CITY OF RENO

Memorandum

DATE: **September 11, 2026**

TO: **Mayor and City Council**

THROUGH: **Jackie Bryant, City Manager**

FROM: **Tyler Shaw, Agenda Manager**

DEPT: **Council and Executive Operations**

SUBJECT: **09/23/2026 Reno City Council & Redevelopment Agency Board Meetings Draft Agenda Memo**

This memo is intended to provide an overview of the anticipated agenda for the City Council & Redevelopment Agency Board Meetings on Wednesday, September 23, 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) – 23 September 2026

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - August 26, 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 – On-Premises Alcohol, Cabaret (New) – Chapo Sports Bar, Ricardo Martinez, Cindy Salgado-Ibarra, Elisandro Martinez-Rodriguez, 432 North Virginia Street. [Ward 1]

Summary:
This is an application (R168511Q-APP-2026) by Chapo Sports Bar for on-premises alcohol and cabaret activity. The business is located at 432 North Virginia Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Entertainment District (MD-ED). Planning comments indicate that a bar is an allowed use and the bar can operate 24 hours a day. The applicant has submitted a security plan and may operate live entertainment from 12:00 p.m. to 2:00 a.m. Staff recommends that Council approve the privileged business license application.

B.2 Staff Report (For Possible Action): Approval of Privileged Business License – Adult-Use Cannabis Retail Store (Change of Ownership) – The Dispensary, Phillip Larson, George DeNardo, Scott Davido, 132 East 2nd Street. [Ward 1]

Summary:
This is an application (R169083Q-APP-2026) by Arboretum NV Permit CO LLC operating under the name The Dispensary, located at 132 East 2nd Street (Exhibit A), for a change of ownership in an adult-use cannabis retail store license. The business is situated in Ward 1 and is zoned under Mixed-Use Downtown Riverwalk District (MD-RD). The Planning Division recommended approval of the application noting that the Zoning Verification Letter MME16-00006 (Exhibit B) remains valid and that the business may operate from 8:00 a.m. to 12:00 a.m. Staff recommends Council approve the change of ownership and the privileged business license for an adult-use cannabis retail store.

B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Adult-Use Cannabis Retail Store (Change of Ownership) – The Dispensary, Phillip Larson, George DeNardo, Scott Davido, 100 West Plumb Lane. [Ward 3]

Summary:
This is an application (R169022Q-APP-2026) by Arboretum NV Permit CO LLC operating under the name The Dispensary located at 100 West Plumb Lane (Exhibit A), for a change of ownership in an adult-use cannabis retail store license. The business is located in Ward 3 and the zoning designation is Mixed-Use Urban (MU). The Planning Division recommended approval of the application noting that the Zoning Verification Letter MME16-00007 (Exhibit B) remains valid and that the business may operate from 8:00 a.m. to 12:00 a.m.. Staff recommends that Council approve the privileged business license application.

B.4 Staff Report (For Possible Action): Approval of Privileged Business License – Cabaret (Change of Description) – Cluckers, LLC, Joseph Orduna, 18 Saint Lawrence Avenue. [Ward 3]

Summary:
This is an application (R165754Q-AMD-2026a) by Cluckers, LLC for a change of description to add cabaret activity. The business is located at 18 Saint Lawrence Avenue in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that accessory live entertainment is an allowed use and is permissible indoors from 10:00 a.m. to 11:00 p.m. with all doors and windows closed after 10:00 p.m. Outdoor entertainment is allowed from 10:00 a.m. to 10:00 p.m. Staff recommends that Council approve the privileged business license application.

B.5 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol and Restricted Gaming (New) – Distill, Todd Nigro, Michael Nigro, 13921 South Virginia Street, Unit 112. [Ward 6]

Summary:
These are applications (R168462Q-APP-2026 and R169192G-APP-2026) by Distill for dining room alcohol and restricted gaming. The business is located at 13921 Virginia Street, Unit 112 in Ward 6 (Exhibit A) and the zoning designation is Mixed-Use Suburban (MS). Planning comments note that a restaurant with alcohol and accessory gaming 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 applications.

B.6 Staff Report (For Possible Action): Award of Contract to Simerson Construction LLC for the Corporation Yard HVAC Project in an amount not to exceed $1,628,139. (Capital Maintenance Fund) [Ward 1]

Summary:
The Corporation Yard, located at 1640 E. Commercial Row, serves as a central facility for City maintenance operations. The existing HVAC system is original to the building, constructed in 1978, and has significantly deteriorated over time, resulting in inefficient performance, inconsistent climate control, and increased maintenance demands. The project will replace the aging air handler and rooftop units, upgrade the hot water system, and convert the outdated constant air volume system to a variable air volume system to ensure the facility can continue to support essential City operations.

Two bids were received on August 27, 2026. Simerson Construction LLC submitted the best bid pursuant to Nevada Revised Statutes Chapter 338. Funding is available through the Capital Maintenance Fund as identified in the FY26 Capital Improvement Plan. Construction is anticipated to begin upon award and be substantially complete by Spring 2027. Staff recommends Council award the contract to Simerson Construction LLC in an amount not to exceed $1,628,139, and authorize the Mayor to sign.

