



C I T Y O F  
**RENO**  
Memorandum

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**DATE:** May 8, 2026

**TO:** Mayor and City Council

**THROUGH:** Jackie Bryant, City Manager

**FROM:** Tyler Shaw, Agenda Manager

**DEPT:** City Manager's Office

**SUBJECT:** 05/20/2026 City Council and Redevelopment Agency Board Meetings Draft  
Agenda Memo

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This memo is intended to provide an overview of the anticipated agenda for the City Council and Redevelopment Agency Board Meetings on Wednesday, May 20, 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](http://Reno.gov), and NRS 232.2175 at [notice.nv.gov/](http://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) – 20 May 2026**

#### **A.5 Approval of the Minutes**

A.5.1 Reno City Council - Regular - April 22, 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 – Restricted Gaming (New) – 7-Eleven Store #14087A, Gursharan Gill, Harjinder Kaur, 1770 Sutro Street. [Ward 1]

**Summary:**

This is an application (R168042G-APP-2026) by Five River Inc to operate seven (7) slot machines at 7-Eleven #14087A located at 1770 Sutro Street. The business is located in Ward 1 (Exhibit A) and the zoning designation is Neighborhood Commercial (NC). Planning comments note that restricted gaming is an allowed accessory use to a convenience store in this zone. Nevada Gaming Commission approval attached (Exhibit B). 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) – Squeeze In Midtown, Michael Goldwater, Whitney Goldwater, 2020 Red Drive, Unit 6. [Ward 3]

**Summary:**

This is an application (R167945Q-APP-2026) by Squeeze In Midtown for dining room alcohol. The business is located at 2020 Red Drive, Unit 6 in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that a restaurant with alcohol service 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 – Restricted Gaming (New) – Golden Route Operations db at 7-Eleven Store #34129B, Lucas Gums, 1061 Steamboat Parkway. [Ward 6]

**Summary:**

This is an application (R168047G-APP-2026) by Golden Route Operations to operate four (4) slot machines at 7-Eleven Store #34129B located at 1061 Steamboat Parkway. The business is located in Ward 6 (Exhibit A) and the zoning designation is PUD - Damonte Ranch. Planning comments note that restricted gaming is an allowed accessory use to a convenience store in this zone. Nevada Gaming Commission approval attached (Exhibit B). Staff recommends that Council approve the privileged business license application

- B.4 Staff Report (For Possible Action): Award of contract to D&D Roofing and Sheet Metal, Inc. for the 2026 Facilities Roofing Rehabilitation project in the amount not to exceed \$602,623. (Facilities Capital Maintenance Fund) [Ward 1, 2, 5]

**Summary:**

The roofs of multiple City facilities are showing signs of deterioration due to age, weather exposure, and ultraviolet radiation, resulting in reduced waterproofing performance and increased risk of water intrusion. This project will rehabilitate roofing systems to extend their useful life and protect City assets.

The project includes roof rehabilitation work at the following facilities:

1. Reno City Hall – 3rd Floor
2. Reno Fire Station #7
3. Reno Fire Station #8
4. Evelyn Mount Northeast Community Center
5. Reno Corporation Yard Fleet Building

A cost-effective way to complete roofing projects is to purchase the roofing materials directly from manufacturers using co-operative purchasing agreements and then publicly bidding for the labor to install the roofing materials. This is typical practice for the City and other agencies in the region. This item is to award a construction contract for the labor to install. Also on this agenda is an item to approve the purchase of materials.

Staff conducted a public bid for this project in April. Five responsive bids were received and opened on April 16, 2026. D&D Roofing and Sheet Metal, Inc. submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338. Funding is available in the Facilities Capital Maintenance Fund as identified in the FY26 Capital Improvement Plan.

Staff recommends Council award the contract to D&D Roofing and Sheet Metal, Inc. for 2026 Facilities Roofing Rehabilitation project in an amount not to exceed \$602,623 which includes \$28,696 in contingency.

- B.5 Staff Report (For Possible Action): Approval to purchase materials from Garland/DBS Inc. for the 2026 Facilities Roofing Rehabilitation project in the amount not to exceed \$466,576.45. (Facilities Capital Maintenance Fund) [Ward 1, 2, 5]

**Summary:**

The roofs of multiple City facilities are showing signs of deterioration due to age, weather exposure, and ultraviolet radiation, resulting in reduced waterproofing performance and increased risk of water intrusion. This project will rehabilitate roofing systems to extend their useful life and protect City assets.

