

Washoe County Stadium Authority

Agenda

Hybrid meeting

Virtual/Telephonic Meeting:

<https://links.reno.gov/46HHC4F>

Agenda

Wednesday, October 18, 2023 – 1:30 p.m.

Members

Hillary Schieve, City of Reno
Miguel Martinez, City of Reno
Kathleen Taylor, City of Reno
Mariluz Garcia, Washoe County
Clara Andriola, Washoe County
Chris Phillips, Reno Aces
Jeff Wood, Reno Aces
Staff Liaison: Nic Ciccone

Public Notice

This agenda has been physically posted in compliance with NRS 241 (notice of meetings) at Reno City Hall – 1 East First Street. In addition, this agenda has been electronically posted in compliance with NRS 241 at <http://www.reno.gov>, and NRS 232 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 334-2030, or cityclerk@reno.gov.

Members of the public may participate in the meeting by registering through the below zoom link which will provide the meeting ID number and call-in phone number.

Zoom link: <https://links.reno.gov/46HHC4F>.

Accommodations

Reasonable efforts will be made to assist and accommodate individuals with disabilities attending the meeting. Please contact the City Clerk's Office at (775) 334-2030 at least 48 hours in advance so that arrangements can be made.

Supporting Materials

Staff reports and supporting material for the meeting are available by contacting Nic Ciccone at 775-433-4491 cicconen@reno.gov and on the City's website at Reno.Gov. Pursuant to NRS 241, supporting material is made available to the general public at the same time it is provided to the public body.

Order of Business

The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241. Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

Public Comment

This meeting will be held with Zoom teleconference at <https://links.reno.gov/46HHC4F>. This option will require a computer with audio and video capabilities and downloading the ZOOM application or a telephone once registered. Those wishing to address the Washoe County Stadium Authority may submit public comment through the online public comment form found at Reno.Gov/PublicComment, by sending an email to publiccomment@reno.gov, or by

leaving a voicemail at 775-393-4499. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to the Washoe County Stadium Authority for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to Washoe County Stadium Authority for review prior to adjournment, and entered into the record. Anyone wishing to provide live public comment may do by teleconference during the hearing by logging into or calling into the ZOOM webinar by accessing the following link: <https://links.reno.gov/46HHC4E>.

Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer, See, NRS 241.030(4)(a). and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); *Nevada Open Meeting Law Manual*, § 8.05. Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

A. Introductory Items

A.1 Call To Order/Roll Call (For Possible Action)

A.2 Public Comment – This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

A.3 Approval of the Agenda (For Possible Action) – October 18, 2023

A.4 Approval of the Minutes (For Possible Action) – September 27, 2022

B. Business Items

B.1 Selection of Chair and Vice Chair for the Washoe County Stadium Authority (For Possible Action)

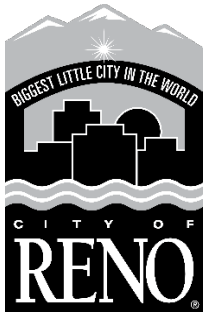
B.2 Presentation, discussion, and direction to staff regarding acceptance and ratification of Washoe County's Fiscal Year 2024 Payment for the Baseball Stadium Project, in accordance with Section 3.2 of the Settlement Agreement between Nevada Land, LLC and Washoe County, and the transfer of funds pursuant to the Settlement and Restructuring Agreement for the steel repainting project at Greater Nevada Field in the amount of \$71,385.40. (For Possible Action)

C. Board/Commission/Committee Member Reports and Announcements - Limited to items that do not appear elsewhere on the agenda. No action may be taken on this item.

D. Future Agenda Items - Discussion of items for future agendas. No action may be taken on this item.

E. Public Comment - This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

F. Adjournment (For Possible Action)



**Washoe County Stadium Authority
Hybrid Meeting**

MINUTES

Tuesday, September 27, 2022

9:00 a.m.

Reno City Hall, Council Chambers
One E. First Street
Reno, NV 89501

Members

Oscar Delgado, City of Reno
Eric Edelstein, Reno Aces
Vaughn Hartung, Washoe County
Alexis Hill, Washoe County

Devon Reese, City of Reno
Jeff Wood, Reno Aces
Vacant, City of Reno
Staff Liaison: Calli Wilsey

A. Introductory Items

A.1 Call To Order/Roll Call

Meeting called to order at 9:02 AM

Present:

Oscar Delgado
Eric Edelstein
Vaughn Hartung
Alexis Hill
Devon Reese
Jeff Wood

A.2 Public Comment – This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

No public comment was registered to speak and/or correspondence received.

A.3 Approval of the Agenda (For Possible Action) – September 27, 2022

It was motioned by Member Reese, seconded by Member Delgado, to approve the agenda.

Motion carried unanimously.

