



# City Manager's Office

---

## MEMORANDUM

**DATE:** December 28, 2023

**TO:** Mayor and City Council

**THROUGH:** Doug Thornley, City Manager **Approved Electronically**

**FROM:** Ashley D. Turney, Assistant City Manager  
Megan Berner, Arts & Culture Manager

**SUBJECT:** Lear Theater Update

---

This memo is intended to update Council on the Lear Theater. At the City Council meeting on March 8, 2023, Council approved \$1M in ARPA funding for improvements to the Lear Theater, to include landscaping and fencing. The Lear Theater is listed on the National, State, and Local Registers of Historic Places and is a significant historical resource in the city of Reno. Due to this status, the Historical Resources Commission (HRC) was consulted for guidance on landscaping and fencing. The HRC also recommended that the City conduct a Historic Structures Report on the building. Because the Lear is listed on the Local Register of Historic Places, the HRC is part of the approval process for any changes to the exterior of the building including landscape and fencing via the Certificate of Appropriateness process. There are also multiple covenants on the building from grants awarded through the Nevada State Historic Preservation Office (NV SHPO) and National Parks Service. These covenants and agreements require the City (owner) to consult with NV SHPO on any work being performed.

Here are the current projects that the City is undertaking to preserve the building and an update on how the \$1M is being spent:

- Clean and inspect the interior of the building to identify any urgent issues that threaten damage to the building (for example, broken windows, evidence of pest infestation, or water damage).
- Restore the historic landscaping to include a new lawn and perimeter plantings, irrigation repair, and installation of outdoor electrical power.
- Improve building security by installing an attractive perimeter fence, repair existing exterior lighting, and install wireless security cameras.

- Engage a consultant to perform a Historic Structures Report to evaluate the building's current condition and recommend new uses that are compatible with the building's historic fabric.
- Repair deteriorated concrete walks and stairs in the building's exterior grounds.

With guidance from the HRC, City Staff have drafted an RFQ for a consultant to conduct a Historical Structure Report on the Lear. This RFQ will be posted to the City's website on January 2, 2024 and close on January 29, 2024. The HRC will review qualifications at their February 8, 2024 meeting and provide a recommendation for a consultant. Upon hiring, structural report work will begin and the report will be completed on or before September 1, 2024. Once the Historical Structures Report is completed, it will be sent to the HRC for review. Multiple public engagement opportunities for the public will be scheduled after the report is completed for input on the Lear.

The anticipated timeline for landscaping and concrete work, lighting, electrical, and fencing is to be completed in spring of 2024. These bids will come to Council for approval as needed per the purchasing policy. Updates will be provided to Council periodically.

Staff has created a public facing webpage on the City of Reno website under the Community section. Signage will be placed on the perimeter fencing of the Lear with information and a QR code that will take people to the webpage so the public can find information on any work being done. The webpage will be kept up to date with any current projects as well as upcoming public meetings or workshops regarding the Lear.