B.7 Staff Report (For Possible Action): Approval of Amended Contract with Qual-Econ USA for group three janitorial services, extending the contract term through September 30, 2027, and increasing the contract amount by $508,984.52 for a total not to exceed amount of $1,278,684.52. (General Fund)

Summary:
The City of Reno is under contract with Qual-Econ USA to provide janitorial services throughout 16 City facilities. The current contract expires on September 30, 2026, and has two one-year extension options available. Staff desires to extend the term of the contract to September 30, 2027, and thus fund the additional term in the amount of $508,984.52 for one year of janitorial services for a total not to exceed amount of $1,278,684.52, which would continue the services based on the operational needs of the locations.

B.8 Staff Report (For Possible Action): Approval of the 2026 Regional Hazardous Material Response Agreement between the City of Reno on behalf of the Reno Fire Department (RFD), the City of Sparks, and the Truckee Meadows Fire Protection District (TMFPD) with the City's annual contribution amount not to exceed $16,000. (General Fund)

Summary:
The Reno Fire Department (RFD) needs the support of all regional, state, and

federal partners to ensure necessary response, suppression, and restoration resources are available when needed. The 2026 Regional Hazardous Material Response Agreement reflects the manner in which the regional hazmat team is funded, resources are obtained, and hazmat operations are carried out regionally. To ensure the team has the necessary equipment and supplies, the City of Reno will agree to pay an annual contribution to TRIAD of $16,000, which will be paid from the RFD's operating budget. This agreement provides the region's Fire Departments with a more efficient and cost-effective way of meeting Council's financial sustainability goals and providing emergency hazmat response, a safe community, and well-maintained public infrastructure. Staff recommends Council approve the updated Regional Hazardous Material Response Agreement between the City of Reno on behalf of the RFD, the City of Sparks, and the Truckee Meadows Fire Protection District (TMFPD).

B.9 Staff Report (For Possible Action): Approval of Consultant Agreement with Sanbell for civil engineering and landscape architecture design services for the Mayors Park Phase 4 Project, in an amount not to exceed $133,625. (Residential Construction Tax Fund - District 1) [Ward 4]

Summary:
Mayors Park, located in North Reno, has been developed in phases over several years to provide recreational amenities for residents. Phase 4 will add basketball courts, pickleball courts, a splash pad, and a BMX pump track to expand the park's recreational offerings and serve the surrounding community.

This item is for approval of a professional services agreement with Sanbell to provide civil engineering and landscape architecture design services for the Mayors Park Phase 4 Project. The scope of services includes preliminary design, topographic mapping, civil and landscape construction documents for the courts, splash pad, and BMX track. The agreement is in an amount not to exceed $133,625, funded through Residential Construction Tax (RCT) District 1 funds and identified in the Capital Improvement Plan. Design is anticipated to be complete by Spring 2027, with construction advertised in Summer 2027. Staff recommends Council approve the agreement and authorize the Mayor to sign.

B.10 Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates, Inc., for design services for the Truckee River Shared Use Path Bridge at Dickerson Road and Idlewild Park, in an amount not to exceed $299,690. (Grant Funds) [Ward 2]

Summary:
Idlewild Park and the Dickerson District lack a direct pedestrian and bicycle connection across the Truckee River, limiting multi-modal access between Idlewild Park, the Oxbow Nature Study Area, existing multi-use trails, and

regional transit routes. The Truckee River Shared Use Path Bridge at Dickerson Road will provide a vital cross-river connection to improve walkability, pedestrian safety, and connectivity for residents and visitors. This item is for approval of a professional services agreement with Lumos & Associates, Inc. to provide design services for the Truckee River Shared Use Path Bridge at Dickerson Road and Idlewild Park. The scope of services includes topographic surveying, soils investigation and geotechnical studies, preparation of construction plans, bid documents, and permitting coordination. The agreement is in an amount not to exceed $299,690, funded through the Conserve Nevada Program for Conservation and Outdoor Recreation grant funds and identified in the FY27 Capital Improvement Plan. Design is anticipated to be complete by summer 2027. Staff recommends Council approve the agreement and authorize the Mayor to sign.

B.11 Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Engineering Services with Shaw Engineering, for the 2027 Sanitary Sewer Lift Station Improvement Project in an amount not to exceed $136,520. (Sewer Fund) [Ward 1, 2, 3, 4]

Summary:
Improvements to the Air Center [Ward 3], Cashill [Ward 2], Donnelly [Ward 4], West Parr [Ward 4], Sky Vista [Ward 4], and Socrates [Ward 1] Sanitary Sewer Lift Stations are required due to their age and outdated infrastructure, for safety improvements, and decommissioning of a lift station to gravity sewer. This agreement with Shaw Engineering for professional engineering services will provide preliminary design, final design, and construction bid services. Staff recommends Council approval of the agreement with Shaw Engineering in an amount not to exceed $136,520 (Sewer Fund).