A.4 Approval of the Minutes (For Possible Action)

(a) September 24, 2021 (For Possible Action)

It was motioned by Member Reese, seconded by Member Hill, to approve the minutes for September 24, 2021.

Motion carried unanimously.

- A.5 Staff Liaison Report** – Item for general announcements and informational items only. No action may be taken on this item.

Calli Wilsey, City of Reno Director of Policy and Strategy, stated that there were not staff updates.

B. Business Items

- B.1 Selection of Chair and Vice Chair for the Washoe County Stadium Authority (For Possible Action)**

It was motioned by Member Hill, seconded by Member Hartung, to select Member Reese as the Chair, and Member Hill as the Vice Chair.

Motion carried unanimously.

It was motioned by Member Hill, seconded by Member Reese, to select Member Hartung as the Vice Chair.

Motion carried unanimously.

- B.2 Presentation, discussion, and direction to staff regarding acceptance of Washoe County's Fiscal Year 2022 Payment for the Baseball Stadium Project, in accordance with Section 3.2 of the Settlement Agreement between Nevada Land, LLC and Washoe County, and the transfer of funds pursuant to the Settlement and Restructuring Agreement for the steel repainting project at Greater Nevada Field in the amount of \$59,160.30. (For Possible Action)**

Member Edelstein, Reno Aces, abstained from voting on item B.2 due to his professional relationship with the Reno Aces.

Eric Edelstein, Reno Aces, discussed the request for reimbursement of \$59,160.30 for the repainting of all the structural steel at the Greater Nevada Field. The paint selected should last the lifetime of the Greater Nevada ballpark.

It was motioned by Member Hartung, seconded by Member Delgado, to approve the transfer of funds.

Member Edelstein recused from the vote.

Motion carried unanimously with Member Edelstein recused.

C. Board/Commission/Committee Member Reports and Announcements - Limited to items that do not appear elsewhere on the agenda. No action may be taken on this item.

No announcements were discussed.

D. Future Agenda Items - Discussion of items for future agendas. No action may be taken on this item.

No future agenda items were discussed or requested.

E. Public Comment - This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

No public comment was registered to speak and/or correspondence received.

F. Adjournment (For Possible Action)

It was motioned by Member Hill, seconded by Member Hartung, to adjourn.

Motion carried unanimously.

MEETING ADJOURNED AT 9:13 AM

From: [Calli Wilsey](#)
To: [Nic Ciccone](#)
Subject: FW: Stadium Authority - Account Balance
Date: Tuesday, September 19, 2023 11:20:04 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
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[image026.png](#)
[image027.png](#)
[image028.png](#)
[image029.png](#)

For creation of the packet



Calli Wilsey
(She/Her/Hers)

Director of Policy and Strategy
City Manager's Office
775-223-9294 (c)
WilseyC@Reno.Gov
1 E. First St., Reno, NV 89501

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From: O'Haro, Susan <SOHaro@washoeconomy.gov>
Sent: Tuesday, September 19, 2023 10:59 AM
To: Calli Wilsey <WilseyC@reno.gov>
Subject: RE: Stadium Authority - Account Balance

That works for me. Thank you for the explanation – I was not at all aware of the process and will try to be on the program next year end!. I think because the processing of last years payment was overlooked for several months – and Darlene is no longer here – the decision was made to process this years payment without the knowledge of how the process is supposed to work. I will make sure everyone involved is aware of how this should go.

Thanks again!



Susan O'Haro
Senior Accountant | Comptroller's Office
sohara@washoeconomy.gov | Office: 775.328-2567
1001 E. Ninth St Building D
Reno NV 89512
Work Hours: M – Off
T-W 6am-4pm Remote
Th-F 6am-4pm Office



From: Calli Wilsey <WilseyC@reno.gov>
Sent: Tuesday, September 19, 2023 10:54 AM
To: O'Haro, Susan <SOHaro@washoeconomy.gov>
Cc: Nic Ciccone <CicconeN@reno.gov>
Subject: RE: Stadium Authority - Account Balance

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Susan,

Thanks for the follow up. Traditionally, the Stadium Authority meets in the fall to approve the reimbursement for the prior fiscal year. My understanding for the timing is to ensure that the account balance is accurate at the end of the fiscal year to ensure the reimbursement amount does not exceed what was collected and available. Usually, the County requests the draft minutes and/or video from the meeting before cutting the check.

Since the check has been cut, we can agendize the item for ratification and approval of the FY23 reimbursement when the Stadium Authority meets this fall. We can then forward the approval documents to you after for the record. Does that work for you?

