

April 04, 2024 - Reno City Council Meeting - Item # D.5 (CAC)

[illegible]

[illegible]

## Public Comment for August 10, 2024 , Agenda Item D.1

Brandi Smith <brandiavsmith@gmail.com>

Mon 4/8/2024 2:50 PM

To:Public Comment - CC <PublicComment@reno.gov>

Good morning, Council,

I am writing to comment on agenda item D.1, specifically, **in strong support of Council Member Taylor's Downtown safety-related priorities for the 2025 Budget.**

I am a resident of The Montage, Downtown Reno. I am 56 years old, a court reporter, and moved Downtown and to The Montage to be close to the courthouse. I do live, work, and play in Downtown Reno. I love the building I live in, I love working Downtown, and I love playing Downtown with all it has to offer: the fabulous eateries, grocery shopping at Great Basin Food Co Op, grabbing a Mexican mocha at Cafe Capello and walking along the river, and the daytime culture. I support our Downtown "mom and pop" establishments, and I support the community by volunteering for community cleanups through the City of Reno and Keep Truckee Meadows Beautiful.

I feel very strongly about supporting and giving back to the community I love, and am now asking for you to fund Ms. Taylor's budget priorities for the safety of residents of the Downtown community:

- **Re-start the "Bar Car";**
- **Start RPD team walking patrols;**
- **Re-start the Community Assistance Safety Team; and**
- **An additional Code Enforcement Officer specifically for the Downtown Core.**

With all the existing residential buildings and those soon coming -- Ballpark Apartments, 245 Arlington, Passage -- and with my experiences as a resident, I feel there needs to be more enforcement in the Downtown area during the night, especially Thursday night through Sunday mornings, sometimes starting on Wednesday night, as Downtown is very different between the hours of 10:00 p.m. and 6:00 a.m. It is nearly impossible to get a good night's sleep during those times with the club noise and shenanigans, three or four days in a row. I am writing this on a Monday and I am exhausted, and that is usually how I feel every Monday.

I have attended meetings and discussions regarding Downtown issues, including a presentation by Chief Nance at the Silver Legacy, and it has been suggested the best way to communicate issues is through Reno Direct. I have been lodging my issues via the City of Reno, Reno Direct portal for quite some time now. This is the response I get:

"This issue has already been reported. There is an open and active code case, ENF24-C02188, to address this matter. Please note, while this service request will be closed as a duplicate, Code Enforcement will review this matter and progress accordingly. This is an active case and information may be limited to the general public."

Nothing has been done to date. There has to be a way to balance all of the things we "older" residents of Downtown love with the nightlife.

I would very much appreciate your consideration of these proposals. Again, there has to be a way to balance the life of the residents and the nightlife of Downtown.

Thank you for your time.

Brandi Smith  
255 N Sierra St.  
Reno, NV 89501

## Public Comment for 4/10 Council Meeting Item D.5

Chris Reilly <ccreilly@gmail.com>

Sun 4/7/2024 8:41 PM

To:Public Comment - CC <PublicComment@reno.gov>

Cc:Bryan McArdle <McArdleB@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>;Devon Reese <reeseD@reno.gov>;Ashley Turney <TurneyA@reno.gov>

### **Public Comment and Support for Agenda Item D.5**

Manager Thornley and Members of the Reno City Council,

My name is Chris Reilly and my wife & I have renovated, or are renovating, the properties at 306, 400, and 424 E. 4th Street in the Brewery District (The Jesse, Estella, The Morris, and Abby's Highway 40). We are commenting in full support of the staff recommendations on taking next steps for item D.5. Specifically, we are supporting the recommendations to prepare the 315 and 335 Record Street properties for sale and enter into a negotiating agreement with Bash Capital, LLC.

**Reno has built just 336 market rate housing units downtown in the past 10 years. This heartbreaking statistic sits at the core of our issues downtown.** The lack of residential development has put continued strain on downtown Reno businesses, many of whom do not see the foot traffic to get to sustained profitability. These same businesses are fighting to make a positive impact in our community, opting to operate businesses in what can easily be considered a more difficult part of Reno, while hoping every year to see these parking lots and boarded buildings become the homes of real customers. A healthy downtown is not one in which businesses are the only occupants; functional downtowns require both businesses and residents to make them dynamic spaces to live, work and play.