The project includes roof rehabilitation work at the following facilities:

1. Reno City Hall – 3rd Floor
2. Reno Fire Station #7
3. Reno Fire Station #8
4. Evelyn Mount Northeast Community Center
5. Reno Corporation Yard Fleet Building

A cost effective way to complete roofing projects is to purchase the roofing materials directly from manufacturers using co-operative purchasing agreements and then publicly bidding for the labor to install the roofing materials. This is typical practice for the City and other agencies in the region. This item is to approve the purchase of materials. Also on this agenda is an item to award a construction contract for the labor to install.

Staff secured a quote for materials through OMNIA Partners, a co-operative purchasing organization available to government agencies. The quote is for roofing materials from Garland/DBS Inc. This method of materials procurement is pursuant to the purchasing requirements established in Nevada Revised Statute (NRS) Chapter 332. Funding is available in the Facilities Capital Maintenance Fund as identified in the FY26 Capital Improvement Plan.

Staff recommends Council approve the purchase from Garland/DBS Inc. for materials on 2026 Facilities Roofing Rehabilitation project in an amount not to exceed \$466,576.45 and authorize the Finance Director to sign purchase orders.

- B.6 Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Services with QES for the 2026 Pavement Condition Data Collection Project in an amount not to exceed \$112,531. (Street Fund)

**Summary:**

The City's streets require ongoing pavement condition assessments to ensure maintenance and rehabilitation resources are directed where they are most needed. The City utilizes a Pavement Management Program to evaluate the City's

pavement network condition and then program maintenance and rehabilitation of neighborhood streets. This Program depends on complete, accurate, and reliable pavement condition data. Without current data, the City cannot effectively prioritize pavement repairs or allocate funding efficiently. This item is a consultant agreement with QES to provide pavement condition data collection services for 2026 on neighborhood roads. The Regional Transportation Commission (RTC) will continue to inspect regional roads and those roads are excluded from this contract. Staff recommends Council approval of the agreement with QES in an amount not to exceed \$112,531.

The funding needed for this consultant agreement is included in the FY26 Capital Improvement Plan (CIP) and supports the Council's goal of improving the City's infrastructure.

- B.7 Staff Report (For Possible Action): Approval of Consultant Agreement with DOWL, for design services for the 2027 Rivermount Phase II Street and Sewer Rehabilitation Project, in an amount not to exceed \$574,791. (Street Fund, Sewer Fund) [Ward 2]

**Summary:**

The Rivermount neighborhood streets have deteriorated significantly, with pavement condition scores indicating they have nearly reached the end of their useful life and are in need of reconstruction. The Rivermount Street Rehabilitation Project is being completed in two phases. Phase I addressed Carter Drive, Frandsen Circle, and Suda Way. This item covers Phase 2, which includes the remaining six streets: Thomas Jefferson Drive, Daniel Webster Drive, Benjamin Franklin Drive, Alexander Hamilton Drive, James Madison Drive, and Clifton Drive. The scope includes topographic surveying, soils investigation, geotechnical studies, as well as preparation of construction plans, evaluation of new sewer infrastructure and bid documents.

The agreement with DOWL is in an amount not to exceed \$574,791 funded through street and sewer funds. Funding is included in the FY26 Capital Improvement Plan. The design is anticipated to be complete by January 2027, with construction planned for spring 2027. Staff recommends Council approval of this agreement.

- B.8 Staff Report (For Possible Action): Approval of Interlocal Agreement between the Washoe County Sheriff's Office (WCSO) and the City of Reno, on behalf of the Reno Police Department (RPD), for Crime Lab Services for Fiscal Year 24/25 and Fiscal Year 25/26, in an amount not to exceed \$1,500,000, per year. (General Fund)

**Summary:**

Crime lab services play a critical role in law enforcement by examining and reporting on physical evidence collected during criminal investigations. This agreement provides the means for the continuance of these services to the Reno Police Department (RPD) through July 1, 2026, in an amount not to exceed \$1,500,000, per fiscal year. Staff recommends Council approve the Interlocal Agreement with WCSO to provide crime lab services.

- B.9 Staff Report (For Possible Action): Acceptance of a Nevada State Historic Preservation Office (SHPO) Historic Preservation Fund (HPF) Subgrant for staff and Historical Resources Commissioners to attend the National Alliance of Preservation Commissions (NAPC) biennial conference FORUM in Minneapolis, Minnesota from July 23-26, 2026, in the amount of \$10,500.