Thanks,
Calli



Calli Wilsey
(She/Her/Hers)

Director of Policy and Strategy
City Manager's Office
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WilseyC@Reno.Gov
1 E. First St., Reno, NV 89501

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From: O'Haro, Susan <SOHaro@washoeconomy.gov>

Sent: Thursday, September 14, 2023 3:26 PM
To: Calli Wilsey <WilseyC@reno.gov>
Subject: RE: Stadium Authority - Account Balance

Calli,

The check for \$59,160.32 when out in February. The check that went out yesterday was for \$71,385.40. The detail is provided – not sure how this program works but I was told to issue a check so we could account for it in FY23. I guess if there is a disagreement about the amount due we can deal with that as it arises. If you have information that would be helpful to me about this program I am all ears as I inherited it and am flying a bit blind.

Thanks,



Susan O'Haro
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 Reno NV 89512
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 Th-F 6am-4pm Office



From: Calli Wilsey <WilseyC@reno.gov>
Sent: Thursday, September 14, 2023 3:20 PM
To: O'Haro, Susan <SOHaro@washoecounty.gov>; Andrews, Robert <RAndrews@washoecounty.gov>
Cc: Shimkovsky, Cris K. <CShimkovsky@washoecounty.gov>; Nic Ciccone <CicconeN@reno.gov>
Subject: RE: Stadium Authority - Account Balance

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Hi Susan,

Thank you so much for this information.

In September 2022, the Stadium Authority approved the FY22 payment of \$59,160.32. Is this the check that was cut yesterday?

The Stadium Authority hasn't met yet to approve the FY23 payment.

Thanks,
 Calli



Calli Wilsey
 (She/Her/Hers)
 Director of Policy and Strategy
 City Manager's Office
 775-223-9294 (c)
WilseyC@Reno.Gov
 1 E. First St., Reno, NV 89501

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From: O'Haro, Susan <SOHaro@washoecounty.gov>
Sent: Thursday, September 14, 2023 2:56 PM
To: Calli Wilsey <WilseyC@reno.gov>; Andrews, Robert <RAndrews@washoecounty.gov>
Cc: Shimkovsky, Cris K. <CShimkovsky@washoecounty.gov>; Nic Ciccone <CicconeN@reno.gov>
Subject: RE: Stadium Authority - Account Balance

Calli,

Here is the information for FY2023. A check for the balance due was cut yesterday and should be in the mail.

Payment made in FY23 for FY22 Balance				Voucher Prepared Feb 6, 2023 to pay the FY22 balance of \$59,160.30			
710400	Payments to Other Agencies	1923062299	2/6/2023	2022	59,160.30	NEVADA LAND LLC	KR
Revenue:				FY2023			
411000	General Real Property Tax - Current	123012547	8/30/2022	2023	-3,475.21		
411000	General Real Property Tax - Current	123024815	10/14/2022	2023	-3,475.19		
411000	General Real Property Tax - Current	123042367	1/20/2023	2023	-3,496.04		
411000	General Real Property Tax - Current	123056375	3/22/2023	2023	-3,496.05	-13,942.49	
411500	General Personal Property Tax - Current	123012761	9/1/2022	2023	-14,360.73		
411500	General Personal Property Tax - Current	123025959	11/2/2022	2023	-14,360.72		
411500	General Personal Property Tax - Current	123044995	1/31/2023	2023	-14,360.73		
411500	General Personal Property Tax - Current	123058082	4/4/2023	2023	-14,360.73	-57,442.91	
2023 Total					-71,385.40	-71,385.40	
Expense:							
710400	Payments to Other Agencies			2023	-71,385.40	NEVADA LAND LLC	KR
					Paid 09/13/2023		



Susan O'Haro
 Senior Accountant | Comptroller's Office
soharo@washoecounty.gov | Office: 775.328-2567
 1001 E. Ninth St Building D
 Reno NV 89512
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 T-W 6am-4pm Remote

From: Calli Wilsey <WilseyC@reno.gov>
Sent: Thursday, September 14, 2023 2:40 PM
To: Andrews, Robert <RAndrews@washoecounty.gov>
Cc: O'Haro, Susan <SOHaro@washoecounty.gov>; Shimkovsky, Cris K. <CShimkovsky@washoecounty.gov>; Nic Ciccone <CicconeN@reno.gov>
Subject: RE: Stadium Authority - Account Balance

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Sorry about that Robert! Here you go!



