

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

| Written or Voicemail | Name               | On Behalf Of                 | Ward   | Email Address  | Phone Number | Address                                    | Support | Oppose | Concerned | Total | Date                         |
|----------------------|--------------------|------------------------------|--------|--|--------------|--|---------|--------|-----------|-------|------------------------------|
|                      |                    |                              |        |  |              |  | 25      | 10     | 4         | 39    |                              |
| Written              | Nathan Ashley      |                              |        | <a href="mailto:nate.ashley@icloud.com">nate.ashley@icloud.com</a>                 |              |  | 1       |        |           |       | Friday 04/05/2024, 2:47 PM   |
| Written              | Chris Reilly       | The Brewery District         |        | <a href="mailto:ccreilly@gmail.com">ccreilly@gmail.com</a>                         |              | 424 E. 4 th Street                         | 1       |        |           |       | Sunday 04/07/2024 8:41 AM    |
| Written              | Ilya Arbatman      |                              | Ward 3 | <a href="mailto:ilya.arbatman@gmail.com">ilya.arbatman@gmail.com</a>               | 650-888-0313 | 825 Wilkinson Ave, Reno, NV 90502          | 1       |        |           |       | Monday 04/08/2024 1:44 PM    |
| Written              | Dash Gopinath      | Abby's                       |        | <a href="mailto:dgopinath@outlook.com">dgopinath@outlook.com</a>                   |              | 424 East 4th Street                        | 1       |        |           |       | Monday 04/08/2024 12:15 PM   |
| Written              | Maia Johnson       |                              | Ward 3 | <a href="mailto:maia@tsundoku.ne.jp">maia@tsundoku.ne.jp</a>                       | 775-432-0700 | 14 Park St Unit 202 Reno NV 89502          | 1       |        |           |       | Monday 04/08/2024 9:40 AM    |
| Written              | Justin Owen        |                              | Ward 1 | <a href="mailto:justin@roycereno.com">justin@roycereno.com</a>                     | 775-250-9216 | 495 Apple Street, Suite 200, Reno NV 89502 | 1       |        |           |       | Monday 04/08/2024 9:04 AM    |
| Written              | Chuck Reilly       |                              |        | <a href="mailto:charlesjreilly@gmail.com">charlesjreilly@gmail.com</a>             | 949-466-9107 | 854 Marsh Ave. Reno NV 89509               | 1       |        |           |       | Monday 04/08/2024 04:40 PM   |
| Written              | Daniel Vislocky    |                              |        |  |              |  | 1       |        |           |       | Monday 04/08/2024 5:05 PM    |
| Written              | Jake Matthews      | Children's Advocacy Alliance | Ward 1 | <a href="mailto:jake.matthews@cannv.org">jake.matthews@cannv.org</a>               | 775-830-4045 | 1270 Patrick Ave                           | 1       |        |           |       | Monday 04/08/2024 06:52 PM   |
| Written              | December Cuccaro   |                              | Ward 4 | <a href="mailto:December.cuccaro@gmail.com">December.cuccaro@gmail.com</a>         |              |  |         | 1      |           |       | Monday 04/08/2024 7:38 PM    |
| Written              | Jesse Spooner      |                              |        | <a href="mailto:jessie.spooner@gmail.com">jessie.spooner@gmail.com</a>             | 775-224-2186 |  |         |        | 1         |       | Tuesday 04/09/2024, 9:02 AM  |
| Written              | Jesse Spooner-2    |                              | Ward 1 | <a href="mailto:jiketio@gmail.com">jiketio@gmail.com</a>                           | 775-747-3444 | 4190 Plateau Court                         |         |        |           | 1     | Tuesday 04/09/2024, 9:12 AM  |
| Written              | Shaylee Ruiz       |                              |        | <a href="mailto:shaylee.ruiz@renown.org">shaylee.ruiz@renown.org</a>               | 775-813-3731 |  |         | 1      |           |       | Tuesday 04/09/2024, 9:16 AM  |
| Written              | Magdalena Callejas |                              |        | <a href="mailto:magdalena.callejas13@gmail.com">magdalena.callejas13@gmail.com</a> | 775-461-9806 |  |         | 1      |           |       | Tuesday 04/09/2024, 9:38 AM  |
| Written              | Taylor Harris      |                              |        | <a href="mailto:taylorray711@yahoo.com">taylorray711@yahoo.com</a>                 |              |  |         | 1      |           |       | Tuesday 04/09/2024, 9:51 AM  |
| Written              | Austin Sambrano    |                              |        | <a href="mailto:austin.sambrano@gmail.com">austin.sambrano@gmail.com</a>           |              |  |         | 1      |           |       | Tuesday 04/09/2024, 9:56 AM  |
| Written              | Drew Leeder        |                              |        | <a href="mailto:drewleeder9@gmail.com">drewleeder9@gmail.com</a>                   |              |  |         | 1      |           |       | Tuesday 04/09/2024, 10:19 AM |
| Written              | Candice Fisher     |                              |        | <a href="mailto:candicefisher52@gmail.com">candicefisher52@gmail.com</a>           |              |  |         | 1      |           |       | Tuesday 04/09/2024, 10:34 AM |
| Written              | Natalie Handler    |                              | Ward 3 | <a href="mailto:nataliemhandler@gmail.com">nataliemhandler@gmail.com</a>           | 775-722-6006 | 160 Wonder Street Reno Nevada 89502        |         | 1      |           |       | Tuesday 04/09/2024, 11:02 AM |
| Written              | Kim Pittman        |                              |        | <a href="mailto:kpittman39@hotmail.com">kpittman39@hotmail.com</a>                 |              |  |         | 1      |           |       | Tuesday 04/09/2024, 11:19 AM |
| Written              | Lisa Lee           |                              |        | <a href="mailto:lisalee@nevada.unr.edu">lisalee@nevada.unr.edu</a>                 |              |  |         |        | 1         |       | Tuesday 04/09/2024, 1:06 PM  |
| Written              | Alicia Barber      |                              | Ward 1 |  |              |  |         | 1      |           |       | Tuesday 04/09/2024, 1:56 PM  |
| Written              | William Truce      |                              |        | <a href="mailto:wtruce@blackrabbitmeads.com">wtruce@blackrabbitmeads.com</a>       | 775-410-6198 | 401 E. 4th St. Reno, NV, U.S.A             | 1       |        |           |       | Tuesday 04/09/2024, 2:04 PM  |
| Written              | Sean Lyon          |                              | Ward 4 | <a href="mailto:seanlyon73@gmail.com">seanlyon73@gmail.com</a>                     | 775-544-9878 | 18190 grizzly bear ct                      | 1       |        |           |       | Tuesday 04/09/2024, 2:10 PM  |
| Written              | Robert Bates       | The Reno Homebrewer, LLC     |        | <a href="mailto:renohomebrewer@prodigy.net">renohomebrewer@prodigy.net</a>         | 775-329-2537 | 535 E. 4th Street                          | 1       |        |           |       | Tuesday 04/09/2024, 2:15 PM  |
| Written              | Bryan Holloway     |                              |        | <a href="mailto:bryan@pigeonheadbrewery.com">bryan@pigeonheadbrewery.com</a>       |              |  | 1       |        |           |       | Tuesday 04/09/2024, 2:16 PM  |
| Written              | Hanna Anderson     |                              |        | <a href="mailto:hanna.anderson@rop.com">hanna.anderson@rop.com</a>                 | 443-994-9889 |  | 1       |        |           |       | Tuesday 04/09/2024, 2:16 PM  |
| Written              | Joe Cannella       |                              |        | <a href="mailto:joe@ferinodistillery.com">joe@ferinodistillery.com</a>             |              |  | 1       |        |           |       | Tuesday 04/09/2024, 2:23PM   |
| Written              | Megan O'Reilly     |                              | Ward 3 | <a href="mailto:megan@pitchblackprintingco.com">megan@pitchblackprintingco.com</a> | 775-476-2003 | 700 E. 4th St. #A, Reno, NV 89512          | 1       |        |           |       | Tuesday 04/09/2024, 2:31 PM  |
| Written              | Leah Sanders       |                              | Ward 5 | <a href="mailto:leah.sanders14@gmail.com">leah.sanders14@gmail.com</a>             | 775-750-7047 | 1880 Coleman Dr.                           | 1       |        |           |       | Tuesday 04/09/2024, 2:44 PM  |
| Written              | Travis Rose        |                              |        | <a href="mailto:travisrose@deadringerreno.com">travisrose@deadringerreno.com</a>   |              |  | 1       |        |           |       | Tuesday 04/09/2024, 2:44 PM  |
| Written              | Matthew Mclver     |                              |        | <a href="mailto:matt@commence_studio">matt@commence_studio</a>                     |              | 700 E. 4th St. #B, Reno, NV 89512          | 1       |        |           |       | Tuesday 04/09/2024, 2:45 PM  |
| Written              | Dane Hillyard      | Greenstreet Development      | Ward 2 | <a href="mailto:daneo@me.com">daneo@me.com</a>                                     | 775-745-3950 | 9050 Prototype Ct. #100 Reno NV 89521      | 1       |        |           |       | Tuesday 04/09/2024, 2:55 PM  |
| Written              | Ryan Gaumer        |                              |        | <a href="mailto:ryan@leaddogbrewing.com">ryan@leaddogbrewing.com</a>               | 775-225-3042 | 415 East 4th St.                           | 1       |        |           |       | Tuesday 04/09/2024, 2:58 PM  |
| Written              | Jake Conway        | Black Rabbit Mead Company    |        | <a href="mailto:jconway@blackrabbitmeads.com">jconway@blackrabbitmeads.com</a>     |              |  |         |        |           |       | Tuesday 04/09/2024, 3:15 PM  |
| Written              | Kyle Oels          | Forged Coffee Roasting Co.   |        | <a href="mailto:coffee@forgedroasting.co">coffee@forgedroasting.co</a>             | 206-856-3591 |  | 1       |        |           |       | Tuesday 04/09/2024, 3:21 PM  |
| Written              | Duke Bristow       |                              |        | <a href="mailto:duke@renobrewbike.com">duke@renobrewbike.com</a>                   |              |  | 1       |        |           |       | Tuesday 04/09/2024, 3:23 PM  |
| Voicemail            | Hanna Cardwell     |                              |        |  | 775-843-3989 |  |         |        | 1         |       | Tuesday 04/09/2024, 3:26 PM  |
| Written              | Sean Turner        | Mammoth Brewing Company      |        | <a href="mailto:sean@mammothbrewingco.com">sean@mammothbrewingco.com</a>           | 760-275-1676 |  | 1       |        |           |       | Tuesday 04/09/2024, 3:52 PM  |
| Written              | Lizzy Ramos        |                              |        | <a href="mailto:elizabethmramos522@gmail.com">elizabethmramos522@gmail.com</a>     |              |  | 1       |        |           |       | Tuesday 04/09/2024, 4:24 PM  |
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## 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 <reased@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