B.12 Staff Report (For Possible Action): Approval of the Second Amended Agreement with Jacobs Engineering Group, Inc. for Design and Construction Manager at Risk Support Services Agreement for the Truckee Meadows Water Reclamation Facility Dewatering Building Project for an additional $197,338 for a total agreement amount not to exceed $6,161,272 with Reno's share being $4,228,480.97. (Sewer Fund)

Summary:
Design of the new Dewatering Building at the Truckee Meadows Water Reclamation Facility has been underway since May 2022 by Jacobs Engineering Group, Inc. (Jacobs), who was selected to design and evaluate upgrades to the dewatering process. Recently, Jacobs has been working alongside the City's Construction Manager at Risk (CMAR) Contractor to advance the project toward final design. During this process, it was determined that pre-purchasing equipment with long lead times could generate significant cost savings. This early procurement strategy requires engineering review of equipment submittals to

ensure contractor purchases meet project specifications, services that are typically provided during construction but are needed earlier in this case due to the accelerated procurement timeline. This amendment to Jacobs' existing design agreement authorizes submittal review and responses to contractor questions related to purchases for the new dewatering building, consistent with Council approval granted at the July 29, 2026 Council meeting. Staff recommends Council approve the amended agreement with Jacobs for design and CMAR support services, as detailed in the attached scope of work, for an additional $197,338, bringing the total agreement amount to a not-to-exceed value of $6,161,272, with the City of Reno's share totaling $4,228,480.97 from the Sewer Fund.

B.13 Staff Report (For Possible Action): Approval of the Amended Investment Policy for the City of Reno and the Redevelopment Agency of the City of Reno, Nevada.

Summary:
The City of Reno has revised its Investment Policy to ensure the effective management of public funds. The policy aims to safeguard the City's financial assets while adhering to statutory requirements, optimizing returns, and ensuring sufficient liquidity to meet the City's financial obligations. The policy has been updated to reflect recent changes in the Nevada Revised Statutes (NRS) and to limit risk in certain investment vehicles. The changes will not have an immediate impact to existing investments held by the City. The policy was reviewed by the City's Financial Advisory Board (FAB) at their August 13, 2026 and September 10, 2026 meetings.

B.14 Staff Report (For Possible Action): Approval and authorization for the City Manager, or designee, to bind and execute all documents related to securing the City's annual liability insurance policies from October 1, 2026, through September 30, 2027, in an amount not to exceed $3,000,000. (Risk Management Fund)

Summary:
As a standard business practice, the City's Risk Management staff obtains liability insurance policies on an annual basis. The City's liability insurance portfolio provides coverage for a variety of risks that include general liability, excess workers' compensation, property, and cyber. Staff is requesting Council grant authority to the City Manager, or designee, to bind the City's liability insurance policies upon receipt of final policy parameters and premiums from insurance carriers in an amount not to exceed $3,000,000 from the Risk Management Fund.

B.15 Staff Report (For Possible Action): Approval of a lease agreement for a 10-year term, with an option to renew for an additional 20 years, for the City-owned property identified as Assessor Parcel Number (APN) 021-160-44, located at 6800

Pembroke Drive and formerly operated as the Rosewood Lakes Golf Course, to be leased to Great Basin Institute (GBI), a Nevada nonprofit corporation, for the restoration of natural wetlands, preservation of open space, creation of a nature study area for public benefit, and provision of associated programs and services. [Ward 3]

Summary:
Construction of the southeast connector roadway through Rosewood Lakes Golf Course precludes the use of space as a golf course. The City of Reno did not have the funding or resources to repurpose the golf course, therefore the Rosewood Recreation Preserve Project was developed. This project includes the former Rosewood Lakes Golf Course at 6800 Pembroke Drive and three City-owned parcels across the street from the former golf course. The City has remained interested in converting the former golf course to a nature study area. Implementation requires the City to enter into a long-term lease agreement with the Great Basin Institute (GBI) to continue to rehabilitate the golf course to a functional wetland system where the community can learn about the environment and spend time in nature. GBI will be responsible for costs associated with operating and maintaining the Nature Study Area. Staff recommends Council approval of a long term agreement between the City of Reno and GBI for 10 year lease term with a options to renew for an additional 20 years, for the purpose of restoring the former Rosewood Lakes Golf Course to its natural wetland state thereby preserving open space, and creating a nature study area for public benefit. Approval of an independent contractor agreement regarding the programs to be provided by GBI at the nature study area is also required.

B.16 Staff Report (For Possible Action): Approval of a $50,000 sponsorship agreement between the City of Reno and Renown Health for branding and sponsor recognition at the Evelyn Mount Northeast Community Center gymnasium, with sponsorship proceeds supporting improvements to City recreational facilities and systems. [Ward 1]

Summary:
The City of Reno Parks and Recreation Department is partnering with Renown Health on a $50,000 sponsorship to support the Evelyn Mount Northeast Community Center gymnasium. The partnership includes a five-year sponsor recognition and branding throughout the gymnasium, as well as opportunities for Renown Health to engage with the community through health, wellness, recreation, and community-based programming. The sponsorship supports continued investment in the facility while strengthening community partnerships that enhance services and opportunities for Evelyn Mount participants and surrounding residents.

