



C I T Y O F
RENO
Memorandum

DATE: January 16, 2026
TO: Mayor and City Council
THROUGH: Jackie Bryant, City Manager
FROM: Tyler Shaw, Agenda Manager
DEPT: City Manager's Office
SUBJECT: 01/28/2026 Reno City Council & Redevelopment Agency Board Meetings
Draft Agenda Memo

This memo is intended to provide an overview of the anticipated agenda for the Reno City Council & Redevelopment Agency Board Meetings on Wednesday, January 28, 2026. 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/.

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) – 28 January 2026

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. Any items pulled from the consent agenda will be heard at the discretion of the presiding officer.)

B.1 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Wine and Beer (Change of Ownership) – Rubicon Deli, Nate Dolan, Shane Dolan, 445 California Avenue. [Ward 1]

Summary:

This is an application (R167119Q-APP-2025) by Rubicon Deli for dining room wine and beer. The business is located at 445 California Avenue in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments note that a restaurant with alcohol service is an allowed use and permitted to operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

B.2 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol (New) – Great Gold, Brandon Kirksey, 7300 Rancharrah Parkway, Units 150 and 160. [Ward 2]

Summary:

This is an application (R167048Q-APP-2025) by Great Gold for dining room alcohol. The business is located at 7300 Rancharrah Parkway, Units 150 and 160 in Ward 2 (Exhibit A) and the zoning designation is PUD Rancharrah - South Commercial Portion. Planning comments note that a restaurant with alcohol is an allowed use and permitted to operate 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 – Dining Room Alcohol, Cabaret (Change of Ownership) – Premier Residences of Reno, Dean Mattsson, Steve Sandholtz, Nicole Owczarski, 3201 Plumas Street. [Ward 2]

Summary:

This is an application (R167033Q-APP-2025) by Premier Residences of Reno for dining room alcohol and cabaret activity. The business is located at 3201 Plumas Street in Ward 2 (Exhibit A) and the zoning designation is Multi-Family Residential (MF-30). Planning comments note that alcohol service and live

entertainment activity are accessory to the primary assisted living use and limited to residents and guests. These activities are permitted from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.4 Staff Report (For Possible Action): Approval of Interlocal Agreement for Fire Prevention Plan Review Services between the City of Sparks and the City of Reno for fire prevention services to be billed at a fully burdened hourly rate.

Summary:

This Interlocal Agreement between the City of Sparks and the City of Reno establishes a cooperative framework for Fire Prevention Plan Review services. Under this agreement, Sparks and Reno will provide supplemental plan review services to each other to ensure timely, consistent, and code-compliant reviews for development projects. The agreement promotes regional collaboration, efficiency, and enhanced public safety while reducing duplication of services. Staff recommends Council approval of this Interlocal Agreement.

- B.5 Staff Report (For Possible Action): Approval of Interlocal Agreement with Washoe County for the 2026 Primary and General Municipal Elections.

Summary:

Nevada Revised Statutes (NRS) 293C.545, passed in 1997, designates the City be responsible for contracting and compensating the County Registrar for certain election-related services with the Statewide Primary and General Elections for the upcoming election cycle. Council must review and approve the attached Interlocal Agreement with Washoe County, which creates efficiencies in providing election support and services in conducting the City of Reno's 2026 Municipal Elections.

- B.6 Staff Report (For Possible Action): Approval of a Two-Year Interlocal Agreement between the City of Reno and the Nevada Department of Transportation (NDOT) for noticing and maintenance collaboration, including NDOT reimbursement to the City of Reno in an amount not to exceed \$80,000.

Summary:

Clean and Safe and the Nevada Department of Transportation (NDOT) are reestablishing an interlocal agreement to address the ongoing public health and safety concerns related to encampments on NDOT property within City of Reno limits. Interagency collaboration will expedite the identification and removal of encampments, debris, and shopping carts ensuring timely action and enhancing overall efforts. This agreement aligns with Council's goal in addressing homelessness and will not have a financial impact on the City as staffing and

additional related costs will be reimbursed. Staff recommends Council approve the interlocal agreement.

- B.7 Staff Report (For Possible Action): Award of Contract with Q&D Construction LLC for the ReTRAC - Trench Rehabilitation Project, in the amount not to exceed \$ 1,991,569. (ReTRAC Maintenance Fund) [Ward 1]

Summary:

The Reno Transportation Rail Access Corridor (ReTRAC) project was completed in 2006 and eliminated eleven at-grade railroad crossings by replacing them with grade-separated crossings. The project included construction of a depressed trainway, or trench, within the railroad right-of-way while maintaining vehicular and pedestrian access at street level.