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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

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Yes

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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

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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-2FHH2-2FZn2qBR4FuWKpX5tKAtBLFdLVcQY2ljGvgRV0AbtgDcHriRTI8uKOEgyvhfQ6QDhxke42dhldAGUHuZBSw dwMv-2BzZQI5l8251Hfo1uUjPoVcMMhn06LXAdrJ4-2FO1qCBM1np6mU5F-2BelsHP2nNefi396M3Dw2PO3e43bsPUSTXI4RUxOK7xPX-2FehFmh6-2BJJoRKXQE5-2Brta2fy2pLcFXuObHDPDjQ4R3MgCgILNpK0wq4ObuiNNE9Pbom04PkjJuH8pxG-2Bk-2F3xE269-2FUVYoCOhovd-2BMoSF7c0pa5rP72WKLJX2EW3HfVVCVZ1dba3Z-2F2YFj32O4nMhXMaggJlsroXDqiLcP7ObDQT7PzmKui4FW4bqbpoNYA4ygaSeL8ZweNcbMaNyXGApM gKX1H6lwAYiODd6qNul6vzjlzuX0hfE-2BNKT3Qi9KlaXd2iW7pevghVIQDqULgXWY0uCUrp-2FZdHzWLlj4lQstRx8GnoDWIS0DBQS0L5eHLxAX-2F89yZUWFUQygN6pwblybkr8Xf7Oly9KpdZSOQobuf38GUBT1ikrwTXNDJlaoryBUgrC1uHAaWlajWYAA LXJLQsv7ZmYRecl0yej3iD8jq5Oy3EnAm7i0Csd0e5SUasU3m5mSXLH8FJlHS0AcqI5zSqWfxfy47wdVGx-2FtvliXOH3ugkha8qTBg9rqEv4pyUnTZ-2BaFIUozdeAfbmnBeu8q8Q45Cclh6e12O1pXWCwcRqU7DmgmYPxtsoN-2FiPYokgeD3FT8MYVn8XjGugOI-2BYFgxdZDRmN3rfLKZ0sc4BuH5nWnJIr0CA-2Bk4Tur7ALUwLI4J9Ag-2FzRxTjV1CQWO6jVcOq5SfTG5-2Bx](https://u19187958.ct.sendgrid.net/ls/click?upn=u001.a7aeeXsrXCea-2BI0Eb1MSxNGmtulWtHDCJR2oks49PbCyvG3CM6uC484VSgmJqx6py0gJFz3u-2FilqPsjtMeE7Rw-3D-3DG7iM_2C9kj0upxMOBWw1Pw1sux5igo3xapSR1VEpddLsFT9zpFbystZPX-2B2iBxi2YduxbA8oUuzb2XQxKK5H1Wk81cAmu3geCe3AkgpBu2VKdl-2FHH2-2FZn2qBR4FuWKpX5tKAtBLFdLVcQY2ljGvgRV0AbtgDcHriRTI8uKOEgyvhfQ6QDhxke42dhldAGUHuZBSw dwMv-2BzZQI5l8251Hfo1uUjPoVcMMhn06LXAdrJ4-2FO1qCBM1np6mU5F-2BelsHP2nNefi396M3Dw2PO3e43bsPUSTXI4RUxOK7xPX-2FehFmh6-2BJJoRKXQE5-2Brta2fy2pLcFXuObHDPDjQ4R3MgCgILNpK0wq4ObuiNNE9Pbom04PkjJuH8pxG-2Bk-2F3xE269-2FUVYoCOhovd-2BMoSF7c0pa5rP72WKLJX2EW3HfVVCVZ1dba3Z-2F2YFj32O4nMhXMaggJlsroXDqiLcP7ObDQT7PzmKui4FW4bqbpoNYA4ygaSeL8ZweNcbMaNyXGApM gKX1H6lwAYiODd6qNul6vzjlzuX0hfE-2BNKT3Qi9KlaXd2iW7pevghVIQDqULgXWY0uCUrp-2FZdHzWLlj4lQstRx8GnoDWIS0DBQS0L5eHLxAX-2F89yZUWFUQygN6pwblybkr8Xf7Oly9KpdZSOQobuf38GUBT1ikrwTXNDJlaoryBUgrC1uHAaWlajWYAA 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

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Yes

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No

[illegible]



## City Council Comment received from Alicia Barber

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 4/9/2024 1:56 PM

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

**Contact Info:**

Name:

Alicia Barber

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

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 opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Please do not consider entering into negotiations to sell the CAC properties to Bash Capital, LLC. If City Council chooses to dispose of these properties and transfer them and the surrounding site to another entity, it should happen through a fair and equitable RFP or RFI process--but ONLY after determining that the City or another public agency absolutely cannot rehabilitate and use these properties, which were the recipients of so much public investment. There are many other reasons not to enter into negotiations at this time, even if the City had already decided to dispose of the properties. First, there is no objective factual public information about the entire site and its suitability for permanent housing. Is the large transmission pole that is referenced in the letter of interest a danger for emitting radiation? What factors must be taken into consideration (structural, sound, pollution?) when constructing housing next to two railroad lines? Would the additional structural requirements even make the proposed level of affordable housing feasible? If a housing project ended up costing more than anticipated and required listing at market rate, would this site be desirable for such housing? Second, it seems that as part of a redevelopment area, the disposition of this site and the future of the

surrounding area warrant a larger and more inclusive public discussion. The City should reinstate the RAAB and prioritize a discussion about the future of East 4th Street as a whole. Third, the listed partners in this entity do not appear to have a known track record of independently accomplishing land development projects, and I strongly advise that references to past experience and achievements should be checked and verified. Thank you.

**ACKNOWLEDGEMENTS:**

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Yes

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No

## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

Austin Sambrano <austin.sambrano@gmail.com>

Tue 4/9/2024 9:56 AM

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

Hello,

I am writing today to express my deep concern for and opposition to item D.5, the proposition to sell the Community Assistance Center to Bash Capital, LLC.

