



C I T Y O F
RENO
Memorandum

DATE: April 10, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: City Manager's Office

SUBJECT: 04/22/2026 City Council and Redevelopment Agency Board Meetings Draft Agenda Memo

This memo is intended to provide an overview of the anticipated agenda for the City Council and Redevelopment Agency Board Meeting on Wednesday, April 22, 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.4 Approval of the Agenda (For Possible Action) – 22 April 2026

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - March 25, 2026 at 10:00 AM (For Possible Action)

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 (New) – Wings & Beer, Edgardo Rodriguez, 1771 Valley Road. [Ward 1]

Summary:

This is an application (R167639Q-APP-2026) by Wings & Beer for dining room wine and beer. The business is located at 1771 Valley Road in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use (MU). Planning comments note that a restaurant with alcohol use 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.2 Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Wine and Beer (New) – Pho 777 II, Vivian Nguyen, Don Nguyen, 303 3rd Street, Unit 100. [Ward 1]

Summary:

This is an application (R167855Q-APP-2026) by Pho 777 II for dining room wine and beer. The business is located at 303 3rd Street, Unit 100 in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Entertainment District (MD-ED). 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.3 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Wine and Beer (New) – Beefys, Patrick Gallagher, 1300 South Virginia Street. [Ward 3]

Summary:

This is an application (R167723Q-APP-2026) by Beefys for dining room wine and

beer. The business is located at 1300 South Virginia Street in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). 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.4 Staff Report (For Possible Action): Approval of Consulting Agreement for Design Services with Lumos & Associates for the Truckee Meadows Water Reclamation Facility Asphalt Concrete Paving at Pump Station and Headworks Project in the amount of \$120,640 with Reno's share being \$82,795.23. (Sewer Fund)

Summary:

The Truckee Meadows Water Reclamation Facility (TMWRF) includes numerous paved roadways, parking areas, and access surfaces that have been significantly impacted over time by utility work, trenching, and other capital improvement projects. Due to the age and numerous construction projects, these surfaces are now in poor condition, resulting in uneven travel, inadequate drainage, and reduced safety for ongoing operations and maintenance activities. This agreement provides design engineering services with Lumos & Associates to evaluate, redesign, and prepare construction documents for targeted roadway and parking area improvements. Staff recommends Council approval of the agreement with Lumos & Associates (Lumos) in an amount not to exceed \$120,640, (Reno's share being \$82,795.23 from the Sewer Fund).

- B.5 Staff Report (For Possible Action): Approval of Consulting Agreement for Design Services with Keller Associates for the Truckee Meadows Water Reclamation Facility Headworks Wetwell and Influent Improvements Project in the amount of \$591,755 with Reno's share being \$406,121.46. (Sewer Fund)

Summary:

The Headworks facility at the Truckee Meadows Water Reclamation Facility (TMWRF) is responsible for receiving raw wastewater from the collection system and directing it into the treatment plant. The facility includes isolation gates, wetwells, pumps, and electrical equipment, constructed deep underground to allow gravity-fed sewer interceptor lines to convey wastewater for pumping. Over time, the corrosive environment of wastewater has caused deterioration of metals, concrete, and equipment. In the last three years, two influent gates have failed, requiring emergency repairs to maintain plant operations. Additionally, failed sensors have impaired the operations team's ability to adequately measure wastewater depths, creating risk of sanitary sewer overflows and safety hazards. This agreement with Keller Associates (Keller) will provide design engineering services to develop plans for bidding and construction, including replacement of degraded gate infrastructure, repair of the odor control system to reduce corrosivity, replacement of drain piping, and replacement of failed sensors. Staff

recommends Council approve the agreement for Design Engineering Services with Keller Associates in an amount not to exceed \$591,755 (Reno's share being \$406,121.46 from the Sewer Fund).

- B.6 Staff Report (For Possible Action): Acceptance of \$146,000 to the City of Reno Housing and Neighborhood Development Department from LeSar Support Services to support the Rental and Deposit Assistance Program for Anthem Members.