Routine inspections and maintenance have been performed since the project's completion. However, as the infrastructure is now nearly twenty years old, Public Works engaged a structural engineer to conduct a comprehensive inspection of the trench, identify necessary repairs, and prepare construction plans and specifications to address observed deficiencies.

The evaluation identified repairs necessary to the concrete walls within the trench. Staff and the design consultant, Parsons Transportation Group, coordinated with Union Pacific Railroad (UP) to develop the project design and obtained a Maintenance Consent Letter approving the proposed concrete trench wall repairs. Following award of the construction contract, Staff, Parsons, and Q&D Construction will continue coordination with UP to obtain final approvals and access authorization required to perform the work within the trench.

Bids were received and opened on December 9, 2025. Q&D Construction LLC submitted the best bid in accordance with the requirements of Nevada Revised Statutes (NRS) Chapter 338. The consultant agreement for construction administration services with Parsons Transportation Group is also on the agenda for Council consideration and approval.

Staff recommends that City Council award the contract to Q&D Construction LLC for the ReTRAC – Trench Rehabilitation Project in an amount not to exceed \$1,991,569, which includes a \$100,000 contingency.

- B.8 Staff Report (For Possible Action): Approval of Consultant Agreement with Parsons Transportation Group, Inc. for construction administration and design services for the ReTRAC Infrastructure Rehabilitation Project in an amount not-to-exceed \$275,215. (ReTRAC Maintenance Fund) [Ward 1]

Summary:

The Reno Transportation Rail Access Corridor (ReTRAC) project was completed in 2006 and eliminated eleven at-grade railroad crossings by replacing them with grade-separated crossings. The project included construction of a depressed trainway, or trench, within the railroad right-of-way while maintaining vehicular and pedestrian access at street level.

Routine inspections and maintenance have been performed since the project's completion. However, as the infrastructure is now nearly twenty years old, Public Works engaged a structural engineer to conduct a comprehensive inspection of the trench, identify necessary repairs, and prepare construction plans and specifications to address observed deficiencies.

The evaluation identified repairs necessary to the concrete walls within the trench. Staff and the design consultant, Parsons Transportation Group, coordinated with Union Pacific Railroad (UP) to develop the project design and obtained a Maintenance Consent Letter approving the proposed concrete trench wall repairs. Following award of the construction contract, Staff, Parsons, and Q&D Construction will continue coordination with UP to obtain final approvals and access authorization required to perform the work within the trench.

This consultant agreement with Parsons Transportation Group is for construction administration for the ReTRAC Trench Rehabilitation Project and for final design services for another second project outside of the trench. The construction contract with Q&D Construction LLC for this project is also on the agenda for Council consideration and award.

Staff recommends that Council approve the consultant agreement with Parsons Transportation Group in an amount not to exceed \$275,215.

- B.9 Staff Report (For Possible Action): Approval of the Second Amendment to the Funding Agreement with the Western Regional Water Commission (WRWC) for the Truckee Meadows Tributary Watershed Assessments for Fiscal Year (FY) 26 in the amount of \$65,000. (Sewer Fund, with Reimbursement from WRWC funding for the Storm Water Program)

Summary:

The Truckee Meadows Stormwater Management Program (SWMP) in compliance with the Municipal Separate Storm Sewer System (MS4) permit requires annual tributary watershed assessment. The Stormwater Permit Coordinating Committee (SWPCC) requested funding through the Western Regional Water Commission (WRWC) for the purpose of hiring a consultant to conduct our annual tributary assessments. These studies provide important information about watershed impairments, needed water quality improvements, and stream stabilization measures and serves as a valuable tool for prioritization

of stream restoration projects. WRWC approved funding for the Truckee Meadows Tributary Watershed Assessments for Fiscal Year (FY) 26 at their May 22, 2025, meeting. This Second Amendment to the Funding Agreement will provide a \$65,000 reimbursement to the City of Reno for administering the watershed assessments through a consultant agreement.

- B.10 Staff Report (For Possible Action): Acceptance of a donation from Grace Church to the City of Reno, on behalf of the Reno Police Department, for the Mobile Outreach Safety Team (MOST) in the amount of \$25,000 to be used for training and computer replacement for MOST team members.

