



**CHAIRPERSON**  
*Julia Ratti*

**AGENCY**  
*Ed Lawson*  
*Ron Smith*  
*Geno Martini*  
*Charlene Bybee*  
*Ron Schmitt*

**AGENCY ATTORNEY**  
*Chet Adams*

**CHIEF ADMINISTRATIVE OFFICER**  
*Steve Driscoll*

**SPARKS REDEVELOPMENT AGENCY MEETING MINUTES**  
**Following the City Council Meeting on Monday, March 28, 2016**  
**City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada**

**1. Call to Order** (Time: 4:05 p.m.)

The regular meeting of the Sparks Redevelopment Agency was called to order by Chairperson Julia Ratti at 4:05 p.m.

**2. Roll Call** (Time: 4:05 p.m.)

Chairperson Julia Ratti, Agency Members Ed Lawson, Ron Smith, Geno Martini, Charlene Bybee, Ron Schmitt, Chief Administrative Officer Steve Driscoll, Agency Attorney Chet Adams, Agency Secretary Teresa Gardner, PRESENT.

ABSENT: None

**3. Public Comment** (Time: 4:05 p.m.) - None

**4. Agenda**

**4.1 Approval of the Agenda (FOR POSSIBLE ACTION)** (Time: 4:05 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 Martini, to approve the agenda as submitted. Agency Members Ratti, Lawson, Smith, Martini, Bybee, Schmitt, YES. Passed unanimously.

**5. Minutes** (Time: 4:06 p.m.)

**5.1 Consideration and possible approval of the minutes of the Sparks Redevelopment Agency Meeting of February 22, 2016. (FOR POSSIBLE ACTION)**

A motion was made by Agency Member Martini, seconded by Agency Member Lawson, to approve the minutes of the Redevelopment Agency meeting of February 22, 2016 as submitted. Agency Members Ratti, Lawson, Smith, Martini, Bybee, Schmitt, YES. Passed unanimously.

**6. General Business**

**6.1 Report of Claims and Bills approved for payment and appropriation transfers for the period February 4, 2016 through March 9, 2016. (FOR POSSIBLE ACTION) (Time: 4:06 p.m.)**

A motion was made by Agency Member Martini, seconded by Agency Member Lawson, to approve the Claims and Bills approved for payment and the appropriation transfers as submitted. Agency Members Ratti, Lawson, Smith, Martini, Bybee, Schmitt, YES. Passed unanimously.

**6.2 Discussion and possible direction to staff to negotiate and prepare a Disposition and Development Agreement with Silverwing Development for the sale and redevelopment of two parcels owned by the Redevelopment Agency located within the Victorian Square project area and having Assessor's Parcel Numbers 032-341-20 and 032-341-26. These parcels total approximately 1.4 acres in size. (FOR POSSIBLE ACTION) (Time: 4:06 p.m.)**

An agenda item from Deputy City Manager of Community Development Neil Krutz on behalf of Silverwing Development recommending the Agency direct staff to negotiate and prepare for future consideration by the Redevelopment Agency Board and City Council a Disposition and Development Agreement with Silverwing Development. The Redevelopment Agency previously approved (December 2014) an Exclusive Negotiating Agreement that grants Silverwing the opportunity, through December of 2016, to attract an office tenant for parcel 032-341-26, one of the two parcels that are the subject of this agenda item. Silverwing has determined that it is unlikely to attract an office tenant that would support construction of a new mid-rise office building on this site. Silverwing has, however, developed an alternative development proposal for parcel 032-341-26 and parcel 032-341-20, the Agency-owned parcel directly south of the City parking garage adjacent to the Cinemark movie theater. The proposal, referred to as "The Bridges", is for construction of approximately 180 apartments, 19,650 square feet of commercial space and structured parking.

A motion was made by Agency Member Martini, seconded by Agency Member Bybee, to direct staff to negotiate and prepare for future consideration by the Agency Board and City Council a Disposition and Development Agreement with Silverwing Development for the sale and redevelopment of two parcels owned by the Redevelopment Agency for The Bridges project. Agency Members Ratti, Lawson, Smith, Martini, Bybee, Schmitt, YES. Passed unanimously.

**7. Comments (Time: 4:15 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 4:15 p.m.

ATTEST:

\_\_\_\_\_  
Julia Ratti, Chairperson

\_\_\_\_\_  
Teresa Gardner, Agency Secretary

>>>