Summary:

The City of Reno's Housing and Neighborhood Development Department (HAND) has partnered with LeSar, Anthem's service provider, to assist Anthem members with security deposits and rental assistance. Anthem proactively sought out the City of Reno, recognizing HAND's role as the regional provider for rental assistance, to establish this collaboration. As a result of this partnership, Anthem, through LeSar, has committed a total of \$146,000 to cover these costs through December 2026.

- B.7 Staff Report (For Possible Action): Approval of the proposed bylaws for the Access Advisory Board, Arts and Culture Advisory Board, Building Enterprise Fund Advisory Committee, Financial Advisory Board, Senior Resident Advisory Board, and the Youth City Council.

Summary:

Resolution No. 9452 adopted by Council on March 25, 2026 requires all advisory boards to adopt bylaws in conformance with the City of Reno's standard bylaws template. The following boards listed in alphabetical order which are required to adopt new bylaws have approved draft bylaws which now require City Council approval to go into effect. Access Advisory Board Arts and Culture Advisory Board Financial Advisory Board Senior Resident Advisory Board Youth City Council

In addition to the boards required by Resolution No. 9452 to adopt new bylaws, the Building Enterprise Fund Advisory Committee, which is not subject to the provisions of the Resolution, has voluntarily adopted bylaws in conformance with the standard template. Staff recommends approval of all listed bylaws.

- B.8 Resolution No. _____ (For Possible Action): Resolution approving an Interlocal Agreement Between the Reno Redevelopment Agency and the City of Reno with respect to the Amtrak ADA Restroom Improvements. (Redevelopment Agency #1 Fund) [Ward 1]

Summary:

In the Project Redevelopment Area 1 (RDA 1) FY26 budget, the Redevelopment Agency (RDA) of the City of Reno approved a capital improvement project to construct new ADA-compliant restrooms on the Amtrak operations side of the historic Southern Pacific Railroad Depot (Depot) building. The Amtrak Station, located within RDA 1 in downtown Reno, serves as a key transportation hub and gateway to the community. The Depot is owned by the City of Reno (City)— not the RDA — and is leased to National Railroad Passenger Corporation (“Amtrak”). Under Nevada law, the Agency may, pursuant to a written agreement with the City, pay for improvements to a City-owned asset, subject to certain findings.

This item is for the approval of joint resolution to be adopted by both the RDA and the City approving an interlocal agreement (ILA) between them. The joint resolution formally declares that: (1) the improvements benefit the Redevelopment Area; and (2) no other reasonable means of financing were available. The ILA establishes the respective obligations of each party: the RDA will fund and construct the improvements, and the City will accept, operate, and maintain the completed asset for its full useful life. Staff is recommending that the Redevelopment Agency Board approve the proposed joint resolution and interlocal agreement.

- B.9 Resolution No. _____ (For Possible Action): Resolution accepting streets Rio Wrangler Parkway, additional right of way along Rio Wrangler Parkway, SIT22-00002 / FNL22-00003. (Street Fund) [Ward 6]

Summary:

For Council adoption is a resolution accepting the street sections offered for dedication by the Dedication Tract Map of Damonte Ranch Landscape Maintenance Association & Nevada Tri Partners, LLC. The public improvements constructed by Washoe County School District, have been reviewed and approved by staff and may now be accepted by resolution. Staff recommends Council adoption of the attached resolution.

- B.10 Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to MidTown Reno Foundation in support of initiatives that promote community development, economic growth, and cultural vibrancy in the amount of \$500. [Schieve] (General Fund)

Summary:

Mayor Schieve would like to allocate \$500 from Council Discretionary Funds assigned for fiscal year (FY) 25/26 to Midtown Reno Foundation. 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 Department Items

- C.1 Staff Report (For Possible Action): Presentation and potential direction to staff regarding initiation of a text amendment to Title 18 Annexation and Land Development Code to review and modify the requirements for Data Center uses; together with matters which pertain to or are necessarily connected therewith. [Development Services]

Summary:

Data center development has been a topic of much discussion both nationally and specific to our area. While the Annexation and Land Development Code was amended in January of 2025 to include more refinement around the data center use, staff is seeking direction from Council to initiate a text amendment to Title 18 Annexation and Land Development Code to further address data centers and the potential impacts and/or specific use standards that should be associated. If Council chooses to initiate a text amendment, staff will work with regional partners, including the Truckee Meadows Regional Planning Agency (TMRPA), Washoe County and City of Sparks to develop a unified set of standards. Next steps will involve a coordinated regional approach including a public review process, stakeholder outreach, NABs, Planning Commission and City Council review and final approval.