Our city leaders are working hard to help, and are constantly hosting residential developers locally and from other cities, hoping to get them to see the potential of downtown Reno, but we have some real headwinds that give them pause. Our reduced construction workforce makes building up to ~30% more expensive than Vegas or cities of comparable size. Our downtown has casinos, which makes developers who aren't from here hesitant about building multi-family housing around them (locally we see the casinos are their own worlds that can be built around, as Dr. Alicia Barber's TEDx talk 9 years ago shared way better than I could). Our competition is seeing higher population growth and more corporate relocations in their downtowns than Reno is. At the end of the day, developers can sometimes build the exact same design in Portland, Austin, Boise, or Denver for less money, less risk, and higher rents.

The reason I mention this is to illustrate how important this discussion is. Developers have, in fact, already looked at 315 and 335 Record Street. As a neighbor, I've attempted recruiting multiple good-hearted developers who I trust and who've done 100 unit+ projects, to spark their interest in this site. Given the several challenges around these 2 parcels, the real truth is that they struggle to make this work for their investors even at a \$0 sale, and they have an obligation to deploy capital in other ways.

However, in recent months, one group - Bash Capital, LLC - is doing everything they can to change that, and are deploying creative solutions that can potentially be a win for all parties. They have come up with a proposal where the \$3M in CDBG funds could stay as part of the development. They have met with the Reno Sparks Gospel Mission, Catholic Charities, and many of the other Brewery District neighbors, to openly talk through how they can make this work for downtown Reno. They are led by a

3rd generation Renoite who's been part of inspiring developments in Columbus, OH that our city has seen firsthand, and whose family has had a presence on 4th street for decades. They are doing the work. A group taking these steps, and city leadership taking action with urgency, can be a critical spark for positive change in our downtown.

We should absolutely be vigilant in reviewing the disposition of city properties. We also need to be clear that these buildings have been shut since 2021, we've been trying to find uses for them, and the city does not have the funds to bring these back up to code for other purposes. We have an opportunity to put these parcels to use in a way where this single project could match 30% of the downtown housing built in the last decade.

The businesses downtown are counting on these future residents. Let's support making this a reality.

-Chris Reilly



DESIGNONEDGE  
creative + web + marketing

Dear Reno City Council,

As a long-time business owner within the Business Improvement District and a proud member of the Riverwalk Merchants Association, I want to express my wholehearted support for the exceptional work of the Downtown Reno Partnership and Ambassadors. Over the years, I have had the privilege of witnessing firsthand the transformative impact of their efforts on our downtown area.

The dedicated individuals from the Downtown Reno Partnership are doing an outstanding job keeping our downtown area clean, ensuring that it remains an inviting and pleasant place for residents and visitors. Their commitment to maintaining a safe and welcoming environment is commendable.

Moreover, the Downtown Reno Partnership and Ambassadors have made a significant difference in connecting our vulnerable population with much-needed services. Their compassionate approach and tireless efforts have contributed significantly to the well-being and integration of our less fortunate community members.

I want to express my sincere appreciation for the numerous initiatives to enhance safety in downtown Reno. The innovative programs and constant presence of the Ambassadors have deterred crime and created a sense of security and comfort for everyone who visits or lives there.

The positive impact of these collaborative efforts on businesses, residents, and visitors cannot be overstated. Thanks to the Downtown Reno Partnership and Ambassadors, our downtown area has experienced a revitalization that has attracted more foot traffic and invigorated economic growth.

I strongly urge the Reno City Council to continue supporting and allocating resources to sustain the exceptional work of the Downtown Reno Partnership and Ambassadors. Their efforts are crucial in ensuring that downtown Reno remains a vibrant, safe, and inclusive hub for the benefit of all.

Thank you for your attention to this matter.

Sincerely, Courtney Meredith

[Affiliation: Long-time business owner of Design on Edge, member of the Riverwalk Merchants Association, Board member to the Downtown Reno partnership]

## Public Comment and Support for Agenda Item D.5

dash gopinath <dgopinath@outlook.com>

Mon 4/8/2024 12:15 PM

To:Public Comment - CC <PublicComment@reno.gov>

Manager Thornley and Members of the Reno City Council,

My name is Dash Gopinath and I'm an owner of Abby's Highway 40 at 424 East 4th Street. I'd like to pledge my full support of the staff recommendations on taking the next step for item D.5. We would love to see the properties at 315 and 335 Record Street sell and begin to be rejuvenated.