This below-market deal for Bash Capital to build housing is not for the right people. Bash is offering 51% "attainable housing" offered at 80% AMI -- attainable only for people making upwards of \$20 an hour.

The minimum wage in Reno is currently \$10.25 an hour. This proposed housing is decidedly unattainable for most of our community already living downtown in the CAC area, who are of those in the most urgent need of housing.

We, as local community advocates, have been asking for years for the rehabilitation of the CAC as an opportunity to provide services and transitional and supportive housing that is truly accessible to those in need. Transitional housing is intended to bridge the gap between homelessness or emergency shelter and permanent housing. We are looking for a facility that would provide not only shelter but also support -- this housing must be low-barrier, meaning it would be low- or no-cost, not require deposits, not require credit checks, and not exclude applicants based on prior evictions.

The CAC would be a great facility to serve people currently living downtown, transitioning off the street or out of CARES, women and families transitioning out of RISE, or families with multiple children currently paying \$1,500 to live in a small studio at Siegel Suites, unable to move due to a past eviction or exorbitant move-in costs.

The CAC has the potential to be a vital community resource again. Let's not rush into this deal with Bash Capital, but instead pursue a more transparent and inclusive process that begins with putting the CAC up for a Request for Proposals and coordinating community conversations to ensure all ideas are heard. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties.

Thank you for your attention to this matter.

Sincerely,

Austin Sambrano

## Item D.5

Bryan Holloway <bryan@pigeonheadbrewery.com>

Tue 4/9/2024 2:16 PM

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

Manager Thornley and Members of the Reno City Council,

My name is Bryan Holloway and I'm the Co-Owner/Head Brewer of Pigeon Head Brewery located at 840 East 5th Street in Reno's Brewery District. I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

Developers have, in fact, already looked at 315 and 335 Record Street. 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 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.

Cheers,

Bryan Holloway  
Co-Owner/Head Brewer  
Pigeon Head Brewery



## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

candice fisher <candicefisher52@gmail.com>

Tue 4/9/2024 10:34 AM

To:Public Comment - CC <PublicComment@reno.gov>;Hillary Schieve <SchieveH@reno.gov>;Naomi Duerr <DuerrN@reno.gov>;Doug Thornley <ThornleyD@reno.gov>;Miguel Martinez <MartinezMi@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>

Dear Reno City Council,

I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar.

It is clear that this proposal does not align with the best interests of the public. The lack of transparency, accountability, and legal compliance in this process is alarming. According to NRS 268.063 and City Code Section 15.01.150(b), any sale of public property for less than fair market value must be justified as being in the public's best interest. To date, no such resolution has been adopted by the City Council, making the acceptance of Bash Capital's offer unlawful.

Furthermore, the proposed offer is for \$1.5 million for a site appraised in 2023 at \$4 million, or even as low as \$1 with the meaningless promise of "attainable housing" for people earning between \$20 and \$25 per hour. In no way does this address the urgent low-income and transitional housing needs of our community. Bash Capital also lacks the necessary qualifications and experience to undertake a project of this magnitude and complexity.

Instead of rushing into a decision, I urge the City Council to pursue a more transparent and inclusive process. This includes putting the CAC up for a Request for Proposals (RFP) and coordinating community conversations to ensure all solutions are brought to the table.

The Record Street Shelter is a vital community resource, and its disposal should not be taken lightly. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties.

Thank you for your attention to this matter.

Sincerely,  
Candice Fisher

## Public Comment for 4/10 Council Meeting Item D5

Chuck Reilly <charlesjreilly@gmail.com>

Mon 4/8/2024 4:40 PM

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

Manager Thornley and Members of the Reno City Council,

My name is Chuck Reilly and my wife Susie and I moved from Newport Beach Ca. Oct of 2021. I ran a large international company but decided to retire early upon seeing and hearing about the great things our son, Chris Reilly and daughter in law Piper Stremmel were doing to help develop the East Fourth St. district.

We purchased a home in Reno and have joined Chris and Piper in their efforts to develop 306, 400 and 424 E Fourth St properties, The Jesse Hotel, Estella Restaurant, Abbys Hwy 40, The Dumpling Queen and most recently a refurbish of the Morris Burner hotel into and exciting multi use property.

Like Chris and Piper, Susie and I are 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.

The team at Bash Capitol, LLC. 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.

Coming from California, in both Orange County and Los Angeles we have witnessed developers willing to take risks with a vision to improve the area and create robust communities from areas that would have otherwise remained desperate for help. Today, these areas are among the most desirable areas to live work and play in Los Angeles.

Fourth St in Reno, with its long history as a main artery into Reno has the potential to be a great example of a city and its business community coming together to create what so many cities have done, by taking the next steps for item D5.

Respectfully,

Chuck Reilly

854 Marsh Ave.  
Reno NV 89509

949-466-9107

## City Council Comment received from Dane Hillyard

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 4/9/2024 2:55 PM

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

**Contact Info:**

Name:

Dane Hillyard

Commenting on behalf of:

Greenstreet Development

Ward #:

Ward 2

Email Address:

daneo@me.com

Phone Number:

7757453950

Address:

9050 Prototype Ct. #100 Reno NV 89521

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

**Section:**

D Items - Department Items

**Item:**

D5.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

As the largest affordable housing owner and developer in Reno, we are strongly in support of this proposed workforce housing project in the old shelter. This area of town can be greatly improved, lead to a more vibrant 4th street zone, improve property values, help nearby businesses and reduce homelessness and loitering in the area. We need all types of affordable housing in our community and this fills a need that is currently not being met downtown. We personally know Brianna and her team and their creativity and success on projects in other communities proves they have a vision that they can fulfill. We urge you to support this great project too! Thank you! Dane Hillyard - Jim Zaccheo

**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



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Yes

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Yes

## City Council Comment received from Daniel Vislocky

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 4/8/2024 5:05 PM

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

**Contact Info:**

Name:

Daniel Vislocky

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

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:**

This project will help improve the street life of downtown Reno.

**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

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No

## City Council Comment received from December Cuccaro

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 4/8/2024 7:38 PM

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

**Contact Info:**

Name:

December Cuccaro

Commenting on behalf of:

Ward #:

Ward 4

Email Address:

December.cuccaro@gmail.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 opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I am writing today to express my opposition to item D.5, the proposition to sell the Community Assistance Center to Bash Capital, LLC. This below-market deal for Bash Capital to build housing is not for the right people. Bash is offering 51% "attainable housing" offered at 80% AMI -- attainable only for people making upwards of \$20 an hour. This is not attainable housing when the minimum wage in Reno is \$10.25 an hour. This proposed housing is decidedly unattainable for most of our community already living downtown in the CAC area, who are of those in the most urgent need of housing. We have been asking for years for the rehabilitation of the CAC as an opportunity to provide services and transitional and supportive housing that is truly accessible to those in need. Transitional housing is intended to bridge the gap between homelessness or emergency shelter and permanent housing. We are looking for a facility that would provide not only shelter but also support -- this housing must be low-barrier, meaning it would be low- or no-cost, not require deposits, not require credit checks, and not exclude applicants based on prior evictions. The CAC could be a great facility to serve people currently living downtown, transitioning off the street or out of CARES, women and families

transitioning out of RISE, or families with multiple children currently paying \$1,500 to live in a small studio at Siegel Suites, unable to move due to a past eviction or exorbitant move-in costs. The CAC has the potential to be a vital community resource again. Let's not rush into this deal with Bash Capital, but instead pursue a more transparent and inclusive process that begins with putting the CAC up for a Request for Proposals and coordinating community conversations to ensure all ideas are heard. Please uphold your responsibility to this community and engage in a meaningful public discussion on how to best utilize these neglected public properties.

**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

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Yes

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No

## City Council Comment received from Denise Kruger

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 4/8/2024 7:44 PM

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

**Contact Info:**

Name:

Denise Kruger

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

Denisekruger3@gmail.com

Phone Number:

714-315-9143

Address:

9202 Wild Skies Way, Reno

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

**Section:**

General Opening Session Comment (unassociated to an agenda item)

**Item:**

7 General Opening Session.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I am concerned the City may not hold the developer and home builder, Toll Brothers, to the standards required by their submittals to the City of Reno for the homes in The Cliffs at Somerset. Specifically, Toll Brothers has not complied with the landscaping and erosion mitigation submittals on several of the hillsides in The Cliffs. The hillsides have not been properly seeded/watered, resulting in mudslides and general aesthetic issues in this community. I specifically request the City require Toll Brothers to complete the common area landscaping in a manor similar to their submittals to the City at the time their development was considered and approved.