Calli Wilsey
(She/Her/Hers)

Director of Policy and Strategy
City Manager's Office
775-223-9294 (c)
WilseyC@Reno.Gov
1 E. First St., Reno, NV 89501

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From: Andrews, Robert <RAndrews@washoecounty.gov>
Sent: Thursday, September 14, 2023 1:58 PM
To: Calli Wilsey <WilseyC@reno.gov>
Cc: O'Haro, Susan <SOHaro@washoecounty.gov>; Shimkovsky, Cris K. <CShimkovsky@washoecounty.gov>
Subject: RE: Stadium Authority - Account Balance

Calli,
They is nothing attached.
Can you send a copy of what we sent last year for a reference.
Thanks.
Bob Andrews



Robert Andrews
Comptroller's Office | Accounting Manager
RAndrews@washoecounty.gov | Office: 775.328.2557
1001 E. 9th Street, D-200 Reno, NV 89512

Working at 9th Street Complex, Bldg D – Monday, Wednesday and Friday 7am to 4pm
Working from Home office– Tuesday, Thursday 7am to 4pm

From: Calli Wilsey <WilseyC@reno.gov>
Sent: Thursday, September 14, 2023 1:42 PM
To: ddelany@washoecounty.gov; Andrews, Robert <RAndrews@washoecounty.gov>; Mathers, Brenda <BMathers@washoecounty.gov>
Cc: Nic Ciccone <CicconeN@reno.gov>
Subject: RE: Stadium Authority - Account Balance

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Hello! I received a not deliverable to Darlene's email so I am trying again Robert and Brenda – I'm also including you in case you need to point me in another direction for this question. Thank you!



Calli Wilsey
(She/Her/Hers)

Director of Policy and Strategy
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1 E. First St., Reno, NV 89501

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From: Calli Wilsey
Sent: Thursday, September 14, 2023 1:39 PM
To: ddelany@washoecounty.gov
Cc: Nic Ciccone <CicconeN@reno.gov>
Subject: Stadium Authority - Account Balance

Good afternoon,

We are working to get the Washoe County Stadium Authority together for their annual meeting. We are expecting an item from the Aces for reimbursements made at the ballfield, pursuant to the settlement agreement with the County (Sec. 3.2). Can you please send over the balance that is due? I've attached what you provided last year, which was perfect for the meeting.

If you need any additional information, please let us know. Thank you!
Calli



Calli Wilsey
(She/Her/Hers)

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From: [Stacey Bowman](#)
To: [Nic Ciccone](#)
Cc: [Calli Wilsey](#); [Christopher Phillips](#)
Subject: RE: Washoe County Stadium Authority
Date: Wednesday, October 4, 2023 6:29:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[Ironhide Seating Restoration.pdf](#)

Hi Nic,

Attached is the invoice for \$145,237.52 for the Seat restoration that was done to all the stadium seating. We were able to utilize the Ironhide Seating Restoration company to epoxy the seats to fix the extreme fading/cracking that had occurred due to our harsh weather. This was a great alternative to replacing all the seats and have been happy with the results.

Let me know if you have any questions.

Thanks,

Stacey Bowman

Reno Aces | *Chief Financial Officer*
(775) 334-7004
sbowman@renoaces.com

From: Nic Ciccone <CicconeN@reno.gov>
Sent: Tuesday, October 3, 2023 2:29 PM
To: Calli Wilsey <WilseyC@reno.gov>; Christopher Phillips <Chris@renoaces.com>; Stacey Bowman <sbowman@renoaces.com>
Subject: RE: Washoe County Stadium Authority

Hi Chris and Stacey!

I'm following up to see if you could send (1) a brief description and total cost of the improvement project for which the Aces are seeking reimbursement and (2) copies of the invoice for the project.

We will need this to prepare a staff report for the payment agenda item on October 18th. I've attached a copy of last year's agenda if that helps.

Thanks!



Nic Ciccone
([He/Him/His](#))

Government Affairs Manager
Office of Policy & Strategy
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CicconeN@Reno.Gov
1 E. First St., Reno, NV 89501

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From: Nic Ciccone
Sent: Thursday, September 14, 2023 1:54 PM
To: Calli Wilsey <WilseyC@reno.gov>; Christopher Phillips <Chris@renoaces.com>; sbowman@renoaces.com
Subject: RE: Washoe County Stadium Authority

Good afternoon Chris and Stacey. Nice to meet you. Chris, I've sent out an email to find a time for us all to meet for the Authority meeting. Looking forward to working with both of you!

Nic Ciccone
([He/Him](#))



EIN: 82-4442793

Invoice

Date	Invoice #
11/7/2022	2377

Bill To

Reno Aces
 Anthony Altimura
 Greater Nevada Field
 250 Evans Avenue
 Reno, NV 89501-1513

Please Remit To:

Ironhide Seating Restoration, Inc.
 3340 Gulfbreeze Terrace
 Palm Harbor, FL 34684

P.O. No.	Terms	Due Date	Account #	Project
		11/7/2022		
Description	Qty	Rate	Prior %	Amount
Premium Color restore plastic tip-up stadium seats	6,454	22.50349	50.00%	145,237.52
Balance due upon completion				
Completion date 11/7/2022				

E-mail	Web Site
admin@ironhideseating.com	www.ironhideseating.com

Total	\$145,237.52
Payments/Credits	\$0.00
Balance Due	\$145,237.52