Additional residential development in the 4th Street area will do wonders to the businesses currently established there. In addition, for that 4th Street area to truly bounce back, there needs to be an infusion of people and energy. Both are sorely missing right now. Downtown Reno has a massive shortage of market rate housing units and approving this project will go a long way towards righting that imbalance.

I can foresee many of my co-owners or fellow Reno citizens objecting to moving this forward because the developer is asking for a direct sale without opening up the bid process to the market. At the surface, I can see how this could imply that the City isn't maximizing the potential return for the building. However, that view is a little shortsighted. First, there is no guarantee that any public bid would be higher. Second, and more importantly, the time it would take for that process to be completed would come at a real cost to the area.

Additionally, there is no guarantee that another developer will come with the references and agenda that Bash Capital LLC have put forward. They have promised to move quickly and invest in line with Reno's priorities. Their ownership is directly connected to the city and their firm has a track record in doing exactly what they have laid out for the Record Street properties.

Please let me know if there is anything else I can do to show my support for D.5 moving forward.

Thank you for your time and service to our city.

dash

## City Council Comment received from Ilya Arbatman

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 4/8/2024 12:50 PM

To:Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Ilya Arbatman

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

ilya.arbatman@gmail.com

Phone Number:

650 888 0313

Address:

825 Wilkinson Ave, Reno, NV 90502

A new comment has been submitted for the Reno City Council Meeting held on: 2024-04-10.

**Section:**

D Items - Department Items

**Item:**

D.5.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Decline Bash Capital's offer outright, put the CAC up for RFP, and coordinate community conversations around how these properties can best serve the City that built them. This radical plea is based not in my deranged utopian expectations for local government, but in our very own Nevada Revised Statutes. NRS 268.063 states that, before a governing body - such as the City of Reno - may sell property, it must "adopt a resolution finding that it is in the best interests of the public to sell, lease or otherwise dispose of the property: (1) Without offering the property to the public; and (2) For less than fair market value of the real property." No such resolution, finding that it's in our (the public's) best interest to sell the CAC, has been adopted! In other words, if Council accepts an offer on these public properties, they will be breaking the law. I already said above I would support an RFP process. Even a public auction might work out in the public's favor, depending on how it was conducted on what the funds received would be earmarked for. A qualified developer might even satisfy my demanding taste. Unfortunately, Bash Capital is not a qualified developer, as their poorly written, unconvincing and, frankly, low quality LOI attests. The Bash crew says their "attainable housing project targets individuals



earning between \$20 and \$25 per hour, a demographic in urgent need of attainable housing solutions." I find it insulting to refer to people earning \$20-\$25 an hour as being in 'urgent' need of anything, given the location and history of the buildings in question and the people that Bash quite explicitly intends to displace (more on that below). It's kind of embarrassing, actually, how the LOI both addresses and completely ignores the central issue at stake with these properties: the CAC was a vital community resource for those who actually have urgent and unmet needs. The CARES Campus, with its own myriad challenges, has not even moved the needle on transitional, supportive, or any kind of low-income housing. That is a responsibility the City has so chivalrously (supposedly) taken on. What do the Bashers have to say? "We have a comprehensive plan that includes collaborating with local social services to support homeless residents." And here it is: "5. The Unsheltered Population On The Street a. With the Gospel Mission nearby and the site being a prior shelter, the lingering homeless population is still very much present on this site and Record Street Leading into it. We will be working diligently to relocate the Gospel Mission but we have to assume this will not happen." "We have to assume this will not happen"? Did they put that in there on purpose or was that like a 'said the quiet part out loud' moment? I have read this letter up and down and there is no whiff of a comprehensive plan of any kind. 4th Street might be one of the most challenging parts of Reno for any kind of development. Anyone who offers to buy the CAC, especially with a low-ball, sweetheart deal - how come Bash got dibs, anyway? - needs to show us that they actually know what they are doing. Bash's LOI completely lacks any concrete development plans. Yes, there is some talk about financing, but that's the only specific information in there. This is not the team for that job. They are inexperienced, underqualified and completely unprepared to take on this project. Yes, the Bashers have lined up a competent architect and an established builder, but those people get paid even if no one ever sets foot inside whatever they design and construct. Troy Keeney and Brianna Bullentini are both at the very beginning of their careers. Troy has done some work with Dunkin' Donuts and Discount Tire while Brianna's most visible contribution to Reno's commercial landscape was West Elm (now closed). Council, this is an unacceptable offer. Decline. Agendize public discussion on what to do with the CAC (your legal responsibility) and potentially put it up for RFP.