**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

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Yes

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Yes

## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

Drew Leeder <drewleeder9@gmail.com>

Tue 4/9/2024 10:19 AM

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

Dear Reno City Council,

I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar.

It is clear that this proposal does not align with the best interests of the public. The lack of transparency, accountability, and legal compliance in this process is alarming. According to NRS 268.063 and City Code Section 15.01.150(b), any sale of public property for less than fair market value must be justified as being in the public's best interest. To date, no such resolution has been adopted by the City Council, making the acceptance of Bash Capital's offer unlawful.

Furthermore, the proposed offer is for \$1.5 million for a site appraised in 2023 at \$4 million, or even as low as \$1 with the meaningless promise of "attainable housing" for people earning between \$20 and \$25 per hour. In no way does this address the urgent low-income and transitional housing needs of our community. Bash Capital also lacks the necessary qualifications and experience to undertake a project of this magnitude and complexity.

Instead of rushing into a decision, I urge the City Council to pursue a more transparent and inclusive process. This includes putting the CAC up for a Request for Proposals (RFP) and coordinating community conversations to ensure all solutions are brought to the table.

The Record Street Shelter is a vital community resource, and its disposal should not be taken lightly. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties.

Thank you for your attention to this matter.

Sincerely,

Drew Leeder



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

Duke Brew Bike <duke@renobrewbike.com>

Tue 4/9/2024 3:23 PM

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

Support for Agenda Item D.5

Manager Thornley and Members of the Reno City Council,

My name is Duke Bristow and I'm the Owner of Reno Brew Bike located at 401 E 4th Street in Reno's Brewery District. I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

Developers have, in fact, already looked at 315 and 335 Record Street. 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 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.

4/9/24, 4:16 PM

Mail - Public Comment - CC - Outlook

Thank you.

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

Hanna Andersson <hanna.andersson@rop.com>

Tue 4/9/2024 2:16 PM

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

Cc:Ski Broman <sbroman@rop.com>

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

Manager Thornley and Members of the Reno City Council,

I'm Ski Broman, the owner of 324 E. 4th Street. Together with my business partner, we're currently immersed in the substantial renovation of this property to transform it into a distinctive restaurant, bar, and event venue—a venture set to become a cornerstone of the Old Brewery District on 4th Street. Our investment and commitment to this project is significant, driven by our belief in the vibrancy of the 4th Street business community and the untapped potential for growth in this area, destined to become a hub for the City of Reno.

We are commenting in full support of the staff recommendations on taking next steps for item D.5, and specifically in support of the recommendations to prepare the 315 and 335 Record Street properties for sale and enter into a negotiating agreement with Bash Capital, LLC.

As a stakeholder in this community, I am acutely aware of the deficit in downtown market rate housing options, particularly for the dedicated workforce and patrons who breathe life into our downtown establishments, fostering their success. This housing development opportunity stands to significantly benefit not only the 4th Street business community, but downtown Reno as a whole. Bash Capital, LLC has demonstrated a commendable spirit of collaboration with the community to create solutions for this area. We firmly believe that their proactive efforts, in tandem with swift action from City leadership, could catalyze transformative change for downtown Reno. We have a unique opportunity to leverage these parcels in a manner that could address a substantial portion of the downtown housing demand, potentially matching 30% of the housing constructed in the past decade alone.

We see the positive impact that preparing the 315 and 335 Record Street properties for sale could have for this community, and we strongly support moving forward and making this a reality.

- Ski Broman

### **Hanna Andersson**

Director of Business Initiatives

(443) 994-9889


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**4756::Voice Message From: Cisco Unity Connection Messaging System (917758433989)**

Donoma Unity &lt;DonomaUnity@reno.gov&gt;

Tue 4/9/2024 3:26 PM

To:Public Comment - CC &lt;PublicComment@reno.gov&gt;

 1 attachments (353 KB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917758433989

Click to Call [917758433989](tel:917758433989)

**Hi, my name is Hannah Cardwell. This is of public record. I'm leaving comments about the city of Renos plan to show the record Street Shelter to bash Capital. We'd housing. For people who are boner bowl and cannot afford to live here. I find this disgusting behavior from our our leaders, and I don't know. How you are? Criminal eyes in homelessness, you won't even let people sleep on the streets. Where do you expect them to go?**

(Transcription with medium confidence)

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

Jake Conway <jconway@blackrabbitmeads.com>

Tue 4/9/2024 3:15 PM

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

Manager Thornley and Members of the Reno City Council,

My name is Jake Conway and I'm the Co-Founder of Black Rabbit Mead Company located at 401 E. 4th St. in Reno's Brewery District. I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

Developers have, in fact, already looked at 315 and 335 Record Street. 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 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. I support making this happen.

--

Jake Conway  
Black Rabbit Mead Company  
Co-Founder

-----

## City Council Comment received from Jake Matthews

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 4/8/2024 6:52 PM

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

**Contact Info:**

Name:

Jake Matthews

Commenting on behalf of:

Children's Advocacy Alliance

Ward #:

Ward 1

Email Address:

jake.matthews@cannv.org

Phone Number:

7758304045

Address:

1270 Patrick Ave.

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

**Section:**

D Items - Department Items

**Item:**

5.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

Yes, I will check-in with the City Clerk upon arrival.

**If no, enter comments below:****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

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Yes

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Yes

## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

Jesse Spooner <jessie.spooner@gmail.com>

Tue 4/9/2024 9:02 AM

To:Public Comment - CC <PublicComment@reno.gov>;Hillary Schieve <SchieveH@reno.gov>;Naomi Duerr <DuerrN@reno.gov>;Doug Thornley <ThornleyD@reno.gov>;Miguel Martinez <MartinezMi@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>;Devon Reese <reeseD@reno.gov>

Dear Reno City Council,

I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar.

It is clear that this proposal does not align with the best interests of the public. The lack of transparency, accountability, and legal compliance in this process is alarming. According to NRS 268.063 and City Code Section 15.01.150(b), any sale of public property for less than fair market value must be justified as being in the public's best interest. To date, no such resolution has been adopted by the City Council, making the acceptance of Bash Capital's offer unlawful.

Furthermore, the proposed offer is for \$1.5 million for a site appraised in 2023 at \$4 million, or even as low as \$1 with the meaningless promise of "attainable housing" for people earning between \$20 and \$25 per hour. In no way does this address the urgent low-income and transitional housing needs of our community. Bash Capital also lacks the necessary qualifications and experience to undertake a project of this magnitude and complexity.

Instead of rushing into a decision, I urge the City Council to pursue a more transparent and inclusive process. This includes putting the CAC up for a Request for Proposals (RFP) and coordinating community conversations to ensure all solutions are brought to the table.

The Record Street Shelter is a vital community resource, and its disposal should not be taken lightly. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties.

Thank you for your attention to this matter.

Sincerely,

Jesse Spooner

She/Her

775-224-2186

jessiespooner@gmail.com



## City Council Comment received from Jesse Spooner

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 4/9/2024 9:12 AM

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

**Contact Info:**

Name:

Jesse Spooner

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

jjketio@gmail.com

Phone Number:

775-747-3444

Address:

4190 Plateau Court

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

**Section:**

C Items - Public Hearing 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:**

Dear Reno City Council, I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar. It is clear that this proposal does not align with the best interests of the public. The lack of transparency, accountability, and legal compliance in this process is alarming. According to NRS 268.063 and City Code Section 15.01.150(b), any sale of public property for less than fair market value must be justified as being in the public's best interest. To date, no such resolution has been adopted by the City Council, making the acceptance of Bash Capital's offer unlawful. Furthermore, the proposed offer is for \$1.5 million for a site appraised in 2023 at \$4 million, or even as low as \$1 with the meaningless promise of "attainable housing" for people earning between \$20 and \$25 per hour. In no way does this address the urgent low-income and transitional housing needs of our community. Bash Capital also lacks the necessary qualifications and experience to undertake a project of this magnitude and complexity. Instead of rushing into a

decision, I urge the City Council to pursue a more transparent and inclusive process. This includes putting the CAC up for a Request for Proposals (RFP) and coordinating community conversations to ensure all solutions are brought to the table. The Record Street Shelter is a vital community resource, and its disposal should not be taken lightly. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties. Thank you for your attention to this matter. Sincerely, Jesse Spooner jjketio@gmail.com

**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

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Yes

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No

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

Joe Cannella <joe@ferinodistillery.com>

Tue 4/9/2024 2:23 PM

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

Manager Thornley and Members of the Reno City Council,

My name is Joe Cannella and I'm the owner of Ferino Distillery located at 541 E 4th St. in Reno's Brewery District.

