



**CHAIRMAN**

*Julia Ratti*

**AGENCY**

*Ed Lawson*

*Ron Smith*

*Geno Martini*

*Charlene Bybee*

*Ron Schmitt*

**AGENCY ATTORNEY**

*Chet Adams*

**SPARKS REDEVELOPMENT AGENCY MEETING MINUTES**  
**Following the City Council Meeting on Monday, July 27, 2015**  
**City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada**

**1. Call to Order** (Time: 3:15 p.m.)

The regular meeting of the Sparks Redevelopment Agency was called to order by Vice Chairperson Charlene Bybee at 3:15 p.m.

**2. Roll Call** (Time: 3:15 p.m.)

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

ABSENT: Chairperson Julia Ratti, Agency Member Ron Schmitt.

**3. Public Comment** (Time: 3:16 p.m.) - None

**4. Approval of the Agenda – Consideration of taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists** (Time: 3:16 p.m.)

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

**5. Approval of the Minutes** (Time: 3:16 p.m.)

**5.1 Consideration and possible approval of the minutes of the Sparks Redevelopment Agency Meeting of June 22, 2015. (FOR POSSIBLE ACTION)**

A motion was made by Agency Member Martini seconded by Agency Member Lawson, to approve the minutes of the Sparks Redevelopment Agency Meeting of June 22, 2015 as submitted. Agency Members Lawson, Smith, Martini, Bybee, YES. Agency Members Ratti, Schmitt, ABSENT. Passed unanimously with those present.

**6. Report of Claims and Bills approved for payment and appropriation transfers for the period June 4, 2015 through July 8, 2015. (FOR POSSIBLE ACTION) (Time: 3:16 p.m.)**

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

**7. Consideration and possible approval of a Parking Agreement (AC-SRA-309) between the City of Sparks, the Redevelopment Agency of the City of Sparks and Century Theatres, Inc. for use of the Victorian Square parking structure adjacent to the movie theater. (FOR POSSIBLE ACTION) (Time: 3:17 p.m.)**

An agenda item from City Planner Armando Ornelas recommending the Redevelopment Agency approve the parking agreement (AC-SRA-309) whereby the city agrees to continue providing free parking in the Victorian Square parking structure adjacent to Century Theatres at Victorian Square. The term of the agreement is for so long as a motion picture theatre is operated in the theater building or September 30, 2040, whichever is sooner.

A motion was made by Agency Member Lawson seconded by Agency Member Martini to Table the Parking Agreement (AC-SRA-309) with Century Theatres to be brought back at the same time as it is brought back to the City Council. Agency Members Lawson, Smith, Martini, Bybee, YES. Agency Members Ratti, Schmitt, ABSENT. Passed unanimously with those present.

**8. Public hearing, consideration of and possible approval for a Disposition and Development Agreement (AC-SRA-308) between the Redevelopment Agency of the City of Sparks, the City of Sparks and SWD-Quarry FVS, LLC, providing for the sale by the Redevelopment Agency to SWD-Quarry FVS, LLC of eight parcels totaling approximately 4.083 acres located within the Victorian Square project area and having Assessor's Parcel Numbers 032-341-24, 032-341-25, 032-135-13, 032-135-25, 032-135-14, 032-135-09, 032-341-22 and 032-341-23. (FOR POSSIBLE ACTION) (Time: 3:19 p.m.)**

An agenda item from City Planner Armando Ornelas recommending the Redevelopment Agency approve the Disposition and Development Agreement (AC-SRA-309) for the sale of eight Victorian Square parcels totaling approximately 4.083 acres to SWD-Quarry FVS, LLC, the entity created by Silverwing Development (Developer), as set forth in the proposed Disposition and Development Agreement (DDA). The Developer will construct the Fountainhouse at Victorian Square project on the property it is to acquire from the Agency.

Sale of the property is expected to occur in two escrows. The first is the sale of 6 parcels (the "Agency Residential Parcels") for \$934,000. The Developer is proposing to construct 220 multi-family residential units plus a clubhouse and a pool on these parcels. The second is the sale of two parcels (the "Agency Mixed-Use Parcels") for \$271,000. The Developer proposes to build approximately 9,230 square feet of restaurant/retail space on the ground floor, plus 16 residences above the retail/restaurant spaces. Total sales price for the two transactions is \$1,205,000.

Mr. Ornelas noted that per Redevelopment Statute 279.472, the Redevelopment Agency may sell property without public bidding (we dealt exclusively with Silverwing) if notice is published in a paper of general circulation for two weeks and the Agency holds a public hearing. Notice was published in the Reno Gazette Journal on July 15, 2015 and July 23, 2015. After holding the public hearing, the Agency may sell the property without a public bidding process. The agency will approve the sale of property with the approval of this Disposition and Development Agreement.

The public hearing was opened at 3:21. No comments were received and the public hearing was closed.

A motion was made by Agency Member Martini, seconded by Agency Member Lawson, to approve the Disposition and Development Agreement (AC-SRA-308) with SWD-Quarry FVS, LLC. Agency Members Lawson, Smith, Martini, Bybee, YES. Agency Members Ratti, Schmitt, ABSENT. Passed unanimously with those present.

**9. Comments (Time: 3:22 p.m.)**

**9.1 Comments from the Public - None**

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

**10. Adjournment**

There being no further business, the meeting was adjourned at 3:22 p.m.

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Charlene Bybee, Vice Chairperson

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Teresa Gardner, Agency Secretary

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