



Memorandum

DATE: February 4, 2026

TO: Chair and Redevelopment Agency Board Members

THROUGH: Jackie Bryant, Executive Director

A handwritten signature in dark ink, appearing to read "Jackie Bryant", is positioned to the right of the "THROUGH:" line.

FROM: Dan Tresley, Project Manager

DEPT: Redevelopment Agency

SUBJECT: Reno Southern Pacific Railroad Depot and Amtrak Station Updates

This memo shall serve to provide an update to the Redevelopment Agency (RDA) regarding updates to the Reno Southern Pacific Railroad Depot and Amtrak Station since the last memo dated November 18, 2025.

The Reno City Council directed staff to maintain the historic depot in the City's inventory due to the substantial capital improvements needed before the property can be partitioned for sale or lease. The RDA approved \$350,000 in the FY26 budget to begin capital improvements to the train depot where Amtrak is co-located. While the station is a City-owned asset, the RDA investment supports the activation of an underutilized downtown property, consistent with the RDA Plan. These improvements will allow for the historic rail depot to be partitioned for potential lease or sale. Staff will return in the future to request direction from the Council and the RDA to determine additional investments and next steps.

Project Updates:

- **Design Development:** Staff received 90% construction documents from the contracted architect. Staff and Amtrak have provided review comments and expect to have construction documents finalized in early February. Staff will submit complete permit documents to the building department in February and will advertise a competitive bid in March.
- **Boundary Line Adjustment:** The RDA contracted with Odyssey Engineering Corporation to complete boundary line adjustment surveying, a necessary step to properly aligning the Amtrak and historic side, which are currently not configured to allow for

potential sale of either portion of the property. The contractor has completed the field work, prepared the boundary line adjustment map, and submitted for staff review. Staff anticipates the boundary line adjustment to be fully recorded by the end of April.

- **Electrical Separation:** Staff identified that the Amtrak and historic sides of the building are not on separate electrical meters, resulting in Amtrak not being billed for power usage. An electrical engineer was retained to evaluate feasible alternatives for electrical separation and provided three (3) options that would achieve full metering separation and allow for accurate billing of Amtrak's power consumption. There is currently no adopted budget for this work. However, the RDA Board may consider allocating funding in a future fiscal year to support implementation of the electrical separation.
- **Environmental Survey:** An Asbestos and Lead survey was completed, with negative results. This finding is expected to reduce potential construction-related costs.
- **Historic Resources Commission (HRC):** Staff provided the HRC with an update of the project at their regularly scheduled meeting on January 15th. While no work is currently planned on the historic portion of the building, staff will continue to keep the Commission informed of adjacent activities. Staff does not have direction from either the RDA Board or the Reno City Council to take action on the historic side of the building.

Next Steps:

- Prepare an acknowledgement letter to Amtrak confirming the scope of work and recognizing potential operational impacts during construction.
- Prepare an Interlocal Agreement (ILA) and Resolution between the RDA and the City of Reno confirming the City's acceptance and long-term maintenance of the completed asset.
- Compile all approved plans, specifications, and supporting documents and advertise the project for competitive bidding.
- Present bid results, cost information, and the proposed ILA to the Redevelopment Agency Advisory Board (RAAB) for recommendation to the RDA.
- Present the RAAB recommendation to the RDA Board and City Council for approval of the contract award, ILA, and Resolution.
- Continue to update the RDA Board with cost estimates, design plans, and timelines on a quarterly basis or as significant updates arise.