**Summary:**

This item is for the acceptance of a grant from the Nevada State Historic Preservation Office (SHPO) Historic Preservation Fund (HPF) for two staff members and two Historical Resources Commissioners to attend the National Alliance of Preservation Commissions (NAPC) biennial conference FORUM from July 23-26, 2026, in Minneapolis, Minnesota, in the amount of \$10,500. The grant covers all cost of travel and attendance including flights, lodging, per diem, and registration fees. There is no cost to the City.

**C Department Items**

- C.1 Presentation and discussion of the Annual Economic Update prepared by the Economic Development Authority of Western Nevada (EDAWN) - Taylor Adams, CEO [Guest Presentation]

**Summary:** NO SUMMARY

- C.2 Northern Nevada Public Health (NNPH) Community Health Update presentation (For Discussion Only) – Dr. Chad Kingsley, District Health Officer [Guest Presentation]

**Summary:** NO SUMMARY

- C.3 Staff Report (For Possible Action): Presentation and Discussion of the OneWater Nevada Advanced Purified Water Facility (APWF) at American Flat (Project) and approval of the Total Project Construction Cost of \$266,080,969, which includes the Construction Manager At Risk (CMAR), Record Steel and Construction Incorporated's (RSCI), Guaranteed Maximum Price of \$224,659,785 including

construction contingencies and other construction period project costs; the Operating Agreement between the City of Reno and the TMWA for the operation and maintenance of the APWF; the Easement from RTAA for APN 086-240-11 and APN 086-850-03 for the construction of the APWF Project with City of Reno's share in the amount of \$314,055; the Assignment and Assumption Agreement with Washoe County to TMWA for APN 079-332-37 and APN 079-332-36 for the construction of improvements and operation of aquifer storage and recharge. Also for presentation, discussion and approval is the Purchase and Sale Agreement from the City of Reno to TMWA for the Lear Parcel APN 550-380-03 for the construction of the APWF project in the amount of \$567,300.00; the associated Deed transferring to TMWA the Lear Parcel APN 550-380-03; and the Easement from TMWA to Reno for the utility maintenance and public access on Lear Parcel APN 550-380-03. (Sewer Fund) [Utility Services]

**Summary:**

The OneWater Nevada Advanced Purified Water Facility at American Flat (APWF) Project, a partnership between the City of Reno (Reno) and the Truckee Meadows Water Authority (TMWA), provides required effluent management and reliable drought-resilient water supply through advanced water reuse in the North Valleys. The total project cost of \$289,871,094, includes Record Steel and Construction, Incorporated's (RSCI) Construction Manager At Risk (CMAR) Guaranteed Maximum Price (GMP) for construction of \$224,659,785 including contingencies, other construction related project costs of \$41,421,184, finalized property and easement acquisitions at \$448,650 with Reno's share equal to \$314,055, and planning, design, permitting, and pre-construction services costs previously encumbered at approximately \$23,200,000. Also included in the total project cost is one outstanding property acquisition, estimated at \$141,475, and one contract for staff augmentation to support the project through construction, that will be agendized at a later date.

Staff recommends Council approve the following motions to advance the APWF Project through construction and to full implementation: the Total Project Construction Cost of \$266,080,969, which includes the Guaranteed Maximum Price of \$224,659,785 for the construction of the APWF, construction contingencies and other construction period project costs; the Operating Agreement between the City of Reno and the TMWA for the operation and maintenance of the APWF with costs split 50/50 and authorize the Mayor to sign; the Easement from Reno Tahoe Airport Authority (RTAA) for APN 086-240-11 and APN 086-850-03 for the construction of the APWF project in the amount of \$448,650 with Reno's share equal to \$314,055, and authorize the Mayor to sign; the Assignment and Assumption Agreement with the County of Washoe and the City of Reno Swan Lake Land Application American Flat Road Site for APN 079-332-37 and APN 079-332-36 for the construction of improvements and operation of aquifer storage and recharge and authorize the Mayor to sign; the Purchase and Sale Agreement from Reno to TMWA for the Lear Parcel APN 550-380-03, located at the intersection of Lear Boulevard and Military Road, for the

construction of the APWF project in the amount of \$567,300.00, which represents 30% of the value of the property in accordance with the 2021 Interlocal Agreement (ILA) cost share split and authorize the Mayor to sign; approve the Deed transferring to TMWA for the Lear Parcel APN 550-380-03 and authorize the Mayor to sign; and the Easement from TMWA to Reno for the utility maintenance and public access on Lear Parcel APN 550-380-03 and authorize the Mayor to sign.