- C.2 Staff Report (For Possible Action): Presentation and potential direction to staff regarding initiation of a text amendment to Title 18 Annexation and Land Development Code to provide for a temporary exception to conditional use permit regulations for indoor live entertainment within the entertainment core; together with matters which pertain to or are necessarily connected therewith. [Development Services]

Summary:

At the March 25, 2026 City Council meeting, Council directed staff to bring forward a Resolution, or other appropriate mechanism, to formally establish a temporary exception to Conditional Use Permit (CUP) requirements for live entertainment. This initiative will be adopted through a text amendment to the Title 18 Annexation and Land Development Code that will outline specifics of the temporary pause including, duration of the deregulation, geographic area in which it will apply, requirements for a cabaret license, requirements for submission and approval of a security plan, standards for addressing non-compliance and types of live entertainment activities included within the pause. Staff recommends that Council initiate the proposed text amendment and authorize staff to begin the public outreach process.

- C.3 Staff Report (For Discussion Only): City of Reno financial update presentation and discussion. [Finance]

Summary:

This presentation will provide Council with an overview of the City of Reno's financial performance for the fiscal year 2025/26 to date. The purpose of this financial update is to provide an overview of key revenue and expenditure trends while identifying specific areas of focus as the City progresses with the development of the fiscal year 2026/27 budget.

- C.4 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 January 1, 2026 through March 31, 2026. [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.5 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff on major opportunity areas tied to the FY27-29 Strategic Plan areas of focus of Safe Community. [Office of Policy and Strategy]

Summary:

This item introduces the second set of major opportunity areas (MOAs) identified for the City of Reno's FY27-29 Strategic Plan. This report outlines the MOAs associated with the third area of focus approved by Council: Safe Community. MOAs are targeted, time-bound initiatives where focused effort and resources over the next three fiscal years can advance Council priorities, improve service delivery, and address root causes of community challenges. These efforts require City Council leadership and coordinated action across departments.

- C.6 Staff Report (For Discussion Only): Staff presentation and discussion on code enforcement. [Code Enforcement]

Summary:

This report provides an overview of the Code Enforcement Department's standard procedures, regulatory responsibilities, and current operating conditions citywide,

with particular attention to ongoing challenges in the downtown area. It outlines the Department's enforcement framework as established by Nevada Revised Statutes ("NRS") and the Reno Municipal Code ("RMC"), highlights trends in nuisance activity and property maintenance issues, and describes the tools and processes used to promote compliance. The report also summarizes recent performance data, identifies evolving operational needs, and presents ongoing initiatives intended to strengthen public safety, improve service responsiveness, and support long-term community and economic stability.

- C.7 Resolution No. _____ (For Possible Action): Resolution of the Reno City Council pursuant to NRS 271.377, 271.380 and 271.385 fixing the date, time and place when complaints, protests and objections to the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District, will be heard; and causing such roll to be filed in the office of the City Clerk. [City Manager's Office - Economic Development]

Summary:

Pursuant to NRS 271.380 Council must adopt a resolution fixing the date, time, and place when complaints, protests, and objections to the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District (BID), will be heard; and causing such roll to be filed in the office of the City Clerk. The public hearing as set forth in the resolution is scheduled for May 20, 2026.