B.17 Staff Report (For Possible Action): Approval of the donation of a butterfly sculpture created by artist Curtis Hawkins from Keep Truckee Meadows Beautiful to the City of Reno for placement in the butterfly garden at Valley Wood Park Wildlife Gardens in Northwest Reno.

Summary:
Keep Truckee Meadows Beautiful is proposing to donate a butterfly sculpture to the City of Reno Public Art Collection for display in the Butterfly Garden which is part of Valley Wood Park Wildlife Garden. The sculpture was constructed by artist Curtis Hawkins, who also created the Sensory Garden gate at Idlewild Park.

The Arts & Culture Advisory Board reviewed the proposal at their April 20, 2026 meeting and recommend acceptance of the sculpture into the City of Reno Public Art Collection. The sculpture is valued at $1,800. If the sculpture donation is accepted, there will be costs for installation of the piece. These costs are estimated at less than $4,000 and will come from the Public Art Fund.

B.18 Staff Report (For Possible Action): Approval of the donation of one Cadex TAC338 Precision Rifle from Perry DiLoreto, Perry Precision Arms, valued at $10,000, for use by the Reno Police Department Special Weapons and Tactics (SWAT) Team.

Summary:
Perry DiLoreto, through Perry Precision Arms, would like to donate one Cadex TAC338 Precision Rifle, valued at approximately $10,000. The rifle will be assigned to the Reno Police Department Special Weapons and Tactics (SWAT) Team for use by trained and qualified personnel during authorized operations. Acceptance of the donation will enhance the Department's specialized public safety capabilities without an acquisition cost to the City.

B.19 Staff Report (For Possible Action): Acceptance of a grant award from the William N. Pennington Foundation in the amount of $2,451,989 for the Reno Fire Department Frontline Fire Apparatus Replacement Project and authorization of an equal City of Reno contribution of $2,451,989 from the Fire Capital Fund for a total project amount not to exceed $4,903,978. (Fire Capital Fund and Grant Funds)

Summary:
The Reno Fire Department (RFD) has received $2,451,989 in grant funding from the William N. Pennington Foundation (Foundation) to support the replacement of two Type I Structural Fire Engines and one Aerial Ladder Truck. The total project cost is $4,903,978, with the Foundation providing 50% of the project cost and the City of Reno providing the remaining $2,451,989 through the Fire Capital Fund. The proposed apparatus replacements are among the highest priorities

identified in RFD's 10-year Apparatus Replacement Plan. Replacing these critical frontline vehicles will improve fleet reliability, firefighter safety, operational readiness, and regional emergency response capabilities while reducing the operational and financial risks associated with aging apparatus.

B.20 Staff Report (For Possible Action): Approval to purchase three fire apparatus and associated equipment from various vendors utilizing the State of Nevada joinder/cooperative purchasing agreements in accordance with Nevada Revised Statute (NRS) 332.195(1) (Joinder), and/or the City's Purchasing Policy, in an amount not to exceed $4,903,978. (Fire Capital Fund and Grant Funds)

Summary:
As part of the fiscal year 2027 budget and the Fire Department's long-term apparatus replacement plan, Council allocated funding to replace front-line fire apparatus that have reached or are approaching the end of their useful service life. To leverage the City's available resources and accelerate the replacement of critical emergency response apparatus, the Reno Fire Department applied for and was awarded funding from the William N. Pennington Foundation to support the purchase of two Type I fire engines and one aerial ladder truck. The total project cost is $4,903,978, with the William N. Pennington Foundation providing $2,451,989, representing 50 percent of the project cost. The City will provide the remaining $2,451,989 through Capital Fund resources. Staff will purchase the apparatus and associated equipment in accordance with Nevada Revised Statutes (NRS) 332.195 and the City's Purchasing Policy (Policy 303). Staff recommends Council approve the purchase of two Type I fire engines and one aerial ladder truck, including associated equipment and outfitting, in an amount not to exceed $4,903,978, and authorize the City Manager or designee to execute the necessary purchase order(s).

B.21 Staff Report (For Possible Action): Acceptance of a $10,000 grant from the Reno Aces Foundation to support baseball-themed youth and family programming through the City of Reno Parks and Recreation Department's Rolling Recreation program.

Summary:
The Reno Aces Foundation has awarded the City of Reno a $10,000 grant to support baseball-themed youth and family programming through the Parks and Recreation Department's Rolling Recreation program. Grant funding will support free community activations during the 2027 season, including Wiffle ball, baseball skills activities, games, and other recreational opportunities designed to introduce youth to baseball and encourage family participation.

B.22 Resolution No. _____ (For Possible Action): Resolution approving Major Fund Designations for Fiscal Year 2025/26 required by Governmental Accounting Standards Board for the City of Reno's Annual Comprehensive Financial Report (ACFR).