Summary:

Grace Church has donated \$25,000 to the Reno Police Department's Mobile Outreach Safety Team (MOST) through its For the One campaign, which focuses on expanding mental health support and resources within the community. This contribution recognizes the compassionate and professional work of MOST officers and crisis intervention specialists and supports the program's continued impact in responding to individuals experiencing mental health crises. Funds are designated for additional MOST training opportunities and for the purchase of equipment to support field documentation, case management, and operational efficiency.

- B.11 Staff Report (For Possible Action): Acceptance of a donation from Sonitrol of Northern Nevada to the City of Reno, on behalf of the Reno Police Department, for the K9 Unit in the amount of \$539.85 to be used as emergency first aid trauma kits.

Summary:

Sonitrol of Northern Nevada is donating \$539.85 in the form of three Elite K-9 Deluxe Trauma First Aid Kits. The main kit and travel kit contain human-grade components and are suitable for either the handler or K9 use. This donation is being given in honor of Law Enforcement Appreciation Day.

- B.12 Staff Report (For Possible Action): Acceptance of Grant Award 24-JAG-03 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance to the City of Reno Police Department for the Regional Gang Unit in the amount of \$110,000. (Grant Funds)

Summary:

The City of Reno has been awarded a grant in the amount of \$110,000 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance (OCJA) for the Reno Police Department to use for the regional gang unit operations. Staff recommends Council accept the grant award and authorize the

Mayor, City Manager, Chief of Police and/or other required City staff to sign the necessary documents.

- B.13 Staff Report (For Possible Action): Acceptance of Grant Award 24-JAG-04 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance to the City of Reno Police Department for use by the Human Trafficking and Exploitation Team (HEAT) to combat human trafficking in the amount of \$73,460. (Grant Funds)

Summary:

The City of Reno Police Department has been awarded a grant in the amount of \$73,460 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance (OCJA) to combat human trafficking (24-JAG-04). The funds will be used to support the operations overtime, training, equipment and supplies for the regional HEAT team. Staff recommends Council accept the grant award and authorize the Mayor, City Manager, Police Chief and/or other required City staff to sign the necessary documents.

- B.14 Staff Report (For Possible Action): Acceptance of Grant Award 22-JAG-37 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance to the City of Reno Police Department for ballistic shields in the amount of \$29,308.

Summary:

The City of Reno has been awarded a grant in the amount of \$29,308 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance (OCJA) for the City of Reno Police Department to purchase ballistic shields. Staff recommends Council accept the grant award and authorize the Mayor, City Manager, Chief of Police and their designees required City staff to sign the necessary award documents.

- B.15 Staff Report (For Possible Action): Staff Report (For Possible Action): Acceptance of the U.S. Department of Transportation, Federal Motor Carrier Safety Administration Fiscal Year 2025 Grant Award (FM-MHP-0927-26-01-00) to the City of Reno Police Department to support enforcement of laws related to commercial vehicles in the amount of \$387,135.

Summary:

The Motor Carrier Safety Assistance Program (MCSAP) High Priority grant program supports efforts to address unsafe driving around and by commercial motor vehicles (CMV) to improve overall safety of CMVs. This project will support aggressive driving operations to target unsafe driving by or affecting CMVs and commercial vehicle inspection operations. In addition, the grant provides training funds to increase the capacity of RPD to conduct CMV

inspections.

Staff recommends Council acceptance of the FY 2025 Grant Award (FM-MHP-0927-26-01-00) from the U.S. Department of Transportation, Federal Motor Carrier Safety Administration to the Reno Police Department to support enforcement of laws related to commercial vehicles in the amount of \$387,135 and authorize the Chief of Police to sign the necessary documents.

- B.16 Resolution No. _____ (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to be provided to the Director of the Nevada Department of Business and Industry, supporting the affordable housing project identified as Sutro Veterans Housing, the development of 65 units of affordable housing. [Ward 1]

Summary:

The State of Nevada Department of Business and Industry is designated as the issuer of tax- exempt housing revenue bonds in Nevada by the Internal Revenue Service. Each year, the City of Reno is allocated a portion of the State's bond capacity, referring to this program as the Private Activity Bond Volume Cap (Volume Cap). While the City of Reno has already allocated the entirety of its Volume Cap, per the Nevada Administrative Code (NAC) 319.7115, the State can issue 100 percent of the tax-exempt bonds for a housing project if the Director of the Department of Business and Industry receives a letter indicating support of a project from the local government, and the Division has sufficient Volume Cap to provide _____ the _____ project.