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. ANX26-00001 (Trego Grid Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of one ±53.49 acre parcel of property generally located 0.23 miles northeast of the intersection of Rio Wrangler Parkway and Antler Ridge Road, north of the NV Energy Mira Loma substation. Upon annexation, the site would have the Single-Family - 3 units per acre (SF-3) and Unincorporated Transition 10 Acres (UT-10) zoning designations; together with other matters which pertain to or are necessarily connected therewith. [Ward 3]

Summary:

A request has been made for the annexation of one ±53.49-acre parcel generally located ±0.23 miles northeast of the intersection of Rio Wrangler Parkway and Antler Ridge Road, north of the NV Energy Mira Loma substation (Exhibit A). The site abuts the City of Reno jurisdictional boundary, is located within the

Sphere of Influence (SOI), and has Master Plan land use designations of Single-Family Neighborhood (SF) and Unincorporated Transition (UT). Upon annexation, the site would have the Single-Family - 3 units per acre (SF-3) and Unincorporated Transition 10 Acres (UT-10) zoning designations. Based on general compliance with the annexation review factors in the Reno Municipal Code, staff recommends approval of the requested annexation.

- D.2 Ordinance Introduction – Bill No. _____ (For Possible Action): Case No. LDC26-00031 (Ridge Park Zoning Map Amendment) - A request has been made for a zoning map amendment on a ±1.57-acre portion of an overall ±13.22-acre parcel from Multi-Family – 14 units per acre (MF-14) to General Commercial (GC). The remaining ±11.65 acres of the parcel area are currently zoned GC. The site is located northwest of the intersection of Vista Knoll Parkway and Sky Vista Parkway and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 4]

Summary:

This is a request for a zoning map amendment from Multi-Family – 14 units per acre (MF-14) to General Commercial (GC) on a ±1.57-acre portion of an overall ±13.22-acre parcel. The remaining ±11.65 acres of the parcel are currently zoned GC. This project is being reviewed concurrently with an associated tentative map (LDC26-00032). The site is located northwest of the intersection of Vista Knoll Parkway and Sky Vista Parkway. Key issues related to this request are compatibility of the proposed zoning with surrounding zoning and development and Master Plan conformance. Staff can make all of the findings and recommends approval of the zoning map amendment.

- D.3 Staff Report (For Possible Action): Case No. LDC26-00003 (Clear Acre Commons Master Plan and Zoning Map Amendments) A request has been made for: 1) a Master Plan Amendment from Single-Family Neighborhood (SF) and Public/Quasi-Public (PQP) to Suburban Mixed-Use (SMU); and 2) a zoning map amendment from a mix of Single-Family Residential - 3 units per acre (SF-3) and Mixed-Use Suburban (MS) to MS. The ±27.32-acre project site is located on the south side of Scottsdale Road, south of Reno Vista Drive, west of Clear Acre Lane, and north and east of U.S. Highway 395. [Ward 4]

Summary:

This is a request for a Master Plan Amendment from Single-Family Neighborhood (SF) and Public/Quasi-Public to Suburban Mixed-Use (SMU) and a zoning map amendment from a mix of Single-Family Residential -3 units per acre (SF-3) and Mixed-Use Suburban (MS) to MS. The requested MS zoning requires a Regional Land Designation (Tier) amendment from Tier 2 to Tier 1 based on densities permitted within the MS zone, requiring City Council sponsorship of a Regional Plan amendment. The key issue related to these requests is compatibility of the

proposed Master Plan land use designation and zoning with surrounding land use designations and development. Staff and the Planning Commission can make all applicable findings and recommends approval subject to a Truckee Meadows Regional Plan conformance review by the Regional Planning Commission for the Master Plan amendment request and Regional Governing Board approval of the Regional Plan amendment (Tier change).

- D.4 Resolution No. _____ (For Possible Action): Case No. LDC26-00003 (Clear Acre Commons Master Plan and Zoning Map Amendments) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±10.47 acres of Single-Family Neighborhood (SF) and ±16.85 acres of Public/Quasi-Public (PQP) to Suburban Mixed-Use (SMU). The ±27.32-acre project site is located on the south side of Scottsdale Road, south of Reno Vista Drive, west of Clear Acre Lane, and north and east of U.S. Highway 395. 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 4]

Summary:

This is a request for a Master Plan amendment from ±10.47 acres of Single-Family Neighborhood (SF) and ±16.85 acres of Public/Quasi-Public (PQP) to Suburban Mixed-Use (SMU). The ±27.32-acre project site is located on the south side of Scottsdale Road, south of Reno Vista Drive, west of Clear Acre Lane, and north and east of U.S. Highway 395. The Truckee Meadows Regional Planning Agency (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 Mixed-Use Suburban (MS) zoning establish the regulatory framework for future development of the site. The Planning Commission recommends approval of this request.