Summary:
Each fiscal year the Finance Department identifies the funds to be designated as "major" for financial reporting purposes. Governmental Accounting Standards Board (GASB) Statement No. 34 requires funds meeting certain criteria be designated as major but also gives Council the authority to designate additional funds as major for reporting consistency issues. Staff recommends Council adopt the attached resolution establishing the General Fund, the Streets Special Revenue Fund, the 2007 Sales Tax Increment Bond Debt Fund, the City of Reno Capital Project Fund, the Sanitary Sewer Enterprise Fund and the Building Permit Enterprise Fund as "major" funds for Fiscal Year 2025/26.

B.23 Resolution No. _____ (For Possible Action): Joint Resolution of the City of Reno, Nevada and the Redevelopment Agency of The City of Reno, Nevada approving an Interlocal Agreement between the City and the Redevelopment Agency pursuant to which the Redevelopment Agency will fund the cost of exterior improvements to City-owned property, commonly known as The Lear, up to $1,115,654.50, and setting forth related findings and authorizations. (APN: 011-106-01) (Redevelopment Agency #1 Fund) [Ward 1]

Summary:
In the Project Redevelopment Area 1 (RDA 1) FY27 budget, the Redevelopment Agency (RDA) approved a Capital Improvement Project to construct exterior site improvements at the Lear Property. The Lear Property, located within RDA 1 in downtown Reno, is a significant historic and cultural landmark that contributes to the character, heritage, and revitalization of the Redevelopment Area. The Property is owned by the City of Reno (City), and not the RDA.

Under Nevada law, the RDA may, pursuant to a written agreement with the City, provide funding for improvements to a City-owned asset when the required statutory findings are made. Accordingly, this item requests approval of a Joint Resolution to be adopted by both the RDA and the City approving an Interlocal Agreement (ILA) between the two agencies.

The Joint Resolution sets forth the findings of the Agency Board that: (1) the proposed improvements will benefit the Redevelopment Area; and (2) no other reasonable means of financing the improvements are available. The ILA establishes the respective responsibilities of the RDA and the City for the project. Under the agreement, the RDA will fund the construction of the approved exterior site improvements,, while the City will be responsible for accepting the bid for the improvement project, retaining the contractor, and be responsible for the ongoing operation, maintenance, and repair for the useful life of the improvements.

Approval of the Joint Resolution and ILA will obligate the RDA pay to the City the total cost of the Public Improvements, up to the maximum funding amount of $1,115,654.50 and establish a clear framework for funding, construction, ownership, operation, and long-term maintenance of the completed improvements. This item does not appropriate City funds.

B.24 Staff Report (For Possible Action): Award of Contract to Powerhouse Construction, Inc. for The Lear Exterior Site Improvements Project in an amount not to exceed $1,115,654.50. (Redevelopment Agency #1 Fund) [Ward 1]

Summary:
The Lear Theater/First Church of Christ Scientist, located in Redevelopment Area 1 in downtown Reno, requires exterior site improvements to restore and protect the building's hardscape, landscape, irrigation, security fencing, and site lighting. The existing site features have deteriorated over time and require rehabilitation to improve the safety, appearance, and functionality of the exterior grounds. Bids were received on August 13, 2026. Powerhouse Construction, Inc. submitted the best bid pursuant to Nevada Revised Statutes Chapter 338. Staff recommends Council award the contract in an amount not to exceed $1,115,654.50. Funding is available through Redevelopment Agency funds as approved in the Capital Improvement Plan. Construction is anticipated to begin upon award and be substantially complete by Fall 2027. Staff recommends Council award the contract to Powerhouse Construction, Inc. and authorize the Mayor to sign.

B.25 Resolution No. _____ (For Possible Action): Resolution donating council discretionary funds to Ronald McDonald House Charities (RMHC) Northern Nevada to support the Red Shoe Gala event and their mission in providing essential services that remove barriers, strengthen families, and promote healing when children need health care in the amount of $1,000. (General Fund) [Martinez]

Summary:
Vice Mayor Martinez would like to allocate $1,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to RMHC Northern Nevada. 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 Discussion Only): City of Reno General Fund financial update presentation and discussion with special topic discussion of the Risk Internal Service Fund used to account for the City's self-funded risk insurance program. [Finance] (General Fund, Risk Fund)

Summary:
This presentation will provide Council with a preliminary overview of the City of Reno's General Fund financial performance for the fiscal year 2025/26 to date and an overview of the Risk Fund. The purpose of this financial update is to offer a preview of the major revenue and expenditure trends, assess the status of the General Fund, and highlight any fiscal challenges as the City moves into the early development of the fiscal year 2027/28 budget.

C.2 Staff Report (For Possible Action): Annual Update regarding the Implementation of the Parks, Recreation and Open Space (PROS) Master Plan. [Parks and Recreation]

Summary:
Council unanimously adopted the Parks, Recreation and Open Space (PROS) Master Plan on November 8, 2023. Staff is pleased to present Council an update on the progress that has been made toward the PROS Plan's implementation and share staff prioritization for continued implementation of the PROS plan.

