



CHAIRPERSON

Charlene Bybee

AGENCY

Donald Abbott

Ed Lawson

Ron Smith

Geno Martini

Vice Chair Kristopher Dahir

AGENCY ATTORNEY

Chet Adams

CHIEF ADMINISTRATIVE OFFICER

Steve Driscoll

SPARKS REDEVELOPMENT AGENCY MEETING MINUTES
Following the City Council Meeting on Monday, December 11, 2017
City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada

1. Call to Order (Time: 5:11 p.m.)

The regular meeting of the Sparks Redevelopment Agency was called to order by Chairperson Charlene Bybee at 5:11 p.m.

2. Roll Call (Time: 5:11 p.m.)

Chairperson Charlene Bybee, Agency Members Donald Abbott, Ed Lawson, Ron Smith, Geno Martini, Kristopher Dahir, Chief Administrative Officer Steve Driscoll, Agency Attorney Chet Adams, Agency Secretary Teresa Gardner, PRESENT.

ABSENT: - None

3. Public Comment (Time: 5:11 p.m.) - None

4. Agenda

4.1 Approval of the Agenda (FOR POSSIBLE ACTION) (Time: 5:11 p.m.)

Consideration of taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists.

A motion was made by Agency Member Lawson, seconded by Agency Member Dahir, to approve the agenda as submitted. Agency Members Abbott, Lawson, Bybee, Dahir, YES. Agency Members Smith, Martini, ABSENT. Passed unanimously with those present.

5. Minutes (Time: 5:12 p.m.)

5.1 Consideration and possible approval of the minutes of the Sparks Redevelopment Agency meeting of November 27, 2017. (FOR POSSIBLE ACTION)

A motion was made by Agency Member Lawson, seconded by Agency Member Abbott, to approve the minutes of the Redevelopment Agency meeting of November 27, 2017 as submitted. Agency Members Abbott, Lawson, Bybee, Dahir, YES. Agency Members Smith, Martini, ABSENT. Passed unanimously with those present.

6. General Business

6.1 Report of Claims and Bills approved for payment and appropriation transfers for the period November 9, 2017 through November 22, 2017. (FOR POSSIBLE ACTION) (Time: 5:13 p.m.)

An agenda item from Chief Financial Officer Jeff Cronk recommending the Redevelopment Agency approve the report of claims and bills as presented in the staff report.

A motion was made by Agency Member Dahir, seconded by Agency Member Lawson, to approve the claims and bills approved for payment and the appropriation transfers as submitted. Agency Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Agency Member Martini ABSENT. Passed unanimously with those present.

6.2 PUBLIC HEARING, consideration and possible approval for a Disposition and Development Agreement (AC-SRA-316) between the Redevelopment Agency of the City of Sparks, the City of Sparks and SWD Partners, LLC, providing for the sale and redevelopment of a parcel 0.96 acres in size and improved with a four-level parking garage at 955 C Street in Sparks, Nevada and having Assessor's Parcel Number 032-193-19. (FOR POSSIBLE ACTION) (FOR POSSIBLE ACTION) (Time: 5:13 p.m.)

An agenda item from Assistant Community Services Director Armando Ornelas recommending the Agency approve the Disposition and Development Agreement (DDA). On August 28, 2017, the City Council directed staff to proceed with negotiating and preparing, for future consideration by the City Council and Redevelopment Agency (Agency), a DDA with Silverwing Development for the sale and redevelopment of the city-owned parking garage located at 955 C Street. The Developer proposes to renovate the existing parking garage and construct a new high-density apartment building, currently referred to as The Deco, on the Project Property (Project). The Deco project will provide a minimum of 175 and a maximum of 212 apartment units plus administrative offices, maintenance facility, lobby, clubhouse/gym, and swimming pool. All parking for project residents will be located on levels 2 to 4 of the parking garage. The Developer will provide the entire first level of the parking garage (90+/- parking spaces, after restriping) as public parking for a period of 50 years. Developer will bear all costs associated with the development of the project and all costs for the maintenance of the dedicated public parking. There is a \$4,000 impact to the redevelopment revolving fund.

The Public Hearing was opened at 5:14 p.m.; no comments were received.

A motion was made by Agency Member Lawson, seconded by Agency Member Smith, to approve the Disposition and Development Agreement with SWD Partners, LLC. Agency Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Agency Member Martini ABSENT. Passed unanimously with those present.

7. Comments (Time: 5:15 p.m.)

7.1 Comments from the Public - None

7.2 Comments from Agency and Chief Administrative Officer

Agency Member Abbott said the museum license plates are now available.

8. Adjournment

There being no further business, the meeting was adjourned at 5:17 p.m.

Charlene Bybee, Chairperson

Teresa Gardner, Agency Secretary

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