- D.5 Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC26-00003 (Clear Acre Commons Master Plan and Zoning Map Amendments). Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning", rezoning a ±10.47 acres located on the south side of Scottsdale Road, south of Reno Vista Drive, west of Clear Acre Lane, and north and east of U.S. Highway 395 from Single-Family Residential - 3 units per acre (SF-3) to Mixed-Use Suburban (MS); together with matters which pertain to or are necessarily connected therewith. [Ward 4]

Summary:

The ±10.47-acre site is located on the south side of Scottsdale Road, south of Reno Vista Drive, west of Clear Acre Lane, and north and east of U.S. Highway 395. The request includes a Master Plan Amendment from Single-Family

Neighborhood (SF) and Public/Quasi-Public (PQP) to Suburban Mixed-Use (SMU) and a zoning map amendment from Single-Family Residential - 3 units per acre (SF-3) to Mixed-Use Suburban (MS). Key issues analyzed for this request include compatibility with surrounding land uses and zoning, and conformance with the Master Plan. The Planning Commission recommends approval of this request.

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

E.1 Staff Report (For Possible Action): Determination that in compliance with Nevada Revised Statutes 354.613, the Reno City Council hereby finds that fee increase is not prohibited by law; the fee increase is necessary for the continuation or expansion of the purpose for which the enterprise fund was created; and that the fees that are deposited in the sewer enterprise fund to be used solely the purpose for which the fees are collected. (Sewer Fund)

Summary:

The City conducts a sewer rate sufficiency analysis every two years to ensure financial stability of the sewer fund. Previously, staff presented the recommended 8% sewer rate increase for FY26 and FY27 due to rising capital improvement costs, treatment costs, and the inclusion of the Advanced Purified Water Facility (APWF) costs. The recommended rate increase was presented at the October 8, 2025, City Council Meeting. The item was continued to a future meeting. During the interim period, staff worked with DOWL engineering, an industry leader in utility rate setting, to conduct a sewer connection fee sufficiency analysis. Based upon the modeling in the connection fee study and reallocating the costs for the Advanced Purified Water Facility Project from a 50/50 user fee/connection fee split to a 30% user fee, 70% connection fee split, the recommended sewer user rate increase was reduced to \$3/month for 3 consecutive years which was presented at the April 8, 2026 City Council Meeting. Staff is now seeking that Council move to adopt the amendments to RMC12.16 as it relates to sewer user fees and refer the ordinance for a second reading.

E.2 Ordinance Introduction - Bill No. ____ (For Possible Action): An ordinance amending Reno Municipal Code Title 12, "Public Works and Utilities," Chapter 12.16, "Sewer Service," Article II, Sewer Service Charge Regulations, specifically Section 12.16.120 (Dwelling unit or residential unit), 12.16.130 (Industrial/commercial discharger), and 12.16.200 (Surcharge rates) to increase the rates effective July 1, 2026, together with matters which pertain to or are necessarily connected thereto. (Sewer Fund)

Summary:

The City conducts a sewer rate sufficiency analysis every two years to ensure financial stability of the sewer fund. Previously, staff presented the recommended 8% sewer rate increase for FY26 and FY27 due to rising capital improvement costs, treatment costs, and the inclusion of the Advanced Purified Water Facility (APWF) costs. The recommended rate increase was presented at the October 8, 2025, City Council Meeting. The item was continued to a future meeting. During the interim period, staff worked with DOWL engineering, an industry leader in utility rate setting to conduct a sewer connection fee sufficiency analysis. Based upon the modeling in the connection fee study and reallocating the costs for the Advanced Purified Water Facility Project from a 50/50 user fee/connection fee split to a 30% user fee, 70% connection fee split, the recommended sewer user rate increase has been reduced to \$3/month for 3 consecutive years which was presented at the April 8, 2026 City Council Meeting. Staff is now seeking that Council move to adopt the amendments to RMC12.16 as it relates to sewer user fees and refer the ordinance for a second reading.

