal of the Planning Commission's decision to deny a request for a conditional use permit to allow: 1) development of a data center, and 2) business operations between 11:00 p.m. and 6:00 a.m. The ±7.02 acre site is located on the north side of North Virginia Street ±2,470 feet east of its intersection with Stead Boulevard. The site is zoned Industrial Commercial (IC) and has a Master Plan land use designation of Industrial (I). An appeal was filed by the applicant, CLOP Reno NV LLC. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 4]

Summary:

This is a public hearing to consider an appeal of the Planning Commission's denial of a conditional use permit (CUP) to allow for development of a data center with 24-hour operations in the IC zone. The subject ±7.02 acre site is located on the north side of North Virginia Street ±2,470 feet east of its intersection with Stead Boulevard. Key project issues analyzed include: 1) compatibility with

surrounding uses, and 2) site design. The Planning Commission was unable to make the findings related to availability of public services and facilities to serve the project and granting the CUP not being materially detrimental to public health, safety, or welfare.

An appeal of the Planning Commission's decision has been filed by the applicant (Exhibit A) and is generally summarized below:

CLOP Reno NV LLC appealed on the basis of the Planning Commission's decision being arbitrary and capricious while failing to adhere to the established criteria and findings required under the Reno Municipal Code.

J Public Comment (This item is for either public comment on any action item or for any general public comment.)

J.1 Public Comment

K Adjournment (For Possible Action)

Redevelopment Agency Board

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.3.1 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 12 March 2025

A.5 Approval of the Minutes

**A.5.1 Redevelopment Agency Board Regular -
22 January 2025 10:00 AM (For Possible Action)**

**A.5.2 Redevelopment Agency Board Regular -
12 February 2025 10:00 AM (For Possible Action)**

B Department Items

Public Works

- B.1** Staff Report (For Possible Action): Award of Owner-CMAR Construction Contract to CORE West, Inc. (dba CORE Construction) for the demolition of the Reno Police building at 455 East 2nd Street as a part of the Central Station Project in an amount not to exceed \$3,534,997. (Redevelopment Agency #2 Fund) [Ward 1]

Summary:

The Reno Police Department (RPD) has vacated this site and moved to the new Public Safety Center (PSC) at 911 Kuenzli Street and the abatement of the hazardous materials inside the building is complete. The next step is to demolish the building to remove downtown blight, the potential for vandalism, and the potential unlawful occupation of a vacant building on City owned property; as well as prepare the site for future construction of RFD Central Station. This contract is for the demolition of the building at 455 East Second Street and earthwork to build the site back up to grade. CORE Construction provided a Guaranteed Maximum Price (GMP) for this work, GMP #1 and the work will start in April and be completed by August 2025.

Staff recommends Council award of the Owner-CMAR Construction Contract to CORE West, Inc. (dba CORE Construction) in an amount not to exceed \$3,534,997.

City Manager's Office

- B.2** Staff Report (For Possible Action): Acceptance of market analysis report from Hunden Consultants and potential direction to proceed with financial gap analysis and deal negotiations for the Grand Sierra Resort Expansion and Arena Project.

Summary:

The Meruelo Group has submitted a Catalyst Project application for tax increment financing (TIF) to support their proposed \$1 billion arena development project at the Grand Sierra Resort (GSR). The project plan includes a 10,000-seat arena, satellite ice rink, parking garage, 800 new hotel rooms, and 300 affordable housing units on the 140-acre site (APN 012-211-28). The project is being pursued as a "Catalyst Project" through the Reno Redevelopment Agency's new participation program. City staff has reviewed the application and determined that it meets the necessary criteria to proceed to review and negotiation of a participation agreement.

The purpose of this report is to present the findings from Hunden Consultants' analysis and seek direction from the Redevelopment Agency Board (RDA) to proceed with a financial gap analysis and deal negotiations for the Grand Sierra Resort (GSR) Expansion and Arena Project. Additionally, the Redevelopment Agency Advisory Board (RAAB) has recommended engaging Hunden Partners for financial gap analysis and deal negotiation advisory services.

Council provided direction on October 23, 2024, to proceed to a market analysis with Hunden Partners. Below is the Staff Report on that Project. Staff recommends proceeding to a financial gap analysis and deal negotiations.

C Mayor and Council

C.1 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (NonAction Item)

D Public Comment (This item is for either public comment on any action item or for a ny general public comment.)

D.1 Public Comment

E Adjournment (For Possible Action)