



**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, June 22, 2015**  
**City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada**

**1. Call to Order (Time: 3:00 p.m.)**

The regular meeting of the Sparks Redevelopment Agency was called to order by Vice Chair Charlene Bybee at 3:00 p.m.

**2. Roll Call (Time: 3:00 p.m.)**

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

ABSENT: Agency Member Ron Schmitt

**3. Public Comment (Time: 3:00 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: 3:00 p.m.)**

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

**5. Approval of the Minutes (Time: 3:01 p.m.)**

**5.1 Consideration and possible approval of the minutes for the Sparks Redevelopment Agency meeting of May 26, 2015 and the Sparks Redevelopment Budget Hearing of May 19, 2015. (FOR POSSIBLE ACTION)**

A motion was made by Agency Member Lawson, seconded by Agency Member Smith, to approve the minutes of the Redevelopment Agency meeting of May 26, 2015 and the Sparks Redevelopment Budget Hearing of May 19, 2015 as submitted. Agency Members Ratti, Lawson, Smith, Martini, Bybee, YES. Agency Member Schmitt, ABSENT. Passed unanimously

with those present.

**6. Report of Claims and Bills approved for payment and appropriation transfers for the period May 21, 2015 through June 3, 2015. (FOR POSSIBLE ACTION) (Time: 3:01 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 Ratti, Lawson, Smith, Martini, Bybee, YES. Agency Member Schmitt, ABSENT. Passed unanimously with those present.

**7. Public hearing, consideration and possible approval for the Victorian Square Property Exchange Agreement between the Redevelopment Agency of the City of Sparks, the City of Sparks and Wolfhound Holdings, LLC to exchange real property located in Victorian Square, including all or portions of parcels identified as Washoe County Assessor's Parcel Numbers 032-135-14 and 032-136-11. The Agency Board is also requested to make a finding that the disposition of Redevelopment Agency property is necessary to effectuate the Redevelopment Plan. (FOR POSSIBLE ACTION) (Time: 3:01 p.m.)**

An agenda item from City Planner Armando Ornleas recommending the Redevelopment Agency approve an exchange of real property within the Victorian Square area in order to facilitate the goals of the Redevelopment Plan. Full implementation of the Agreement would result in: (a) the reconfiguration of a parcel on Victorian Avenue owned by Wolfhound Holdings with Washoe County Assessor's Parcel Number (APN) 032-136-19 through an exchange of city public right-of-way for a portion of the Wolfhound parcel that will be conveyed to the city for public right-of-way; and (b) the exchange of a parcel at the southwest corner of Victorian Avenue and Victorian Square Plaza to be created from a parcel owned by the Redevelopment Agency with APN 032-136-11 and public right-of-way for a second parcel on Victorian Avenue owned by Wolfhound Holdings, LLC with APN 032-135-14.

Per the Agreement, the parties jointly stipulate that the land transactions will not involve an exchange of money, which were the only terms acceptable to all the parties. While the appraised value (\$200,000) of the property the Agency is receiving (i.e., the Wolfhound Parcel) is less than the appraised value (\$235,000) of the property (Parcel I) Wolfhound is obtaining in the exchange, the values are comparable and the exchange can be deemed to have equal value for the parties. Nevertheless, per NRS 279.630(1), the Redevelopment Agency may proceed with the exchange on the proposed terms if the Agency Board finds it is necessary to effectuate the purposes of the Redevelopment Plan. The staff report provides the Agency Board the information necessary to make this finding.

Public Hearing was opened at 3:04.

Dan Reaser of Fennemore Craig law firm, representing Wolfhound Holdings, LLC, said he endorsed this transaction.

The public hearing was closed at 3:05 p.m.

A motion was made by Agency Member Martini, seconded by Agency Member Smith, to approve the Victorian Square Property Exchange Agreement with the City and Wolfhound Holdings, LLC as presented to the Agency Board and to make a finding that disposition of the Agency owned parcel identified as APN 032-136-11 as provided therein for less than fair market value is necessary to effectuate the Town Center Redevelopment Plan for the reasons set forth in the staff report, the staff presentation to the Agency Board and information provided during the public hearing. Agency Members Ratti, Lawson, Smith, Martini, Bybee, YES. Agency Member Schmitt, ABSENT. Passed unanimously with those present.

**8. Comments (Time: 3:05p.m.)**

**8.1 Comments from the Public - None**

**8.2 Comments from Agency and Chief Administrative Officer**

Agency Member Bybee said the request made to pursue insurance options related to public art has been resolved and staff is working on creating a public arts commission.

**9. Adjournment**

There being no further business, the meeting was adjourned at 3:07 p.m.

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Charlene Bybee, Vice-Chair

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Teresa Gardner, Agency Secretary

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