F Ordinances - Adoption

G Board, Commission, or Committee Appointments

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to three individuals to the Historical Resources Commission from the following pool of applicants, listed in alphabetical order: Brett Banks, Jessica Bartelt, Hannah Bennett-Fradkin, Edward Bishopink, Lucero Bock, Daniel Bolton, Taylor Chase, Tina Davis (reappointment), Mercedes de la Garza, Brian Erbis, Maryanne Holbrook, Cory Munson.

Summary:

There are currently three vacancies on the Historical Resources Commission. One of the vacancies is for a person who is a historian with knowledge of local history. The other two are general positions to be held by persons who have demonstrable interest, competence, or knowledge of historic preservation in the disciplines of landscape architecture, real estate, construction, community development, urban planning, archeology, law, finance, cultural geography, cultural anthropology, or related disciplines.

Staff has received applications from the following individuals, listed in alphabetical order: Brett Banks, Jessica Bartelt, Hannah Bennett-Fradkin, Edward Bishopink, Lucero Bock, Daniel Bolton, Taylor Chase, Tina Davis (reappointment), Mercedes de la Garza, Brian Erbis, Maryanne Holbrook, Cory Munson.

The term of appointment will be from May 1, 2026 through April 30, 2029.

- G.2 Staff Report (For Possible Action): Discussion and potential appointment of up to four individuals to the Reno Urban Forestry Commission (RUFC) from the following pool of applicants, listed in alphabetical order: David Arteche, Debe Fennell (reappointment), Jennifer Guzman, Kyle Mclauchlin, and Michael Rockwell.

Summary:

There are currently two (2) vacancies on the Reno Urban Forestry Commission (RUFC). Staff received applications from David Arteche, Debe Fennell (reappointment), Jennifer Guzman, Kyle Mclauchlin, and Michael Rockwell. The term of appointment is for the period of April 22, 2026 through April 21, 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. (For Discussion Only)

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.)

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

K 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 (For Possible Action) – 22 April 2026

A.5 Approval of the Minutes

A.5.1 Redevelopment Agency Board - Regular - March 25, 2026 at 10:00 AM
(For Possible Action)

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): Award of contract to K7 Construction Inc. for the Amtrak ADA Compliant Restroom Addition located at 280 University Way, in an amount not to exceed \$270,000. (Redevelopment Agency #1 Fund) [Ward 1]

Summary:

The Amtrak Station, located within Redevelopment Area 1 in downtown Reno, serves as a key transportation hub and gateway to the community. This project consists of constructing new ADA-compliant restrooms on the Amtrak operations side of the building. The addition will improve accessibility for rail passengers and create the opportunity for future redevelopment within the historic Southern Pacific Railroad Depot portion of the building by adding restroom facilities to the Amtrak side.

The project is designed to enhance public service, ensure ADA compliance, and support long-term revitalization efforts within the historic Southern Pacific Railroad Depot structure by freeing up interior space for future adaptive reuse and development. Funding for this project was approved in the FY 2026 RDA 1 Capital Improvement Budget.

Design for the project was completed in January 2026. Staff conducted a public bid for the project in February 2026. Five (5) bids were received and opened on March 19, 2026. K7 Construction, Inc. submitted the best bid pursuant to the

requirements established in Nevada Revised Statutes (NRS) Chapter 338.147 and applicable federal regulations.

Staff recommends that the Redevelopment Agency Board (RDA) award the contract to K7 Construction, Inc. in an amount not to exceed \$270,000. Construction is anticipated to begin in late May 2026.