I have reviewed the statement below and am in full agreement. Please know that this type of action is what is needed for the original vision for the revitalization of 4th Street to truly come to pass. For our business to survive and continue to invest in the Brewery District, we need to know that there are structural improvements coming, and soon.

I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

Developers have, in fact, already looked at 315 and 335 Record Street. 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 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.

Sincerely,

Joe Cannella  
Owner, Ferino Distillery

## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

Kim Pittman <kpittman39@hotmail.com>

Tue 4/9/2024 11:19 AM

To:Public Comment - CC <PublicComment@reno.gov>;Hillary Schieve <SchieveH@reno.gov>;Naomi Duerr <DuerrN@reno.gov>;Doug Thornley <ThornleyD@reno.gov>;Miguel Martinez <MartinezMi@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>;Devon Reese <reeseD@reno.gov>

Dear Reno City Council,

I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar.

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Furthermore, the proposed offer is for \$1.5 million for a site appraised in 2023 at \$4 million, or even as low as \$1 with the meaningless promise of "attainable housing" for people earning between \$20 and \$25 per hour. In no way does this address the urgent low-income and transitional housing needs of our community. Bash Capital also lacks the necessary qualifications and experience to undertake a project of this magnitude and complexity.

Instead of rushing into a decision, I urge the City Council to pursue a more transparent and inclusive process. This includes putting the CAC up for a Request for Proposals (RFP) and coordinating community conversations to ensure all solutions are brought to the table.

The Record Street Shelter is a vital community resource, and its disposal should not be taken lightly. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties.

Thank you for your attention to this matter.

Sincerely,  
Kimberly Pittman

## Public Comment and support for agenda item D.5

Kyle Oels <coffee@forgedroasting.co>

Tue 4/9/2024 3:21 PM

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

Manager Thornley and Members of the Reno City Council,

My name is Kyle Derian and I'm the Owner of Forged Coffee Roasting located at 306 e 4th st. in Reno's Brewery District. I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

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

Thanks,

Kyle Derian

Forged Coffee Roasting Co.

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206.856.3591

## Agenda item D.5 public comment

Lisa Lee <lisalee@nevada.unr.edu>

Tue 4/9/2024 1:06 PM

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

Madame Mayor and City Council members,

I am writing today regarding agenda item D.5. The Community Assistance Campus (CAC) has been an anchor to so many friends, family, and neighbors throughout the decades. People were sheltered, fed, received health care, and detoxed on this large campus that offered a variety of services. My own family member went through the Reno Sparks Gospel Mission's program for 18 months, which completely changed his life. Since shelter services were moved elsewhere in 2020 and 2021, we have beared witness to many of these essential services fleeing the campus (Community Health Alliance, ReStart, WellCare's community triage center, RSGM, etc.) which has left the campus barren and vulnerable to "substantial degradation" and vandalism. I personally find this perplexing that the City is not responsible for upkeep of its properties, yet other property owners who allow their property fall into disrepair are vilified as "slum lords" (e.g., how this council has regarded motel owners). Further, since the budget for the Downtown Reno Partnership is on this agenda, are they not tasked with preventing vandalism to downtown properties? How did this City owned property arrive to its current condition? I believe that simply maintaining this property would be more cost effective than the \$2,750,000 it will cost us to repair this mess. Wait, the report also indicates an expense of \$1,973,840 for five years of maintenance. Then how exactly did this property get so bad? Are you not good stewards of public funds? (Don't answer, I believe [This is Reno](#) answered that for us.)

The staff report states that the original construction costs for these buildings was over \$20,000,000. That is quite the investment to even consider the laughable "Option A: A purchase price of \$1,500,000 with no development agreement." Or "Option B: A purchase price of \$1 where the buyer will enter into a development agreement under which the development will be a multifamily project that will have at least 51% of its residential units offered at 80% (AMI) or less per Housing and Urban Development (HUD) income limits." These options are lunacy, misaligned with community needs, and as Ilya Abartman's [op-ed](#) asserted, out of compliance with [NRS 268.063](#). I realize that with all of the ethics complaints council members have been getting these days, you may not care about Nevada Revised Statutes but the public is looking to you all as examples of leadership and integrity as public servants.

Community advocates have come to you on numerous occasions with their ideas about how to use this space. Surely occupancy and use would have done a better job of preserving these buildings than the City has. To consider this offer from Bash Capital LLC (which according to the SOS is dissolved) abdicates your legal responsibility to the best interests of the public, including members of the public living in poverty, the aging and disabled, or experiencing homelessness. The people who are the most difficult to house are not at 80% AMI, they are at <30%. I urge this Council to do the right thing for City of Reno residents and decline this out of touch offer. Let's get innovative. Thank you for your time.



## ENTITY INFORMATION

## ENTITY INFORMATION

|  |   |
|--|---|
| Entity Name: BASH CAPITAL, LLC                       | Entity Number: E935532020-0   |
| Entity Type: Domestic Limited-Liability Company (86) | Entity Status: Dissolved  |
| Formation Date: 10/01/2020                           | NV Business ID: NV20201907596   |
| Termination Date:                                    | Annual Report Due Date: 10/31/2021  |
| Compliance Hold:                                     | Series LLC: <input type="checkbox"/> Restricted LLC: <input type="checkbox"/> |

## REGISTERED AGENT INFORMATION

|   |  |
|---|--|
| Name of Individual or Legal Entity: Troy Christian Dane Keeney    | Status: Active   |
| CRA Agent Entity Type:  | Registered Agent Type: Non-Commercial Registered Agent |
| NV Business ID:   | Office or Position:                                    |
| Jurisdiction:   |  |
| Street Address: 255 N Sierra St., UNIT 1218, Reno, NV, 89501, USA |  |
| Mailing Address:  |  |

Be well,

Lisa Lee, MA , CPRSS, CPRSS-S, DrPH Candidate

“There comes a point where we need to stop just pulling people out of the river. We need to go upstream and find out why they’re falling in.” — **Desmond Tutu**

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## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

Lizzy <elizabethmramos522@gmail.com>

Tue 4/9/2024 3:57 PM

To:Public Comment - CC <PublicComment@reno.gov>;Hillary Schieve <SchieveH@reno.gov>;Naomi Duerr <DuerrN@reno.gov>;Doug Thornley <ThornleyD@reno.gov>;Miguel Martinez <MartinezMi@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>;Devon Reese <reeseD@reno.gov>

Dear Reno City Council and Nevada politicians,

I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar.

It is clear that this proposal does not align with the best interests of the public. The lack of transparency, accountability, and legal compliance in this process is alarming. According to NRS 268.063 and City Code Section 15.01.150(b), any sale of public property for less than fair market value must be justified as being in the public's best interest. To date, no such resolution has been adopted by the City Council, making the acceptance of Bash Capital's offer unlawful.

Furthermore, the proposed offer is for \$1.5 million for a site appraised in 2023 at \$4 million, or even as low as \$1 with the meaningless promise of "attainable housing" for people earning between \$20 and \$25 per hour. In no way does this address the urgent low-income and transitional housing needs of our community. Bash Capital also lacks the necessary qualifications and experience to undertake a project of this magnitude and complexity.

Instead of rushing into a decision, I urge the City Council to pursue a more transparent and inclusive process. This includes putting the CAC up for a Request for Proposals (RFP) and coordinating community conversations to ensure all solutions are brought to the table.

The Record Street Shelter is a vital community resource, and its disposal should not be taken lightly. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties.

Thank you for your attention to this matter.

Sincerely,  
Lizzy Ramos

## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

Magdalena Callejas <magdalena.callejas13@gmail.com>

Tue 4/9/2024 9:38 AM

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

Dear Reno City Council,

I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar.

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Thank you for your attention to this matter.

Sincerely,

Magdalena Callejas, LMSW  
775-461-9806

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

Matthew Mclver <matt@commence.studio>

Tue 4/9/2024 2:45 PM

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

Dear Manager Thornley and Members of the Reno City Council,

My name is Matt Mclver and I'm the Founder/CEO of Commence Studio located at 700 E 4th Street in Reno's Brewery District. I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

Developers have, in fact, already looked at 315 and [335 Record Street](#). 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 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.