Honor Housing, LLC is seeking an amount not to exceed \$15.2 million in tax-exempt bonds to finance the new construction of Sutro Veterans Housing, a 65-unit affordable housing project for senior veterans, with all units having HUD vouchers specifically for veterans. The project is located at 696 Sutro St., Reno, 89512. Honor Housing, LLC is requesting the City of Reno provide the State of Nevada with a letter of support from the governing body. Honor Housing, LLC is also requesting that the State Department of Business and Industry fully fund the Volume Cap needed for this project.

C Department Items

- C.1 Staff Report (For Possible Action): Presentation, discussion, and possible approval of proposed term sheet with Nevada Land for renegotiation of all applicable agreements, and authorization for the City Manager to execute any necessary and appropriate documents associated therewith and other matters relating thereto. [City Manager's Office]

Summary:

Staff received direction to renegotiate any applicable contracts, leases, and/or agreements with Nevada Land and Aces Baseball and return with a term sheet for Reno City Council and Redevelopment Agency Board for approval. As a result, staff has negotiated proposed terms intended to reduce risk to the City, strengthen long-term commitments securing minor-league baseball in Reno for the future, address misalignment between the team's operating commitment and lease, and induce redevelopment in the downtown core. Staff seeks Council approval on the negotiated terms and authorization for the City Manager to execute all final agreements and related documents consistent with the approved terms.

- C.2 Staff Report (For Discussion Only): Presentation and discussion on the City of Reno's General Fund including fiscal year 2025/26 mid-year results and an update on the development of the fiscal year 2026/27 budget. [Finance] (General Fund)

Summary:

This presentation will provide a mid-year update on the City of Reno's General Fund financial performance for the fiscal year 2025/26 and an update on the development of the fiscal year 2026/27 budget. The purpose of this financial update is review the major revenue and expenditure trends, assess the status of the General Fund, and highlight any fiscal challenges as the City develops the fiscal year 2026/27 budget.

- C.3 Resolution No. ____ (For Possible Action): Resolution to augment the budget of the City of Reno, Nevada for FY 25/26; and approval of budget revisions for period October 1, 2025 through December 31, 2025. [Finance]

Summary:

The City adopts an annual budget each year. The annual budget is the overall plan for City services for the fiscal year. As we proceed through the fiscal year, the plan changes and evolves requiring resources to be reallocated or added through budget augmentations. Budget augmentations must be adopted by resolution, and information forwarded to the Nevada Department of Taxation for approval. Augmentations of appropriations of a fund which receives ad valorem taxes must be noticed in the local newspaper prior to Council approval. The augmentations to the General Fund and Street Fund were noticed as required.

- C.4 Staff Report (For Possible Action): Discussion, direction and potential approval of a Conditional Settlement Agreement in the matter of Sierra Pacific Power Company d/b/a NV Energy v. City of Reno, Case No. CV24-02173. [Ward 4, 5] [City Attorney's Office]

Summary:

NV Energy sought a Conditional Use Permit from the City (the “CUP”) to establish a major utility facility to allow for the construction of a new overhead 120 kV electrical power line and allow for hillside development between NV Energy’s existing Bordertown and California substations (the “Project”). A portion of the alignment sought by NV Energy deviated from the alignment in the U.S. Forest Service’s Final Environmental Impact Statement over property owned by Heinz Ranch. The Planning Commission approved the CUP with the condition that the alignment be the same as that selected in the FEIS (Condition No. 9). NV Energy appealed the approval with that condition to City Council, which upheld the Planning Commission’s decision. NV Energy timely filed a Petition for Judicial Review in the Second Judicial District Court.

D 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.)

- D.1 Ordinance Introduction – Bill No. _____ (For Possible Action): Case No. LDC26-00025 (386 Holcomb Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.17 acre parcel from Professional Office (PO) to Mixed Use Downtown – Riverwalk District (MD-RD) and removing the Wells Avenue Neighborhood Planning Area Overlay District (WANP) designation from the parcel. The site is located at the northeast corner of Holcomb Avenue and Stewart Street (386 Holcomb Avenue) and has a Master Plan designation of Downtown Mixed-Use (DT-MU). [Ward 3]

Summary:

This is a request for a zoning map amendment from Professional Office (PO) to Mixed Use Downtown – Riverwalk District (MD-RD) and to remove the Wells Avenue Neighborhood Planning Area Overlay District (WANP) on a ±0.17-acre parcel located at the northeast corner of Holcomb Avenue and Stewart Street (386 Holcomb Avenue). The proposed change to MD-RD zoning will bring the parcel into conformance with the Downtown Mixed-Use (DT-MU) Master Plan land use designation. The key issue related to this request is compatibility of the proposed zoning with surrounding zoning and development. Staff and the Planning Commission recommend approval of the application.