- C.4 Staff Report (For Possible Action): Council direction on real property disposition method for 264 Keystone Avenue (APN 011-350-30) and acceptance of appraisals for 264 Keystone Avenue establishing the fair market value at \$2,670,000 (General Fund) [Economic Development]

**Summary:**

City Council approved the disposition of 264 Keystone Avenue (APN 011-350-30) as part of the 2025 Property Plan. Two appraisals have been obtained as required, establishing a fair market value of \$2,670,000.

Staff is seeking Council action to accept the fair market value and provide direction on the preferred method of disposition. The property is currently vacant, and Council has two primary options: sell the property through public auction or pursue a statutory exception to the auction requirement for redevelopment or economic development purposes in which case a Request for Proposals (RFP) to solicit offers is recommended.

**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 Resolution No. \_\_\_\_ (For Possible Action): Public Hearing regarding the City of Reno's tentative budget for fiscal year (FY) 26/27, and approval of a resolution adopting the final budget and fee schedule for the City of Reno, Nevada, for FY 26/27.

**Summary:**

Nevada law requires that a public hearing on the City's tentative budget be held no sooner than the third Monday in May and no later than the last day in May and that adoption of the fiscal year (FY) 26/27 final budget by the governing body of the local government occur before June 1, 2026 per Nevada Revised Statute (NRS) 354.596. As part of the budget adoption preparation, staff analyzed and updated the City's comprehensive list of fees and charges for services, applying a 2.9% consumer price index (CPI) increase to applicable fees.

- D.2 Public hearing regarding the 2026-2027 Annual Action Plan and possible acceptance by Council for the allocation of grant funds under the federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) Programs. (Grant Funds)

**Summary:**

The Annual Action Plan (AAP) outlines the specific housing and community development activities to be undertaken during Program Year 2026–2027 for both the City of Reno and the Washoe County HOME Consortium (WCHC), for which the City serves as the lead entity. Funding from the U.S. Department of Housing and Urban Development (HUD) will be allocated to support these activities, including resources from the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). All projects and activities funded through these programs are designed to benefit low- to moderate-income residents and individuals with special needs. Staff is requesting acceptance and approval of the 2026–2027 Annual Action Plan.

- D.3 Resolution No. \_\_\_\_ (For Possible Action): Resolution of the Reno City Council dispensing with certain complaints, protests and objections made at the public meeting on the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying the cost of the project; and confirming said assessment roll and the assessments therein; to authorize the recordation of properties to be assessed in the Office of the County Recorder; together with other matters properly relating thereto. (Passthrough Funding) [Ward 1]

**Summary:**

This public meeting and resolution finalize the annual assessment process for the Downtown Reno Business Improvement District (BID) by resolving any submitted objections and granting of hardships, confirming the FY27 assessment roll and estimated project cost totaling \$4,153,013.17, and authorizing the formal recordation of the assessed properties with the Washoe County Recorder. The action ensures continued BID operations and funding for enhanced maintenance, safety, and economic vitality services in the downtown area.

- D.4 Ordinance Introduction - Bill No. \_\_\_\_\_ (For Possible Action): Case No. LDC26-00060 (Fairfield Farmhouses Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±1.08-acre site comprised of three parcels located on the north side of West Plumb Lane, directly north of its intersection with Fallen Leaf Court (1133 West Plumb), from Single-Family Residential - 3 Units Per Acre (SF-3) to Single-

Family Residential - 5 Units Per Acre (SF-5); together with matters which pertain to or are necessarily connected therewith. [Ward 2]

**Summary:**

The ±1.08-acre site is comprised of three parcels located on the north side of West Plumb Lane, directly north of its intersection with Fallen Leaf Court (1133 West Plumb). This is a request for a zoning map amendment from Single-Family Residential – 3 Units Per Acre (SF-3) to Single-Family Residential – 5 Units Per Acre (SF-5). Approval of this request will allow the applicant to build a maximum of five single family residential units on the ±1.08-acre site. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses; and 2) conformance with the Master Plan. Staff finds the proposed amendment is compatible with surrounding uses and in conformance with the Master Plan. The Planning Commission unanimously recommends approval of the zoning map amendment.