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 Staff Report (For Possible Action): Case No. LDC27-00006 (1600 Newport Lane Street Abandonment) Request for the abandonment of ±7,553 square feet of public right-of-way consisting of a portion of Newport Lane and Collins Circle. The proposed abandonment area abuts Newport Lane, Collins Circle, and Chisholm Trail and is bordered by Single Family – 3 units per acre (SF-3) zoning with a Master Plan land use designation of Single-Family Neighborhood (SF). [Ward 4]

Summary:
The request is for the abandonment of ±7,553 square feet of public right-of-way (ROW) consisting of a portion of Newport Lane and Collins Circle. The proposed abandonment area abuts Newport Lane, Collins Circle, and Chisholm Trail (Exhibits A and B). The proposed abandonment would facilitate the creation of a second lot (through a subsequent parcel map process) and the future development of two single-family homes. The proposed abandonment area is shown on Subdivision Tract Map 773 and further demonstrated in Parcel Map 1925. The

public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

D.2 Staff Report (For Possible Action): Case No. LDC27-00005 (Codexa Residence Master Plan and Zoning Map Amendments) - A request has been made for: 1) a Master Plan amendment from Unincorporated Transition (UT) to Large-Lot Neighborhood (LL); and 2) a zoning map amendment from a mix of Unincorporated Transition - 40 Acres (UT-40) and Large-Lot Residential – 2.5 acres (LLR-2.5) to Large-Lot Residential – 1 acre (LLR-1). The ±5.0-acre site (5840 Codexa Way) is located at the terminus of Codexa Way, ±0.39 miles southeast of the intersection of Rio Wrangler Parkway/Desert Way and Codexa Way, and is within the City of Reno Sphere of Influence. [Ward 3]

Summary:
This is a request for Master Plan Amendment from Unincorporated Transition (UT) to Large-Lot Neighborhood (LL) and a zoning map amendment from a mix of Unincorporated Transition - 40 Acres (UT-40) and Large-Lot Residential – 2.5 acres (LLR-2.5) to Large-Lot Residential – 1 acre (LLR-1) on a ±5.0-acre parcel located at the terminus of Codexa Way, ±0.39 miles southeast of the intersection of Rio Wrangler Parkway/Desert Way and Codexa Way, within the City of Reno Sphere of Influence. The key issues related to this request are: 1) compatibility of the proposed Master Plan land use designation and zoning with surrounding planning designations and development; and 2) provision of public utilities and services. Staff and the Planning Commission recommend that Council approve the requested Master Plan and zoning map amendments.

D.3 Resolution No. _____ (For Possible Action): Case No. LDC27-00005 (Codexa Residence Master Plan and Zoning Map Amendments) – Resolution adopting an amendment to the land use plan of the City of Reno Master Plan from ±5.0 acres of Unincorporated Transition (UT) to Large-Lot Neighborhood (LL) on a parcel located at the terminus of Codexa Way, ±0.39 miles southeast of the intersection of Rio Wrangler Parkway/Desert Way and Codexa Way, within the City of Reno Sphere of Influence. The adoption is contingent on the approval of a conformance review by the Truckee Meadows Regional Planning Commission. [Ward 3]

Summary:
This is a request for a Master Plan Amendment from Unincorporated Transition (UT) to Large-Lot Neighborhood (LL) on a ±5.0-acre parcel located at the terminus of Codexa Way, ±0.39 miles southeast of the intersection of Rio Wrangler Parkway/Desert Way and Codexa Way, within the City of Reno Sphere of Influence. The key issues related to this request are: 1) compatibility of the proposed Master Plan land use designation and zoning with surrounding planning designations and development; and 2) provision of public utilities and services. Staff and the Planning Commission recommend that Council approve the

requested Master Plan amendment, subject to a Truckee Meadows Regional Plan conformance review by the Regional Planning Commission.

D.4 Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC27-00005 (Codexa Residence Master Plan and Zoning Map Amendments) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±5.0-acre parcel located at the terminus of Codexa Way, ±0.39 miles southeast of the intersection of Rio Wrangler Parkway/Desert Way and Codexa Way, within the City of Reno Sphere of Influence, from a mix of Unincorporated Transition - 40 Acres (UT-40) and Large-Lot Residential – 2.5 acres (LLR-2.5) to Large-Lot Residential – 1 acre (LLR-1); together with matters which pertain to or are necessarily connected therewith. [Ward 3]

Summary:
This is a request for a zoning map amendment from a mix of Unincorporated Transition - 40 Acres (UT-40) and Large-Lot Residential – 2.5 acres (LLR-2.5) to Large-Lot Residential – 1 acre (LLR-1) on a ±5.0-acre parcel located at the terminus of Codexa Way, ±0.39 miles southeast of the intersection of Rio Wrangler Parkway/Desert Way and Codexa Way, within the City of Reno Sphere of Influence. The key issues related to this request are: 1) compatibility of the proposed Master Plan land use designation and zoning with surrounding planning designations and development; and 2) provision of public utilities and services. Staff and the Planning Commission recommend that Council approve the requested zoning map amendment.

