



**CHAIRMAN**  
*Ron Smith*

**AGENCY**  
*Julia Ratti*  
*Ed Lawson*  
*Geno Martini*  
*Mike Carrigan*  
*Ron Schmitt*

**AGENCY ATTORNEY**  
*Chet Adams*

**SPARKS REDEVELOPMENT AGENCY MEETING MINUTES**  
**Following the City Council Meeting on Monday, September 24, 2012**  
**City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada**

**1. Call to Order** (Time: 3:43 p.m.)

The regular meeting of the Sparks Redevelopment Agency was called to order by Chairman Ron Smith at 5:49 p.m.

**2. Roll Call** (Time: 3:43 p.m.)

Chairman Ron Smith, Agency Members Julia Ratti, Ed Lawson, Geno Martini, Mike Carrigan, Ron Schmitt, Chief Administrative Officer Shaun Carey, Agency Attorney Chet Adams, Agency Secretary Linda Patterson, PRESENT.

ABSENT: None

Staff Present: Tracy Domingues, Steve Keefer, Andy Flock, Neil Krutz, Steve Driscoll, John Martini, Jeff Cronk and Donna DiCarlo.

**Comments from the Public** (Time: 3:44 p.m.)

None

**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:5:50 p.m.)

A motion was made by Agency Member Ratti, seconded by Agency Member Martini, to approve the agenda as presented. Agency Members Ratti, Lawson, Smith, Martini, Carrigan, Schmitt, YES. Motion carried.

**3. Recommendation to Approve Minutes of August 27 and September 10, 2012**

**3.1 Consideration and possible approval of the minutes for the Sparks Redevelopment Agency meetings of August 27, 2012 and September 10, 2012**  
(Time: 3:44 p.m.)

A motion was made by Agency Member Martini, seconded by Agency Member Schmitt, to approve the minutes of the Redevelopment Agency meetings of August 27 and September 10,

2012. Agency Members Ratti, Lawson, Smith, Martini, Carrigan, Schmitt, YES. Motion carried.

**4. Report of Claims and Bills approved for payment and appropriation transfers for the period August 9, 2012 through September 9, 2012 (Time: 3:44 p.m.)**

A motion was made by Agency Member Schmitt, seconded by Agency Member Martini, to approve the report of claims and bills as outlined in the staff report. Agency Members Ratti, Lawson, Smith, Martini, Carrigan, Schmitt, YES. Motion carried.

**5. Review, consideration and possible approval of a two month extension of the Exclusive Negotiating Agreement between the City of Sparks, the Redevelopment Agency of the City of Sparks and 1864 Real Estate Development LLC for the redevelopment of 916 and 918 Victorian Avenue. (Time: 3:45 p.m.)**

An agenda item from 1864 Real Estate Development LLC presented by City Planner Armando Ornelas recommending approval of the proposed two month extension of the Exclusive Negotiating Agreement. On March 26, 2012 the City Council and Redevelopment Agency Board approved a six month Exclusive Negotiating Agreement (ENA) with 1864 Real Estate Development LLC. The ENA granted 1864 Real Estate Development an exclusive opportunity to prepare a proposal to redevelop the two parcels at 916 and 918 Victorian Avenue owned by the Redevelopment Agency for a restaurant and bar use and, if the proposal is approved by the Agency Board and City Council, to acquire and redevelop the property accordingly. This agenda item asks the City Council and Agency Board to consider and approve a two month extension of the ENA.

A motion was made by Agency Member Martini, seconded by Agency Member Ratti, to approve a two month extension of the Exclusive Negotiating Agreement between the City of Sparks, the Redevelopment Agency of the City of Sparks and 1864 Real Estate Development LLC for the redevelopment of 916 and 918 Victorian Avenue. Agency Members Ratti, Lawson, Smith, Martini, Carrigan, Schmitt, YES. Motion carried.

**6. Review, consideration and possible approval of an Exclusive Negotiating Agreement between the City of Sparks, the Redevelopment Agency of the City of Sparks and AED Investments, LLC for the redevelopment of a 10.2 acre parcel owned by the Redevelopment Agency located on Marina Gateway Drive between East Prater Way and Lincoln Way and having Assessor's Parcel Number 037-020-50 (Time: 3:45 p.m.)**

An agenda item from AED Investments, LLC presented by City Planner Armando Ornelas recommending approval of the proposed Exclusive Negotiating Agreement. The Redevelopment Agency acquired the property located on Marina Gateway Drive between East Prater Way and Lincoln Way in 2004 (the "Property"). The Agency acquired the Property with the intention of potentially locating a new city hall facility there and/or for a redevelopment purpose. AED Investments, LLC, a real estate development firm led by Bill Erwin and Robert Aitchison, has requested an exclusive opportunity to prepare a proposal to redevelop the Property for facilities which provide specialized services to the elderly and other complementary uses and, if the proposal is approved by the Agency, to acquire and redevelop the Property. The proposed Exclusive Negotiating Agreement (ENA) would grant AED Investments, LLC six months to prepare and submit for City and Agency consideration a development proposal for the Property.

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The ENA's proposed terms obligate the City and Agency to negotiate exclusively with the AED Investments regarding the possible transfer, disposition or use of the Property for the term of the ENA. The ENA does not, however, grant AED Investments the right to acquire the Property.

A motion was made by Agency Member Martini, seconded by Agency Member Ratti, to approve the Exclusive Negotiating Agreement between the City of Sparks, the Redevelopment Agency of the City of Sparks and AED Investments, LLC for the redevelopment of the Agency's 10.2 acre Marina Gateway Drive property. Agency Members Ratti, Lawson, Smith, Martini, Carrigan, Schmitt, YES. Motion carried.

**7. Comments (Time: 3:46 p.m.)**

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

**7.2 Comments from the Public - None**

**8. Adjournment (Time: 3:46 p.m.)**

There being no further business, the meeting was adjourned at 3:46 p.m.

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Chairman

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Agency Secretary

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