



**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, July 24, 2017**  
**City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada**

**1. Call to Order** (Time: 3:53 p.m.)

The regular meeting of the Sparks Redevelopment Agency was called to order by Chairperson Charlene Bybee at 3:53 p.m.

**2. Roll Call** (Time: 3:53 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: 3:53 p.m.) None

**4. Agenda**

**4.1 Approval of the Agenda (FOR POSSIBLE ACTION)** (Time: 3:53 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 Dahir, seconded by Agency Member Smith, to approve the agenda as submitted. Agency Members Abbott, Lawson, Smith, Martini, Bybee, Dahir, YES. Passed unanimously.

**5. Minutes** (Time: 3:54 p.m.)

**5.1 Consideration and possible approval of the minutes of the Sparks Redevelopment Agency meeting of June 26, 2017. (FOR POSSIBLE ACTION)**

A motion was made by Agency Member Smith, seconded by Agency Member Lawson, to approve the minutes of the Redevelopment Agency meeting of June 26, 2017 as submitted. Agency Members Abbott, Lawson, Smith, Martini, Bybee, Dahir, YES. Passed unanimously.

**6. General Business**

**6.1 Report of Claims and Bills approved for payment and appropriation transfers**

**for the period June 8, 2017 through July 5, 2017. (FOR POSSIBLE ACTION)**  
(Time: 3:54 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 Martini, to approve the Claims and Bills approved for payment and the appropriation transfers as submitted. Agency Members Abbott, Lawson, Smith, Martini, Bybee, Dahir, YES. Passed unanimously.

**6.2 Presentation and possible discussion of projects in Redevelopment Areas 1 and 2**  
(Time: 3:55 p.m.)

An agenda item from Assistant Community Services Director Armando Ornelas presenting an update on projects and development activity in the city's two redevelopment districts.

Victorian Square area current projects include the Fountain House apartments that are complete and 90% are leased; the 2 Fountain House mixed use projects anticipate early December completion of shell, and tenant improvements will be based on tenant lease requirements; the parking deck structure improvements should be finished soon and then framing of the 2 floors of residential above the parking structure will begin. The north building should be finished by the end of the calendar year and Mr. Witt anticipates completion of the south building in the second quarter of 2018. Mr. Witt is working to complete the alley by August 11. Mr. Witt is asking that the City Council and Redevelopment Agency allow for a connection between the parking structure and the Bridges project and Mr. Ornelas will be working on that agreement to bring forward for consideration. Mr. Witt has expressed interest in purchasing the C Street parking garage to develop additional residences and staff is evaluating options and would require public parking be maintained for other users. A parking analysis has been commissioned by staff.

Council discussed parking concerns for existing users, operation of the fountain and access to the Avenue of the Oaks during construction.

The Galaxy Theater is moving forward at a slower pace than anticipated and is looking at an alternate access point for patrons, possibly a direct access through the parking garage. In addition, a potential modification may be proposed to the agreement to reduce from 14 to 13 theaters and an extension of the completion date from December 2017 to the second quarter of 2018 because of a delay in availability of steel.

The owners of the Nugget have purchased the former Bourbon Square Casino but Mr. Ornelas does not know their plans. The city will be bidding the first phase of the street scape project in September, with construction anticipated to begin in October/November.

The Marina district area projects include current construction of 240 apartments on the west side of Gateway Drive and an administrative review for up to 920 residential units on the 20 acres on the east side of Gateway Drive, to be built in 2 phases. A traffic analysis of Gateway Drive will be conducted during the administrative review. Two hotels are under construction on the south side and completion is expected by the end of 2017. The development to the southeast includes small multi-tenant buildings including a chick-fil-A and other restaurants. The Legends site that

was originally a potential site for a recreation vehicle dealership, then considered for a Walmart site, has a proposal pending submittal for a recreation vehicle dealership of luxury motor coaches. The Landcap wraparound apartments are under construction, however, the completion date is unknown.

Redevelopment Agency Chair Bybee thanked Mr. Ornelas for the update and Council Member Dahir for requesting the information. Ms. Bybee would encourage regular updates as new information is available.

**7. Comments** (Time: 4:14 p.m.)

**7.1 Comments from the Public** - None

**7.2 Comments from Agency and Chief Administrative Officer** - None

**8. Adjournment**

There being no further business, the meeting was adjourned at 4:14 p.m.

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Charlene Bybee, Chairperson

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Teresa Gardner, Agency Secretary

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