### **ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

No

## City Council Comment received from Justin Owen

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 4/8/2024 9:04 AM

To:Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Justin Owen

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

justin@roycereno.com

Phone Number:

775-250-9216

Address:

495 Apple Street, Suite 200, Reno NV 89502

A new comment has been submitted for the Reno City Council Meeting held on: 2024-04-10.

**Section:**

D Items - Department Items

**Item:**

D.5..

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I think this workforce housing would be a great addition to 4th street. We need more affordable housing in the core of the city of Reno to help with the revitalization of downtown. There are some great projects going on downtown a couple blocks from this location on Sierra St as well as some cool stuff that's been happening on 4th for many years. We need to tie it all together. We need more people walking around downtown.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information*

Yes

No

## Webinar Registration City of Reno - Reno City Council Meeting - 4/10/24

City Clerk <no-reply@zoom.us>

Mon 4/8/2024 9:40 AM

To: Public Comment - CC <PublicComment@reno.gov>

Hi City Clerk,

Maia Johnson (maia@tsundoku.ne.jp) has registered for "City of Reno - Reno City Council Meeting - 4/10/24" on: Apr 10, 2024 10:00 AM Pacific Time (US and Canada)

First Name: Maia

Last Name: Johnson

Email: maia@tsundoku.ne.jp

Address: 14 Park St Unit 202

City: Reno

Zip/Postal Code: 89502

State/Province: NV

Phone: 7754320700

Questions & Comments: As a neighborhood resident, I support use of the former CAC property to add much-needed housing to the eastern downtown area, and I urge the City Council to adopt plans for Locomotion Plaza that emphasize year-round, everyday use over special events.