■

**Matthew Mclver** CEO / FOUNDER (HE / HIM)

Ideation • Input • Relator • Responsibility • Connectedness  
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## Our Projects



## City Council Comment received from Megan O'Reilly

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 4/9/2024 2:31 PM

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

**Contact Info:**

Name:

Megan O'Reilly

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

megan@pitchblackprintingco.com

Phone Number:

7754762003

Address:

700 E. 4th St. #A, Reno, NV 89512

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

**Section:**

D Items - Department Items

**Item:**

D5.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I own and operate a business on East 4th Street. One of the reasons we chose to move our business to East 4th Street back in 2019 was that there appeared to be a more holistic approach toward our less fortunate and sometimes houseless neighbors. Once we moved here and began speaking with other building and business owners in the area, it became more apparent this was an effort most wanted to embark on very thoughtfully. The project proposed by Bash Capital prioritizes this same ideal and provides an excellent solution to our ever-growing need for attainable housing in the region. Not only will it add to the number of available and attainable living spaces in our downtown area, but it will activate the area in a way that is both important and very beneficial to the surrounding businesses and entities that have been working toward a cleaner, brighter, more artistic statement of the 4th Street corridor many of us call home. For a property that has been inactive for years at this point, a creative solution as proposed by Bash Capital and their partners is an excellent opportunity to activate an otherwise difficult space in a way that benefits both the City of Reno's efforts to revitalize downtown as well as aiding in the support of the neighboring businesses along the corridor, ultimately leading to

a healthy and active community.

**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

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## City Council Comment received from Natalie Handler

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 4/9/2024 11:02 AM

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

**Contact Info:**

Name:

Natalie Handler

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

nataliemhandler@gmail.com

Phone Number:

7757226006

Address:

160 Wonder Street Reno Nevada 89502

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

**Section:**

D Items - Department Items

**Item:**

D5.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar. It is clear that this proposal does not align with the best interests of the public. The lack of transparency, accountability, and legal compliance in this process is alarming. According to NRS 268.063 and City Code Section 15.01.150(b), any sale of public property for less than fair market value must be justified as being in the public's best interest. To date, no such resolution has been adopted by the City Council, making the acceptance of Bash Capital's offer unlawful. Furthermore, the proposed offer is for \$1.5 million for a site appraised in 2023 at \$4 million, or for \$1 with the meaningless promise of "attainable housing" for people earning between \$20 and \$25 per hour. In no way does this address the urgent low-income and transitional housing needs of our community. Bash Capital also lacks the necessary qualifications and experience to undertake a project of this magnitude and complexity. Instead of rushing into a decision, I urge the City Council to pursue

a more transparent and inclusive process. This includes putting the CAC up for a Request for Proposals (RFP) and coordinating community conversations to ensure all solutions are brought to the table. The Record Street Shelter is a vital community resource, and its disposal should not be taken lightly. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties. Thank you for your attention to this matter.

**ACKNOWLEDGEMENTS:**

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No



**Support for Agenda Item D.5**

Robert Bates <renohomebrewer@prodigy.net>

Tue 4/9/2024 2:15 PM

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

Manager Thornley and Members of the Reno City Council,

My name is Karen Bates. My parents and I have owned The Reno Homebrewer at 535 E. 4th Street for 38 years. I am commenting in full support of the staff recommendations for item D.5. Specifically, the recommendations to prepare the 315 and 335 Record Street properties for sale and enter into a negotiating agreement with Bash C

Cheers,

Karen Bates

The Reno Homebrewer, LLC

535 E. 4th Street

Reno, NV 89512

775-329-ALES

800-433-4971

<http://www.renohomebrewer.com>

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

Ryan Gaumer <ryan@leaddogbrewing.com>

Tue 4/9/2024 2:58 PM

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

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

Manager Thornley and Members of the Reno City Council,

My name is Ryan Gaumer and I'm the President of Lead Dog Brewing located at 415 East 4th Street in Reno's Brewery District. I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

Developers have, in fact, already looked at 315 and 335 Record Street. 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 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.

Thank you,

**Ryan Gaumer**  
Founder | President



**Lead Dog Brewing Co.**

415 East 4th St.

Reno, NV 89512

Cell: 775-225-3042

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## City Council Comment received from Sean Lyon

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 4/9/2024 2:10 PM

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

**Contact Info:**

Name:

Sean Lyon

Commenting on behalf of:

Ward #:

Ward 4

Email Address:

seanlyon73@gmail.com

Phone Number:

7755449878

Address:

18190 grizzly bear ct

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

**Section:**

I Items - Public Hearing Items

**Item:**

#5 .

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:****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

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Yes

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No

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

Sean Turner <sean@mammothbrewingco.com>

Tue 4/9/2024 3:52 PM

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

Manager Thornley and Members of the Reno City Council,

My name is Sean Turner and I'm the owner of Mammoth Brewing Company, located at 401 E. 4th Street in Reno's Brewery District, and opening our retail location this fall. I am commenting in full support of the staff recommendations on taking next steps for item D.5. Specifically, I am supporting the recommendations to prepare the 315 and [335 Record Street](#) properties for sale and enter into a negotiating agreement with Bash Capital, LLC.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

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The businesses downtown are counting on these future residents. Let's support making this a reality. Thank you for your attention on this matter and please contact me directly on the number below if you have any questions.

Sean Turner  
Mammoth Brewing Company

Mail - Public Comment - CC - Outlook

<https://outlook.office365.com/mail/PublicComment@reno.gov/inbox/id/AAQkADgwOTFhZjkwLTJiODAtNGM5OS1hNjI3LWU4YzUwY2QzMjMwYQAQ...> 2/2

## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

Shaylee Ruiz <Shaylee.Ruiz@renown.org>

Tue 4/9/2024 9:16 AM

To: Devon Reese <reese@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Doug Thornley <ThornleyD@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Hello,

I am writing today to express my deep concern for and opposition to item D.5, the proposition to sell the Community Assistance Center to Bash Capital, LLC.

This below-market deal for Bash Capital to build housing is not for the right people. Bash is offering 51% "attainable housing" offered at 80% AMI -- attainable only for people making upwards of \$20 an hour. The minimum wage in Reno is currently \$10.25 an hour. This proposed housing is decidedly unattainable for most of our community already living downtown in the CAC area, who are of those in the most urgent need of housing.

We, as local community advocates, have been asking for years for the rehabilitation of the CAC as an opportunity to provide services and transitional and supportive housing that is truly accessible to those in need. Transitional housing is intended to bridge the gap between homelessness or emergency shelter and permanent housing. We are looking for a facility that would provide not only shelter but also support -- this housing must be low-barrier, meaning it would be low- or no-cost, not require deposits, not require credit checks, and not exclude applicants based on prior evictions.

The CAC would be a great facility to serve people currently living downtown, transitioning off the street or out of CARES, women and families transitioning out of RISE, or families with multiple children currently paying \$1,500 to live in a small studio at Siegel Suites, unable to move due to a past eviction or exorbitant move-in costs.

The CAC has the potential to be a vital community resource again. Let's not rush into this deal with Bash Capital, but instead pursue a more transparent and inclusive process that begins with putting the CAC up for a Request for Proposals and coordinating community conversations to ensure all ideas are heard. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties.

Thank you for your attention to this matter.

Sincerely,

Shaylee Ruiz

775-813-3731

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## Urgent Action Needed: Preserve the Record Street Shelter for Public Benefit

taylor harris <taylorray711@yahoo.com>

Tue 4/9/2024 9:51 AM

To: Public Comment - CC <PublicComment@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Doug Thornley <ThornleyD@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Devon Reese <reeseD@reno.gov>

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Thank you for your attention to this matter.

Sincerely,

Taylor Ray Harris, LMSW

On Apr 9, 2024, at 8:47 AM, taylor harris <taylorray711@yahoo.com> wrote:

Dear Reno City Council,

I am writing to express my deep concern and opposition to item D.5 on the upcoming April 10th City Council agenda, regarding the sale of the Community Assistance Center (CAC) to Bash Capital, LLC. As a member of our community, I urge you to turn down this offer and not give away the Record Street Shelter for pennies on the dollar.

It is clear that this proposal does not align with the best interests of the public. The lack of transparency, accountability, and legal compliance in this process is alarming. According to NRS 268.063 and City Code Section 15.01.150(b), any sale of public property for less than fair market value must be justified as being in the public's best interest. To date, no such resolution has been adopted by the City Council, making the acceptance of Bash Capital's offer unlawful.