- D.5 Ordinance Introduction – Bill No. \_\_\_\_\_ (For Possible Action): Case No. TXT26-00002 (Live Entertainment Temporary Exception) – Ordinance amending the Reno Municipal Code Title 18, “Annexation and Land Development”, specifically in Chapter 18.03 “Use Regulations” Section 18.03.405, entitled “Standards for Specific Accessory Uses”, to 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.

**Summary:**

This is a text amendment to Title 18 “Annexation and Land Development” to establish a temporary exception to Conditional Use Permit (CUP) requirements for indoor live entertainment. The text amendment outlines 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 (Exhibit A - Draft Ordinance). Staff and the Planning Commission can make all applicable findings and recommend approval.

- D.6 Staff Report (For Possible Action): Case No. ABN26-00008 (Redwood Place Abandonment) A request has been made for the abandonment of a ±0.25-acre portion of public right-of-way. The proposal would abandon the entirety of Redwood Place, located between Market Street and Mill Street, to facilitate a portion of the Mill Street Capacity and Safety Project. The subject area is bordered by the Mixed-Use Urban (MU) zoning district and Urban Mixed-Use (UMU) Master Plan land use designation. [Ward 3]

**Summary:**

This is a request for the abandonment of the entirety of Redwood Place, located between Market Street and Mill Street (Exhibit A). The abandonment area is ±50 feet wide by ±221.46 feet long (±11,073 square feet) (Exhibit B). Approval of this abandonment will facilitate implementation of a portion of the Regional Transportation Commission (RTC) Mill Street Capacity and Safety Project. Staff analysis focused on utilities, traffic, access, financial, and legal implications. The public is not anticipated to be materially injured by the abandonment, and City staff recommends approval with the recommended conditions.

- D.7 Staff Report (For Possible Action): Case No. LDC26-00043 (Master Plan Conformance Amendments) – Targeted amendments to policy and narrative language of the City’s Master Plan to conform to the policies in the recently adopted Truckee Meadows Regional Plan per Nevada Revised Statutes (NRS) Section 278.028 and State law changes from the 2025 Nevada Legislative Session. Amendments include references to Natural Resource Consideration Areas, the Truckee Meadows Regional Trails Plan, the Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows, changes to mapping to reflect the correct Sphere of Influence, addressing heat mitigation in alignment with Assembly Bill 96, addressing attainable housing as required by Assembly Bill 540, and associated document management changes. This Master Plan amendment applies to all properties citywide.

**Summary:**

This Master Plan amendment is focused on targeted changes to text within the ReImagine Reno Master Plan to provide conformance with new policies from the 2024 Truckee Meadows Regional Plan, and new legislative mandates from the 2025 Legislative Session. This is not intended to be a full-scale update to the Master Plan. On April 15, 2026, the Planning Commission unanimously approved of Resolution No. 03-26 adopting the proposed changes to the Master Plan and recommended that the City Council do the same.

A guide to the changes along with a resolution which includes the redline changes to the Master Plan document can be found as Exhibit A and B to this staff report.

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

- E.1 Ordinance Introduction – Bill No. \_\_\_\_\_ (For Possible Action): Ordinance to amend Title 14 of the Reno Municipal Code entitled “Buildings and Construction,” Chapter 14.05 “Property Maintenance Code,” Section 14.05.010

“Adoption of the 2012 Edition of the International Property Maintenance Code,” to adopt the 2024 Edition of the International Property Maintenance Code with appendices, amendments identified as “Exhibit A,” and additional downtown property maintenance standards identified as “Exhibit B”; together with matters properly relating thereto.

**Summary:**

This report details the proposed amendments to Reno Municipal Code (“RMC”) Chapter 14.05 – Property Maintenance Code in response to Council’s direction to update RMC Section 14.05.010 to reference the 2024 edition of the International Property Maintenance Code (“IPMC”) including regional amendments and an updated version of the Downtown Property Maintenance Standards. Staff recommends that Council refer the ordinance introduction for a second reading and adoption.

**F Ordinances - Adoption**

- F.1 Ordinance Adoption - Bill No. 7333 (For Possible Action): An Ordinance to adopt the 8th Edition of the Regional Transportation Commission (RTC) Regional Road Impact Fee General Administrative Manual (GAM) and Capital Improvement Plan (CIP), including the associated land use assumptions and fee schedule.