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

F.1 Ordinance Adoption – Bill No. 7342 (For Possible Action): Case No. LDC26-00108 (LightHouse Sierra SPD) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±3.03 acre parcel from Large-Lot Residential – 1 acre (LLR-1) to Specific Plan District (SPD). The parcel is located on the west side of Talbot Lane, ±575 feet south of South McCarran Boulevard and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

Summary:
The applicant is requesting a rezoning from Large-Lot Residential – 1 acre (LLR-1) to Specific Plan District (SPD) for a ±3.03 acre parcel located on the west side

of Talbot Lane, ±575 feet south of South McCarran Boulevard. The current LLR-1 zoning district does not conform with the Suburban Mixed-Use (SMU) Master Plan land use designation. The proposed change to SPD zoning with corresponding development program will bring the parcel into conformance with the SMU land use designation and allow development of a mixed-use development with emphasis on a supportive housing residential use and specific complementary non-residential uses. Staff and the Planning Commission recommend approval of the application.

F.2 Ordinance Adoption - Bill No. 7343 (For Possible Action): Case No. LDC26-00090 (0 North Virginia Street Zoning Map Amendment) - A request has been made for a zoning map amendment on a ±16.78-acre parcel from Mixed-Use Suburban (MS) to Mixed-Employment (ME). The site is located east of the intersection of North Virginia Street and Wellington Way and has a Master Plan land use designation of Mixed Employment (ME). [Ward 4]

Summary:
The attached ordinance is a zoning map amendment from Mixed-Use Suburban (MS) zoning district to the Mixed Employment (ME) zoning district on a ±16.78-acre parcel. The site is located east of the intersection of North Virginia Street and Wellington Way. The current MS zoning district does not conform to the adopted Master Plan land use designation of Mixed Employment (ME). The proposed change to ME zoning will bring the parcel into conformance with the ME Master Plan land use designation.

G Board, Commission, or Committee Appointments

G.1 Staff Report (For Possible Action): Discussion and potential appointment or reappointment of up to two individuals to the Truckee Meadows Regional Planning Commission to fill one full-term vacancy and one partial-term vacancy from the following eligible members of the Reno City Planning Commission, listed in alphabetical order: Manny Becerra, Christina Del Villar, Jan Mackenzie, Sean McCoy, Alex Velto, and Jacob Williams (Reappointment).

Summary:
There is one current vacancy and one anticipated vacancy on the Truckee Meadows Regional Planning Commission (TMRPC) to be filled by two members of the Reno Planning Commission.

One vacancy is for a partial-term member, resulting from the resignation of Tina Gonfiantini from the Reno City Planning Commission. An appointment for this position will be for the remainder of the unexpired term, commencing September 2, 2026, through February 24, 2029.

The second vacancy is for a full-term member, resulting from the completion of Jacob Williams' term ending September 30, 2026. This term shall commence October 1, 2026, through September 30, 2029.

Reno City Planning Commissioners to be considered for appointment are listed in alphabetical order: Manny Becerra, Christina Del Villar, Janice Mackenzie, Sean McCoy Alex Velto, and Jacob Williams (Reappointment). David Giacomin is currently serving a partial term on the TMRPC.

At the September 2, 2026, Reno City Planning Commission meeting, the Commission recommended Sean McCoy for the partial term and Christina Del Villar for the full term vacancies on the TMRPC.

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) – 23 September 2026

A.5 Approval of the Minutes

A.5.1 Redevelopment Agency Board - Regular - August 26, 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 the Amended Investment Policy for the City of Reno and the Redevelopment Agency of the City of Reno, Nevada.

Summary:
The City of Reno has revised its Investment Policy to ensure the effective management of public funds. The policy aims to safeguard the City's financial assets while adhering to statutory requirements, optimizing returns, and ensuring sufficient liquidity to meet the City's financial obligations. The policy has been updated to reflect recent changes in the Nevada Revised Statutes (NRS) and to limit risk in certain investment vehicles. The changes will not have an immediate impact to existing investments held by the City. The policy was reviewed by the City's Financial Advisory Board (FAB) at their August 13, 2026 and September 10, 2026 meetings.

B.2 Resolution No. _____ (For Possible Action): Resolution directing the conditional redemption and defeasance of the principal and interest on the Redevelopment Agency of the City of Reno, Nevada, Tax Increment Senior Lien Bonds (Tax-Exempt) Series 2007B and Tax Increment Subordinate Lien Bonds (Tax-Exempt) Series 2007C; and providing other details in connection therewith. (Redevelopment Agency #1 Debt Fund)

Summary:
This is a request to adopt a resolution directing the conditional redemption and defeasance of the principal and interest on the Redevelopment Agency of the City of Reno, Nevada, Tax Increment Senior Lien Bonds (Tax-Exempt) Series 2007B (the "2007B Bonds") and its Redevelopment Agency of the City of Reno, Nevada, Tax Increment Subordinate Lien Bonds (Tax-Exempt) Series 2007C (the "2007C Bonds" and together with the 2007B Bonds, the "Bonds"), and providing other details in connection therewith. Sufficient funds are available from the property tax increment generated in the Downtown Project Area of the Redevelopment Agency of the City of Reno to redeem and defease the Bonds on November 23, 2026, after providing the notice required by the Indentures of Trust (the "Indentures of Trust") dated as of January 1, 2007, authorizing the issuance of the Bonds.