Furthermore, the proposed offer is for \$1.5 million for a site appraised in 2023 at \$4 million, or even as low as \$1 with the meaningless promise of "attainable housing" for people earning between \$20 and \$25 per hour. In no way does this address the urgent low-income and transitional housing needs of our community. Bash Capital also lacks the necessary qualifications and experience to undertake a project of this magnitude and complexity.

Instead of rushing into a decision, I urge the City Council to pursue a more transparent and inclusive process. This includes putting the CAC up for a Request for Proposals (RFP) and coordinating community conversations to ensure all solutions are brought to the table.

The Record Street Shelter is a vital community resource, and its disposal should not be taken lightly. Please uphold your legal responsibility and engage in a meaningful public discussion on how to best utilize these neglected public properties.

Thank you for your attention to this matter.

Sincerely,

Taylor Ray Harris, LMSW  
775-813-3731

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

Travis Rose <travisrose@deadringerreno.com>

Tue 4/9/2024 2:44 PM

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

Manager Thornley and Members of the Reno City Council,

My name is Travis Rosenberry and I'm the co-owner of Dead Ringer Analog Bar located at 432 East 4th Street in Reno's Brewery District. I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

Developers have, in fact, already looked at 315 and 335 Record Street. 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 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.

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

William Truce <wtruce@blackrabbitmeads.com>

Tue 4/9/2024 2:04 PM

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

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

Manager Thornley and Members of the Reno City Council,

My name is Will Truce and I'm the Co-Owner of Black Rabbit Mead Company and Board Member of the Reno's Brewery District Coalition. I am 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.

The lack of residential development in Downtown Reno has put continued strain on our downtown businesses, many of whom do not see the foot traffic to get to sustained profitability. Healthy downtowns require both businesses and residents to make them dynamic spaces to live, work and play. Our city leaders are working hard to help, but we have a variety of issues that give developers pause. 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.

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

Kind regards,

Will Truce

--

**Will Truce** / Co-Founder

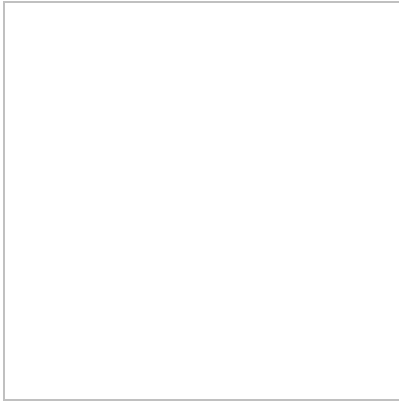
[wtruce@blackrabbitmeads.com](mailto:wtruce@blackrabbitmeads.com)

**Black Rabbit Mead Company**

(+1) 775-410-6198

401 E. 4th St. Reno, NV, U.S.A

[www.blackrabbitmeads.com](http://www.blackrabbitmeads.com)



RENO CITY COUNCIL

# PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: PIPER STREMMER

ADDRESS: 521 CHENEY ST.

CONTACT PHONE: 415 988 2364

E-MAIL: PIPERSTREMMER@GMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5

☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM \_\_\_\_\_

☒ IN FAVOR    ☐ IN OPPOSITION    ☐ NO POSITION STATED - CONCERNED

COMMENTS: IN FAVOR OF ITEM D.5

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





RENO CITY COUNCIL

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NAME: Batuhan Zadeh

ADDRESS: 22 W Taylor St, Reno NV 89509

CONTACT PHONE: 775-313-1544

E-MAIL: batuhan@monmotproperties.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D5

☒ IN FAVOR    ☐ IN OPPOSITION    ☐ NO POSITION STATED - CONCERNED

COMMENTS: will speak for the project  
to go through.

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NAME: Chris Reilly

ADDRESS: \_\_\_\_\_

CONTACT PHONE: \_\_\_\_\_

E-MAIL: creilly@gmail.com

If you are representing someone, other than yourself, please indicate whom: \_\_\_\_\_

☐ WARD 1    ☐ WARD 2    ☒ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D.5

☒ IN FAVOR    ☐ IN OPPOSITION    ☐ NO POSITION STATED - CONCERNED

COMMENTS: Submitted and written comments  
attached

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

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NAME: Lily Baran  
ADDRESS: 638 Elko Ave  
CONTACT PHONE: 707 596 0510  
E-MAIL: itsmsbaran@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☒ WARD 1    ☐ WARD 2    ☒ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM PS

☐ IN FAVOR    ☐ IN OPPOSITION    ☐ NO POSITION STATED - CONCERNED

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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RENO CITY COUNCIL

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NAME: TRISH Bullentini

ADDRESS: 530 E. 4th Street Reno

CONTACT PHONE: 775-329-8631

E-MAIL: \_\_\_\_\_

If you are representing someone, other than yourself, please indicate whom: \_\_\_\_\_

☐ WARD 1    ☐ WARD 2    ☒ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM DS

☒ IN FAVOR    ☐ IN OPPOSITION    ☐ NO POSITION STATED - CONCERNED

COMMENTS:

Project to help clear  
up downtown & provide  
reasonable housing for  
downtown

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RENO CITY COUNCIL

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NAME: Jeff Church

ADDRESS: \_\_\_\_\_

CONTACT PHONE: \_\_\_\_\_

E-MAIL: RenoTexDev@Gmail.com

If you are representing someone, other than yourself, please indicate whom: \_\_\_\_\_

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☐ NO ☒

AGENDA ITEM \_\_\_\_\_

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: See Handout

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





I am protesting the tax assessments of the (BID/DRP) Business Improvement District/ Downtown Reno Partnership.

Below are just some of the properties that Reno agrees to pay assessments on- that means that Reno citizens are subsidizing the BID. Likewise Reno subsidizes the training, supervision and outside costs of the Reno Police funded under the BID. Reno citizens citywide are on the hook for any liability.

007-551-06 CITY OF RENO 35 E 4TH ST Premium \$ 18,603.52  
007-552-01 CITY OF RENO 400 UNIVERSITY WAY Premium \$ 36,169.57  
011-062-28 CITY OF RENO 55 E 1ST ST Premium \$ 5,658.81  
011-606-04 CITY OF RENO 30 N VIRGINIA ST Premium Plus 4 ,512.99  
011-606-05 REDEVELOPMENT AGENCY CITY RENO 0 S CENTER ST Premium \$ 1,537.26  
011-111-14 RENO CITY OF 260 W 1ST ST Premium \$ 1,616.16  
011-111-20 RENO CITY OF 2 S ARLINGTON AVE Standard \$ 485.57  
011-380-35 RENO CITY OF 0 E COMMERCIAL ROW Premium \$ 532.26  
011-380-36 RENO CITY OF 0 W 4TH ST Premium \$ 691.10  
011-380-37 RENO CITY OF 280 UNIVERSITY WAY Premium \$ 2,348.79  
012-013-01 CITY OF RENO 455 E 2ND ST Standard \$ 1,819.89  
012-015-06 CITY OF RENO 511 KUENZLI ST Standard \$ 354.83  
007-311-22 CITY OF RENO 240 E PLAZA ST Premium \$ 342.09  
007-311-23 CITY OF RENO 0 EVANS AVE Premium \$ 430.26  
007-313-27 CITY OF RENO 335 RECORD ST Standard \$ 5,726.63  
007-313-28 CITY OF RENO 315 RECORD ST Standard \$ 2,671.28  
007-313-29 CITY OF RENO 0 EVANS AVE Standard \$ -  
007-313-30 CITY OF RENO 0 RECORD ST Standard \$ 23.96  
011-511-02 RENO CITY OF 0 S SIERRA ST Standard \$ 6,631.41

A BID must stand alone and not be subsidized (See Knox v. City of Orland (1992) 4 Cal.4th 132 , 14 Cal.Rptr.2d 159; 841 P.2d 144 and Spring Street Co. v. City of Los Angeles (1915) 170 Cal. 24, 30 [148 P. 217], "...the assessed property owners should pay for the benefit they receive. Silicon Valley Taxpayers Association Inc VS Santa Clara County Open Space Authority)