**Summary:**

On May 6, 2026, Council introduced the attached ordinance, which adopts the 8th Edition Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and Capital Improvements Plan (CIP). Staff and the Capital Improvements Advisory Committee recommend adoption of the attached ordinance.

**G Board, Commission, or Committee Appointments**

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to four regular members and one alternate member to the Ward 2 Neighborhood Advisory Board from the following pool of applicants, listed in alphabetical order: Patricia Crawford, Fred Darley III, Danielle Dolan, Patrick Higgins, Kyle Mclauchlin, Vanessa Vaupel. [Ward 2]

**Summary:**

There are currently five vacancies on the Ward 2 Neighborhood Advisory Board, consisting of four regular member vacancies and one alternate member vacancies. Staff has received applications from Patricia Crawford, Fred Darley III, Danielle Dolan, Patrick Higgins, Kyle Mclauchlin, Vanessa Vaupel. The term of appointment will be from June 1, 2026 to May 30, 2028.

- G.2 Staff Report (For Possible Action): Discussion and potential appointment of up to 6 individuals to the Access Advisory Board from the following pool of applicants, listed in alphabetical order: Anika Bryant, Eileen Edgcomb, Brian Erbis, Dayan Erez, Dora Martinez (Reappointment), Kyle McLauchlin, Kelly Orr, and Valerie Tilson.

**Summary:**

There are currently 6 vacancies on the Access Advisory Board. Staff have received applications from Anika Bryant, Eileen Edgcomb, Brian Erbis, Dayan Erez, Dora Martinez (reappointment), Kyle McLauchlin, Kelly Orr, and Valerie Tilson. These term appointments commence on June 1, 2026 and conclude on May 30, 2029.

- G.3 Staff Report (For Possible Action): Discussion and potential appointment of up to four individual(s) to the Senior Resident Advisory Board (SRAB) from the following pool of applicants, listed in alphabetical order: John Beavers, Kimberly Carrington, Carol Crane, Brandon Gonzalez, Kyle McLaughlin, Kimberlee Parker, Guille Renteria, Elton Rossi, and Terry Snyder.

**Summary:**

There are currently four vacancies on the Senior Resident Advisory Board. Staff received applications from John Beavers, Kimberly Carrington, Carol Crane, Brandon Gonzalez, Kyle McLaughlin, Kimberlee Parker, Guille Renteria, Elton Rossi, and Terry Snyder. The term of appointment will be from May 20, 2026 through May 19, 2028.

- G.4 Staff Report (For Possible Action): Discussion and appointment of up to one individual to the Reno City Planning Commission for a partial term from the following pool of applicants, listed in alphabetical order: Richard Berman, Jennifer Billat, Daniel Bolton, John Brownell, Fred Darley II, Danielle Dolan, Brian Erbis, Michael Fuess, Andre Gardner, Lucas Ingvaldstad, Brett Kanwetz, Sean McCoy, Kyle McLauchlin, Jose Miguel, Wesley Pittman, Randolph Starks, Anthony Walker. [Ward 2]

**Summary:**

There is one vacancy on the Reno City Planning Commission resulting from the resignation of Kerry Rohrmeier, effective May 31, 2026. Staff has received applications from Richard Berman, Jennifer Billat, Daniel Bolton, John Brownell, Fred Darley II, Danielle Dolan, Brian Erbis, Michael Fuess, Andre Gardner, Lucas Ingvaldstad, Brett Kanwetz, Sean McCoy, Kyle McLauchlin, Jose Miguel, Wesley Pittman, Randolph Starks, and Anthony Walker. The City Manager will discuss the applicants with the Council Members from which the wards and/or Mayoral positions are experiencing a vacancy, and will make a recommendation for

appointment, subject to Council approval. The term of appointment is from June 1, 2026, through June 30, 2027.

- G.5 Staff Report (For Possible Action): Discussion and potential appointment of one individual as a Commissioner to the Reno Housing Authority (RHA) from the following pool of applicants, listed in alphabetical order: David Arteche, Shayron Barone, Scott Benton, Jennifer Billat, John Brownell, Carol Crane, Kyle Dipentima, Christopher Dunham, Evangeline Fanning, Mariluz Garcia, Titus Geter, Cecil Hamilton, Johnathan Hamiter, Deborah Harwood, Dora Martinez, Kyle Mclauchlin, Timothy Meade, Krystal More, Gwendolyn Richardson, Dejanae Solley, Tana Springmeyer Weber, Alexandria Toney, Frank Torres, and Dian Vanderwell.