- B.2 Resolution No. _____ (For Possible Action): Resolution approving an Interlocal Agreement between the Reno Redevelopment Agency and the City of Reno with respect to the Amtrak ADA Restroom Improvements. (Redevelopment Agency #1 Fund) [Ward 1]

Summary:

In the Project Redevelopment Area 1 (RDA 1) FY26 budget, the Redevelopment Agency (RDA) of the City of Reno approved a capital improvement project to construct new ADA-compliant restrooms on the Amtrak operations side of the historic Southern Pacific Railroad Depot (Depot) building. The Amtrak Station, located within RDA 1 in downtown Reno, serves as a key transportation hub and gateway to the community. The Depot is owned by the City of Reno (City)— not the RDA — and is leased to National Railroad Passenger Corporation (“Amtrak”). Under Nevada law, the Agency may, pursuant to a written agreement with the City, pay for improvements to a City-owned asset, subject to certain findings.

This item is for the approval of joint resolution to be adopted by both the RDA and the City approving an interlocal agreement (ILA) between them. The joint resolution formally declares that: (1) the improvements benefit the Redevelopment Area; and (2) no other reasonable means of financing were available. The ILA establishes the respective obligations of each party: the RDA will fund and construct the improvements, and the City will accept, operate, and maintain the completed asset for its full useful life. Staff is recommending that the Redevelopment Agency Board approve the proposed joint resolution and ILA.

- B.3 Resolution No. _____ (For Possible Action): A Resolution updating the governance and administrative structure of the Redevelopment Agency of the City of Reno; appointing the Chairperson, Vice-Chairperson, Secretary; designating the City Manager or their designee as Executive Director; designating legal counsel; establishing contracting authority; repealing or superseding certain prior resolutions; and providing other matters properly relating thereto.

Summary:

The Redevelopment Agency (RDA) of the City of Reno has adopted multiple resolutions over time establishing governance roles, procedural rules, and administrative authorities. Several of these resolutions are outdated or inconsistent with current City administrative practices. The proposed

resolution consolidates and modernizes these provisions by clarifying leadership roles, aligning contracting authority with current City policies, updating procedural references, and repealing or superseding outdated administrative resolutions. At their April 6, 2026 meeting, the Redevelopment Agency Advisory Board (RAAB) made a recommendation that the RDA adopt the proposed resolution.

C Department Items

- C.1 Staff Report (For Discussion Only): Presentation and discussion regarding the development of the FY 2026/27 budget.

Summary:

This is a presentation and discussion on the development of the FY 2026/27 budget.

- C.2 Resolution No. _____ (For Possible Action): Resolution to augment the budget of the City of Reno, Redevelopment Agency #1, for the 2025/2026 fiscal year; and approval of budget revisions for the period of July 1, 2025 through March 31, 2026.

Summary:

Augmentations (increases in appropriations) require Agency Board approval and budget revisions (transfers between accounts within a fund) must be recorded in the official minutes. 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 were noticed as required.

- C.3 Resolution No. _____ (For Possible Action): Resolution to augment the budget of the City of Reno, Redevelopment Agency #2, for the 2025/2026 fiscal year; and approval of budget revisions for the period of July 1, 2025 through March 31, 2026.

Summary:

Augmentations (increases in appropriations) require Agency Board approval and budget revisions (transfers between accounts within a fund) must be recorded in the official minutes. 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 were noticed as required.

- C.4 Staff Report (For Possible Action): Discussion and Potential Approval of a Tax Increment Financing Participation Agreement with Coldwater Capital LLC for the 521 Lake Street Workforce Housing Project in Redevelopment Area 2, acceptance of the Financial But-For Analysis prepared by SB Friedman Development Advisors, and authorization for the Executive Director to execute an Owner Participation Agreement and any other necessary and appropriate documents associated therewith. (Redevelopment Agency #2 Fund) [Ward 1]

Summary:

Staff is seeking approval from the Redevelopment Agency Board for a Tax Increment Financing (TIF) Participation Agreement with Coldwater Capital LLC, the developer of the 521 Lake Street workforce housing project, for a 107-unit residential development located within Redevelopment Area 2 (APN 007-501-14). Based on the independent financial analysis prepared by SB Friedman Development Advisors, the total project development cost is anticipated to be \$23.9 million and will generate approximately \$1.8 million in tax increment revenue through 2035, the current sunset of Redevelopment Area 2.

D Reno Redevelopment Agency Advisory Board

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

E Mayor and Council

- E.1 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (For Discussion Only)

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

G Adjournment (For Possible Action)