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.: Agenda Items D.5 and D.2

Do you wish to provide public comment for this City Council Meeting?: Yes

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 3

Webinar Detail Link: [https://u19187958.ct.sendgrid.net/ls/click?upn=u001.a7aeeXsrXCea-2BI0Eb1MSxNGmtulWtHDCJR2oks49PbCyvG3CM6uC484VSgmJqx6py0gJFz3u-2FilqPsjtMeE7Rw-3D-3DG7iM\\_2C9kj0upxMOBWw1Pw1sux5igo3xapSR1VEpddLsFT9zpFbystZPX-2B2iBxi2Yduxba8oUuzb2XQxKK5H1Wk81cAmu3geCe3AkgpBu2VKdl-2FHH2-2FZn2qBR4FuWKpX5tKAtBLFdLVcQY2ljGvgRV0AbtgDcHriiRTI8uKOEgyvhfQ6QDhxke42dhldAGUHuZBSw dwMv-2BzZQI5I8251Hfo1uUjPoVcMMhn06LXAdrJ4-2FO1qCBM1np6mU5F-2BelsHP2nNefi396M3Dw2PO3e43bsPUSTXI4RUxOK7xPX-2FehFmh6-2BJJoRKXQE5-2Brta2fy2pLcFXuObHDPDjQ4R3MgCgILNpK0wq4ObuiNNE9Pbom04PkjJuH8pxG-2Bk-2F3xE269-2FUVYoCOhovd-2BMoSF7c0pa5rP72WKLJX2EW3HfVVCVZ1dba3Z-2F2YFj32O4nMhXMaggJIsroXDqiLcP7ObDQT7PzmKui4FW4bqbpoNYA4ygaSeL8ZweNcbMaNyXGApM gKX1H6lwAYiODd6qNul6vzjlzuX0hfE-2BNKT3Qi9KlaXd2iW7pevghVIQDqULgXWY0uCUrp-2FZdHzWLlj4lQstRx8GnoDWIS0DBQS0L5eHLxAX-2F89yZUWUFUQygN6pwblybkr8Xf7Oly9KpdZSOQobuf38GUBT1ikrwTXNDJlaoryBUgrC1uHAaWlajWYAA LXJLQsv7ZmYRecl0yej3iD8jq5Oy3EnAm7i0Csd0e5SUasU3m5mSXLH8FJlHS0AcqI5zSqWfxfy47wdVGx-2FtvliXOH3ugkha8qTBg9rqEv4pyUnTZ-2BaFIUozdeAfbmnBeu8q8Q45Cclh6e12O1pXWCwcRqU7DmgmYPxtsoN-2FiPYokgeD3FT8MYVn8XjGugOI-2BYFgxdZDRmN3rfLKZ0sc4BuH5nWnJIr0CA-2Bk4Tur7ALUwLI4J9Ag-2FzRxTjV1CQWO6jVcOq5SfTG5-2Bx](https://u19187958.ct.sendgrid.net/ls/click?upn=u001.a7aeeXsrXCea-2BI0Eb1MSxNGmtulWtHDCJR2oks49PbCyvG3CM6uC484VSgmJqx6py0gJFz3u-2FilqPsjtMeE7Rw-3D-3DG7iM_2C9kj0upxMOBWw1Pw1sux5igo3xapSR1VEpddLsFT9zpFbystZPX-2B2iBxi2Yduxba8oUuzb2XQxKK5H1Wk81cAmu3geCe3AkgpBu2VKdl-2FHH2-2FZn2qBR4FuWKpX5tKAtBLFdLVcQY2ljGvgRV0AbtgDcHriiRTI8uKOEgyvhfQ6QDhxke42dhldAGUHuZBSw dwMv-2BzZQI5I8251Hfo1uUjPoVcMMhn06LXAdrJ4-2FO1qCBM1np6mU5F-2BelsHP2nNefi396M3Dw2PO3e43bsPUSTXI4RUxOK7xPX-2FehFmh6-2BJJoRKXQE5-2Brta2fy2pLcFXuObHDPDjQ4R3MgCgILNpK0wq4ObuiNNE9Pbom04PkjJuH8pxG-2Bk-2F3xE269-2FUVYoCOhovd-2BMoSF7c0pa5rP72WKLJX2EW3HfVVCVZ1dba3Z-2F2YFj32O4nMhXMaggJIsroXDqiLcP7ObDQT7PzmKui4FW4bqbpoNYA4ygaSeL8ZweNcbMaNyXGApM gKX1H6lwAYiODd6qNul6vzjlzuX0hfE-2BNKT3Qi9KlaXd2iW7pevghVIQDqULgXWY0uCUrp-2FZdHzWLlj4lQstRx8GnoDWIS0DBQS0L5eHLxAX-2F89yZUWUFUQygN6pwblybkr8Xf7Oly9KpdZSOQobuf38GUBT1ikrwTXNDJlaoryBUgrC1uHAaWlajWYAA LXJLQsv7ZmYRecl0yej3iD8jq5Oy3EnAm7i0Csd0e5SUasU3m5mSXLH8FJlHS0AcqI5zSqWfxfy47wdVGx-2FtvliXOH3ugkha8qTBg9rqEv4pyUnTZ-2BaFIUozdeAfbmnBeu8q8Q45Cclh6e12O1pXWCwcRqU7DmgmYPxtsoN-2FiPYokgeD3FT8MYVn8XjGugOI-2BYFgxdZDRmN3rfLKZ0sc4BuH5nWnJIr0CA-2Bk4Tur7ALUwLI4J9Ag-2FzRxTjV1CQWO6jVcOq5SfTG5-2Bx)

## City Council Comment received from Nathan Ashley

Mikki Huntsman <HuntsmanM@reno.gov>

Fri 4/5/2024 2:47 PM

To:Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Nathan Ashley

Commenting on behalf of:

n/a

Ward #:

Unsure/Other

Email Address:

nate.ashley@icloud.com

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-04-10.

**Section:**

D Items - Department Items

**Item:**

D.5.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Downtown needs revitalization. As Mayor Schieve recently observed, we have a "long way" to go and housing is a critical component to this effort. Meanwhile, the needs of our homeless community are genuinely important yet best served where solutions are the most accessible. For now, expecting people in need to traverse up and down 4th street to get support isn't ideal. To that, the funds needed to renovate the existing building are untenable as resources are tight and our underprivileged community needs support now. The City is in a great position to choose between two winning paths as it relates to serving the homeless community and/of driving the growth of downtown: 1. The City can sell the property and use those funds for homeless programs that have impact now. 2. The City can enter into an development agreement to ensure the new housing will be most accessible and affordable to the working class that will, in turn, drive downtown growth. Either way, the City and its constituents win; please do not seek to reopen this shelter.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

No