B.3 Resolution No. _____ (For Possible Action): Joint Resolution of the City of Reno, Nevada and the Redevelopment Agency of The City of Reno, Nevada approving an Interlocal Agreement between the City and the Redevelopment Agency pursuant to which the Redevelopment Agency will fund the cost of exterior improvements to City-owned property, commonly known as The Lear, up to $1,115,654.50, and setting forth related findings and authorizations. (APN: 011-106-01) (Redevelopment Agency #1 Fund) [Ward 1]

Summary:
In the Project Redevelopment Area 1 (RDA 1) FY27 budget, the Redevelopment Agency (RDA) approved a Capital Improvement Project to construct exterior site improvements at the Lear Property. The Lear Property, located within RDA 1 in downtown Reno, is a significant historic and cultural landmark that contributes to the character, heritage, and revitalization of the Redevelopment Area. The Property is owned by the City of Reno (City), and not the RDA.

Under Nevada law, the RDA may, pursuant to a written agreement with the City, provide funding for improvements to a City-owned asset when the required statutory findings are made. Accordingly, this item requests approval of a Joint Resolution to be adopted by both the RDA and the City approving an Interlocal Agreement (ILA) between the two agencies.

The Joint Resolution sets forth the findings of the Agency Board that: (1) the proposed improvements will benefit the Redevelopment Area; and (2) no other reasonable means of financing the improvements are available. The ILA establishes the respective responsibilities of the RDA and the City for the project. Under the agreement, the RDA will fund the construction of the approved exterior site improvements,, while the City will be responsible for accepting the bid for the improvement project, retaining the contractor, and be responsible for the ongoing operation, maintenance, and repair for the useful life of the improvements.

Approval of the Joint Resolution and ILA will obligate the RDA pay to the City the total cost of the Public Improvements, up to the maximum funding amount of $1,115,654.50 and establish a clear framework for funding, construction, ownership, operation, and long-term maintenance of the completed improvements. This item does not appropriate City funds.

B.4 Resolution No. _____ (For Possible Action): A Resolution of the Redevelopment Agency of the City of Reno establishing the Tax Increment Financing Assistance Program, finding the program to be in furtherance of the goals and objectives of the applicable redevelopment plans and authorized under Nevada Community Redevelopment Law, establishing eligibility and program requirements, and authorizing the Executive Director of the Redevelopment Agency to administer the program.

Summary:
The proposed resolution would establish the Tax Increment Financing Assistance Program (TIF), including eligibility and participation criteria, make findings pursuant to NRS 279, and authorize the Executive Director of the Redevelopment Agency (RDA) to administer the Program and supersede the Agency's previously adopted TIF participation guide.

B.5 Resolution No. _____ (For Possible Action): A resolution of the Redevelopment Agency of the City of Reno establishing the Catalyst Project Assistance Program, finding the program to be in furtherance of the goals and objectives of the applicable redevelopment plans and authorized under Nevada community redevelopment law, establishing eligibility and program requirements, and authorizing the executive director of the redevelopment agency to administer the program.

Summary:
The proposed resolution would establish the Catalyst Project Assistance Program, including eligibility and participation criteria, make findings pursuant to NRS 279, and authorize the Executive Director of the Redevelopment Agency (RDA) to administer the Program and supersede the Agency's previously adopted TIF participation guide.

C Department Items

C.1 Staff Report (For Possible Action): Discussion and Potential Approval of an Owner Participation Agreement with Coldwater Capital LLC for the 521 Lake Street Workforce Housing Project in Redevelopment Area 2. (Redevelopment Agency #2 Fund)

Summary:
Staff is requesting that the Redevelopment Agency Board approve an Owner Participation Agreement (OPA) with Coldwater Capital LLC providing up to $3.1 million in necessary gap financing for the development of 107 workforce housing units at 521 Lake Street (APN 007-501-14) within Redevelopment Area 2.

The proposed project represents approximately $23.9 million in total development costs and would redevelop a vacant parcel to create 107 naturally occurring affordable workforce housing units with an average monthly rent of approximately $1,270 (50% AMI). The project is anticipated to generate approximately $212,191 in annual new property tax increment to the Redevelopment Agency upon completion.

The Agency previously considered the project following a recommendation from the Redevelopment Agency Advisory Board (RAAB). Based upon the findings of the SB Friedman Financial But-For Analysis, the RAAB recommended that the Agency provide a maximum TIF assistance commitment of up to $3.1 million, including 100% reimbursement of project-generated tax increment and supplemental assistance as necessary to address the demonstrated financing gap.

Staff is requesting that the Agency Board approve the Owner Participation Agreement consistent with the terms and maximum financial commitment discussed and authorize the Executive Director to execute the agreement, together with any non-substantive amendments necessary to finalize the agreement.

D Reno Redevelopment Agency Advisory Board

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

E Chair and Member Comments

E.1 Chair and Member comments, which may include announcements regarding upcoming meetings and local community events. Comments cannot be acted upon or discussed by the Board at this meeting. (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)