**Summary:**

The Reno Housing Authority (RHA) Board currently has two Commissioner vacancies resulting from the resignation of Commissioner Dave Aiazzi and the expiration of Commissioner Dejanae Solley’s term. The item before Council today is to fill only the vacancy left by Commissioner Aiazzi, which does not have specific eligibility requirements.

The vacancy associated with Commissioner Solley must be filled by a person currently receiving services from RHA. RHA is conducting an eligibility review to determine which applicants qualify for the resident position. Once that review is complete, an appointment item will be brought forward on a future Reno City Council agenda to fill the remaining vacancy.

The City Manager’s Office has received applications from the following individuals: David Arteche, Shayron Barone, Scott Benton, Jennifer Billat, John Brownell, Carol Crane, Kyle Dipentima, Christopher Dunham, Evangeline Fanning, Mariluz Garcia, Titus Geter, Cecil Hamilton, Johnathan Hamiter, Deborah Harwood, Dora Martinez, Kyle Mclauchlin, Timothy Meade, Krystal More, Gwendolyn Richardson, Dejanae Solley, Tana Springmeyer Weber, Alexandria Toney, Frank Torres, and Dian Vanderwell. The term of appointment will be for the remainder of Commissioner Aiazzi’s unexpired term, from May 20, 2026, through February 29, 2028.

**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) – 20 May 2026**

**A.5 Approval of the Minutes**

**A.5.1 Redevelopment Agency Board - Regular - April 22, 2026 at 10:00 AM  
(For Possible Action)**

### **B Department Items**

- B.1 Staff Report (For Possible Action): Discussion, direction, and possible selection of a preferred strategy for the Vacant Storefront Activation Program within Redevelopment Area #1. (Redevelopment Agency #1 Fund)

**Summary:**

Staff is seeking direction from the Redevelopment Agency Board (RDA) regarding the implementation of a Vacant Storefront Activation Program designed to address persistent storefront vacancies along the Virginia Street corridor in downtown Reno. Despite ongoing revitalization efforts, a number of ground-floor retail spaces remain vacant or underutilized. These vacancies limit pedestrian activity, reduce opportunities for local entrepreneurs, and affect the overall perception and economic vitality of the downtown core. Staff has identified several potential strategies for activating vacant storefronts and attracting retail tenants. These approaches range from market-based incentives to more direct redevelopment interventions. Staff is seeking direction from the RDA for the structure and implementation of the Vacant Storefront Activation Program within Redevelopment Area 1.

- B.2 Staff Report (For Possible Action): Presentation and Acceptance of the Redevelopment Agency's FY 2026 (Q3) Quarterly Update on Key Initiatives.

**Summary:**

This staff report provides the FY 2026 (Q3) quarterly update on key Redevelopment Agency (RDA) initiatives.

**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 Resolution No. \_\_\_\_\_ (For Possible Action): Public Hearing regarding the Redevelopment Agency #1 tentative budget, and approval of resolution adopting the final budget for the Redevelopment Agency #1 of the City of Reno, Nevada for fiscal year (FY) 26/27.

**Summary:**

Nevada law requires local governments to hold a public hearing on the tentative budget no sooner than the third Monday in May and no later than the last day in May per Nevada Revised Statute (NRS) 354.596. Final adoption of the budget needs to occur before June 1, 2026, when the budget is due to the Nevada State Department of Taxation. Staff recommends holding the public hearing as required by state law for the Board's approval of a resolution adopting the fiscal year (FY) 26/27 final budget for the Redevelopment Agency (RDA) #1 of the City of Reno, Nevada.

- C.2 Resolution No. \_\_\_\_\_ (For Possible Action): Public Hearing regarding the Redevelopment Agency #2 tentative budget, and approval of resolution adopting the final budget for the Redevelopment Agency #2 of the City of Reno, Nevada for fiscal year (FY) 26/27.

**Summary:**

Nevada law requires local governments to hold a public hearing on the tentative budget no sooner than the third Monday in May and no later than the last day in May per Nevada Revised Statute (NRS) 354.596. Final adoption of the budget needs to occur before June 1, 2026, when the budget is due to the Nevada State Department of Taxation. Staff recommends holding the public hearing as required by state law for the Board's approval of a resolution adopting the fiscal year (FY) 26/27 final budget for the Redevelopment Agency (RDA) #2 of the City of Reno, Nevada.

**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)**