- D.2 Staff Report (For Possible Action): Case No. ABN26-00004 (Block F Alley Abandonment) Request for the abandonment of public right-of-way totaling ±12,000 square feet. The proposed abandonment area includes contiguous 20-foot-wide north/south and east/west unnamed alleys within Block F between Bell Street to the west, Ralston Street to the east, and West 2nd Street to the south. The proposed abandonment area is bordered by Mixed-Use Downtown Northwest

Quadrant District (MD-NWQ) zoning with a Master Plan land use designation of Downtown Mixed-Use (DT-MU). [Ward 1]

Summary:

The request is for the abandonment of ±12,000 square feet of public right-of-way consisting of contiguous 20-foot-wide north/south and east/west unnamed alleys within Block F between Bell Street to the west, Ralston Street to the east, and West 2nd Street to the south (Exhibits A and B). The proposed abandonment would facilitate the construction of multiple flat fields to support flat field sports. The original subject area was offered through dedication, and utilities exist in the proposed area of abandonment. The public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

- D.3 Staff Report (For Possible Action): Case No. ABN26-00005 (Ring Road Abandonment) Request for the abandonment of a ±6,001 square foot portion of public right-of-way totaling ±7,830 square feet. The proposed abandonment area consists of a presumed future roadway (Ring Road) associated with Tract Map #589 (Markridge Southwest Subdivision). The proposed abandonment area is adjacent to four residential parcels located between Susileen Drive and Cashill Boulevard. The proposed abandonment area is bordered by Single-Family Residential – 3 units per acre (SF-3) and Single-Family Residential – 5 units per acre (SF-5) zoning with Master Plan land use designations of Single-Family Residential (SF) and Parks, Greenways, and Open Space (PGOS). [Ward 2]

Summary:

The request is for the abandonment of ±6,000 square feet of public right-of-way consisting of a portion of a presumed future roadway at the time of the dedication map that was never completed or built (Exhibits A and B). The proposed abandonment would prevent ongoing encroachment and allow the applicant to utilize the area. The original subject area was offered through dedication, and utilities exist in the proposed area of abandonment. The public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

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 Board, Commission, or Committee Appointments

H Public Hearings - 2:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

- H.1 Staff Report (For Possible Action): Case No. LDC25-00061 (Lakeridge Resort) – A request has been made for: 1) a Master Plan amendment from Parks, Greenways and Open Space (PGOS) to Suburban Mixed Use (SMU), and; 2) a zoning map amendment from Parks, Greenways, and Open Space (PGOS) to Specific Plan District (SPD). The ±12.5-acre site is within the northern portion of an overall ±84.61 acre parcel located south of South McCarran Boulevard, at the terminus of Golf Club Drive (1200 Golf Club Drive). [Ward 2]

Summary:

The ±12.5-acre project site is located in the northern portion of an overall ±84.61-acre parcel, south of South McCarran Boulevard, at the terminus of Golf Club Drive (1200 Golf Club Drive). The request includes a Master Plan amendment from Parks, Greenways, and Open Space (PGOS) to Suburban Mixed Use (SMU) and a zoning map amendment from PGOS to Specific Plan District (SPD). If approved, the site could be developed as a resort with amenities including athletic facilities, a resort-style swimming pool, dining, non-gaming hotel accommodations, and event/meeting spaces. Key issues analyzed for this request include the overall development plan, traffic, access and circulation, compatibility with surrounding land uses and zoning, and conformance with the Master Plan. With the recommended condition of approval, staff finds the proposed SMU Master Plan designation, SPD zoning, and associated design standards appropriate for the site and compatible with the surrounding land uses and zoning. Planning Commission recommends approval of this request.

- H.2 Resolution No. _____ (For Possible Action): Case No. LDC25-00061 (Lakeridge Resort) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±12.5 acres of Parks, Greenways, and Open Space (PGOS) to Suburban Mixed Use (SMU), located within the northern portion of an overall ±84.61 acre parcel located south of South McCarran Boulevard, at the terminus of Golf Club Drive (1200 Golf Club Drive). The adoption is contingent upon a master plan amendment conformance review by the Truckee Meadows Regional Planning Commission and a subsequent tier change approval by the Truckee Meadows Regional Planning Governing Board. [Ward 2]

Summary:

This is a request for a Master Plan amendment from Parks, Greenways, and Open Space (PGOS) to Suburban Mixed Use (SMU). The 12.5-acre site is located south of South McCarran Boulevard, at the terminus of Golf Club Drive (1200 Golf Club Drive). TMRPA reviewed the proposal and did not identify any conformance issues. A Regional Tier change from Tier 2 to Tier 1 is required to align the Regional Plan Tier with the underlying zoning and proposed land use designation.

Together, the proposed Master Plan amendment, Tier change, and SPD zoning establish the regulatory framework for future development of the site. The Planning Commission recommends approval of this request.

- H.3 Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC25-00061 (Lakeridge Resort) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning", rezoning a ±12.5 acre site located within the northern portion of an overall ±84.61 acre parcel located south of South McCarran Boulevard, at the terminus of Golf Club Drive (1200 Golf Club Drive) from Parks, Greenways, and Open Space (PGOS) to Specific Plan District (SPD); together with matters which pertain to or are necessarily connected therewith. [Ward 2]

Summary:

The ±12.5-acre site is located in the northern portion of an overall ±84.61-acre parcel, south of South McCarran Boulevard, at the terminus of Golf Club Drive (1200 Golf Club Drive). The request includes a Master Plan amendment from Parks, Greenways, and Open Space (PGOS) to Suburban Mixed Use (SMU) and a zoning map amendment from PGOS to Specific Plan District (SPD). If approved, the site could be developed as a resort with amenities including athletic facilities, a resort-style swimming pool, dining, non-gaming hotel accommodations, and event/meeting spaces. Key issues analyzed for this request include the overall development plan, traffic, access and circulation, compatibility with surrounding land uses and zoning, and conformance with the Master Plan. The Planning Commission recommends approval of this request.

I Mayor and Council

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

J 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.)

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

- K.1 Public Comment

L Adjournment (For Possible Action)

Redevelopment Agency Board Meeting

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.4 Approval of the Agenda - January 28, 2026 (For Possible Action)

B Reno Redevelopment Agency Advisory Board Update (For Discussion Only)

B.1 Reno Redevelopment Agency Advisory Board Update (For Discussion Only) – Chair Paul Klein

C Mayor and Council

C.1 Staff Report (For Possible Action): Presentation, discussion, and possible approval of proposed term sheet with Nevada Land for renegotiation of all applicable agreements, and authorization for the Executive Director to execute any necessary and appropriate documents associated therewith and other matters relating thereto.

Summary:

Staff received direction to renegotiate any applicable contracts, leases, and/or agreements with Nevada Land and Aces Baseball and return with a term sheet for Reno City Council and Redevelopment Agency Board for approval. As a result, staff has negotiated proposed terms intended to reduce risk to the City, strengthen long-term commitments securing minor league baseball in Reno for the future, address misalignment between the team's operating commitment and lease, and induce redevelopment in the downtown core. Staff seeks Board approval on the negotiated terms and authorization for the Executive Director to execute all final agreements and related documents consistent with the approved terms.

C.2 Staff Report (For Possible Action): Acceptance of the Downtown Action Plan (2017) Implementation Progress Update

Summary:

The Downtown Action Plan established a long-term framework to guide revitalization efforts in Downtown Reno through three major action areas: Economy, Environment, and Experience. Since adoption of the Action Plan in 2017, the City of Reno and the Redevelopment Agency, in partnership with the Downtown Reno Partnership, various City departments, private developers, community organizations, and regional partners, have advanced numerous initiatives aligned with the Plan's goals.

This staff report provides a status update on implementation, highlighting accomplishments to date and identifying remaining or ongoing action items. The intent of this update is to document progress, acknowledge completed initiatives, and provide a foundation for future prioritization and alignment with current Redevelopment Agency programs, investments, and strategic objectives.

C.3 Staff Report (For Discussion Only): Redevelopment Agency FY2026 Q2 Quarterly Report.

Summary:

This staff report provides the FY 2026 (Q2) Quarterly update on key Redevelopment Agency (RDA) initiatives.

C.4 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

D Public Comment

D.1 Public Comment

E Adjournment (For Possible Action)