Jeff's Twenty Reasons to be Concerned About the BID/DRP

- 1.They refuse to release a current IRS 990
- 2.They refuse to release minutes of meeting such as where this budget was presented and approved
- 3.They refuse to release a current audit
4. They do not meet the legal definition of a 501c6 non-profit
5. It is improper to use Reno taxpayer funds to support a 501c6 lobbying organization
6. The State Dept of Taxation says they are a "local Government" thus they can't be a non-profit
7. As such they are subject to NRS 241 OML and refuse to comply
8. As such they are subject to NRS239 PDRs and refuse to comply
9. As such their Board are Public Officials per NRS 281A and they refuse to comply
10. As such the employees are subject to PERS jurisdiction and they refuse to comply.
11. The BID raises 99% of funds via a mandatory assessment/ tax on all property owners in the BID District in downtown Reno, NV. The Fee/Tax is reflected on the tax bill collected by the County Treasurer and those that don't pay are subject to foreclosure- tax lien.
12. The BID has No Members!
13. There is No Common Business Interests among those taxed/subject to fee.
14. The NCOE found that the BID was a quasi-governmental operation.
15. The BID Board was appointed by the City with two elected officials sitting on the BID Board.
16. Under NRS 82 only 501C3 organizations are for the "Public Benefit" or Public Good.
17. Numerous AG Opinions in Nevada, notably "Mesquite" define a test to determine a local government vs non-profit. The BID fails the test on all counts and is a local government (Subject to OML etc).
18. The Nevada Constitution would seem to prohibit such memberships:  
Nevada Constitution Article 8: Section 9
19. The BID is reflected in the Reno Budget as an Assessment District per below.
20. And many more on request with case law

**Taxation:**

At a minimum, the Reno BID/DMO is subject to the jurisdiction of the Department pursuant to the Local Government Budget and Finance Act, pursuant to NRS 354.474(l). For instance, the creation of a special assessment/local improvement district pursuant to NRS 271 would appear to trigger budget reporting responsibilities for contracts associated with the expenditure of the special assessment levies pursuant to NRS 354.5965.

**NRS 354.474**

*Except as otherwise provided in subsections 2 and 3, the provisions of NRS 354.470 to 354.626, inclusive, apply to all local governments. For the purpose of NRS 354.470 to 354.626, inclusive: (a) "Local government" means every political subdivision or other entity which has the right to levy or receive money from ad valorem or other taxes or any mandatory assessments, and includes, without limitation, counties, cities, towns, boards, school districts and other districts organized pursuant to chapters 244A, 318, 318A and 379 of NRS, NRS 450.550 to 450.750, inclusive, and chapters 414, 544, 543 and 555 of NRS, and any agency or department of a county or city which prepares a budget separate from that of the parent political subdivision. ...*

Article III of the DRP Corporation incredibly states, "The corporation shall have no members."

**IRS:**

1. **Membership:** The organization must have a membership and that membership must provide a meaningful amount of support to the organization. ... However, the IRS does require that the organization be financed at least in part by membership dues and members must be involved with the organization, for example, through participation at events or contributions to educational or advocacy materials.

IRS Regs: <https://www.irs.gov/pub/irs-tege/eotopick03.pdf>

Reg. 1.501(c)(6)-1 defines a business league as an association of persons having a common business interest, ...

To meet the requirements of IRC 501(c)(6) and Reg. 1.501(c)(6)-1, Characteristics organization must possess the following characteristics: of an IRC 501(c)(6)

1. *It must be an association of persons having some common business interest and its purpose must be to promote this common business interest.*
2. It must be a membership organization and have a meaningful extent of membership support;

The issue of identifying Public Bodies subject to OML has been addressed a number of times especially in the three listed decisions known as Eureka OMLO 2001-17, Edawn OMLO 99-05 and Mesquite 2014-1.

Sincerely



Jeffrey Church  
Reno Taxpayer & Property Owner  
RenoTaxRevolt.com  
775 544 7366  
RenoTaxRevolt@Sbcglobal.net

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

City Clerk <no-reply@zoom.us>

Wed 4/10/2024 2:04 PM

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

Hi City Clerk,

DS.

Bill Schrimpf (bschrimpf.reno@gmail.com) 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: Bill

Last Name: Schrimpf

Email: bschrimpf.reno@gmail.com

Address: Ward 1

City: Reno

Zip/Postal Code: 89523

State/Province: NV

Phone: 775-741-2326

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

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 1

Webinar Detail Link: [https://u19187958.ct.sendgrid.net/ls/click?upn=u001.a7aeeXsrXCea-2BI0Eb1MSxNGmtulWtHDcJR2oks49PbCyyG3CM6uC484VSgmJqx6py0gJFz3u-2FilqPsjtMeE7Rw-3D-3D8xmc\\_2C9kj0upxMOBww1Pw1sux5igo3xapSR1VEpddLsFT9zpFbystZPX-2B2iBxi2Yduxba8oUuzb2XQxKK5H1Wk81cAmu3geCe3AkpgBu2VKdl-2FHH2-2FZn2qBR4FuWKpX5tKatBLFdLVcQY2ljGvgRV0AbtgDcHriiRTI8uKOEgvhfQ6QDhxke42dhldAGUHuZBSwd3Zct9GoRZRzCHpZguhNLMkDbvvS2Em8olL91T21IMYN6fV7M-2F8sqPjRWf4FsDdsS07lQ8iLw6RKH16yxZBX5orlyT-2BcoRgv7hOjOh1LDqsg1s6MUcuvHvrDQ1WWOIBnxnvhsQ1dLO5RDFuWanJJ8xbrcbMfFSsZotAJU2-2F6gWoDaXnuoHgRY8JtOGOU6aqyhLVNQyfSadUaO2aPPcxw-2F0xa7hymo89iR2B-2FOzkqjVvnp4rcEHzo29AGCs2JH0UEestYyfBidztHOREOMoP-2FilKiJtd2p3m2PtFRiQXI-2B4g6vlq6QRgsKSAvkx9xMnZbSwrxu4F-2F-2BApwB5IDpgy8LuUC5xwKvc55xG9gW-2BZXuTcUBZQuxBacl8epasBYAXVsrNz-2B-2FmiNo2w6s959ZW2lo8f6drSTY3t-2BMpMZg1HxW33h626gvX0xgbapWE4Gc64hcAz-2FdRZ7R5U6UryMxuAwlktl5y8ffGnlLOlqX8jUkxR2iaMAZbublgbw-2BLRm-2BWNo4s80Xe-2B0x7ve50VMvmvDmaf7EPsXjxXz7bjaTlSeUKvMz6mZ0IXObD0H-2BbDFyhI5glWM5C0Vhsannjcl6Ex5x7DBYA5rJGAwyHbfoUcjD-2Bn-2FnRPeo3cWQayL3-2FNhV-2B58kLZBX-2Bcal5YDaULFHofhinTHxVs9zg7qYvMhArGmoCe-2BrG5vDufJ4dnNXlck9sYRWA57e3gXyaHOo0BCVXvaDH4uzNFvF4O1u-2Bxx-2BXEYUf66XyBlRyDXiTI4bfV7sp5s](https://u19187958.ct.sendgrid.net/ls/click?upn=u001.a7aeeXsrXCea-2BI0Eb1MSxNGmtulWtHDcJR2oks49PbCyyG3CM6uC484VSgmJqx6py0gJFz3u-2FilqPsjtMeE7Rw-3D-3D8xmc_2C9kj0upxMOBww1Pw1sux5igo3xapSR1VEpddLsFT9zpFbystZPX-2B2iBxi2Yduxba8oUuzb2XQxKK5H1Wk81cAmu3geCe3AkpgBu2VKdl-2FHH2-2FZn2qBR4FuWKpX5tKatBLFdLVcQY2ljGvgRV0AbtgDcHriiRTI8uKOEgvhfQ6QDhxke42dhldAGUHuZBSwd3Zct9GoRZRzCHpZguhNLMkDbvvS2Em8olL91T21IMYN6fV7M-2F8sqPjRWf4FsDdsS07lQ8iLw6RKH16yxZBX5orlyT-2BcoRgv7hOjOh1LDqsg1s6MUcuvHvrDQ1WWOIBnxnvhsQ1dLO5RDFuWanJJ8xbrcbMfFSsZotAJU2-2F6gWoDaXnuoHgRY8JtOGOU6aqyhLVNQyfSadUaO2aPPcxw-2F0xa7hymo89iR2B-2FOzkqjVvnp4rcEHzo29AGCs2JH0UEestYyfBidztHOREOMoP-2FilKiJtd2p3m2PtFRiQXI-2B4g6vlq6QRgsKSAvkx9xMnZbSwrxu4F-2F-2BApwB5IDpgy8LuUC5xwKvc55xG9gW-2BZXuTcUBZQuxBacl8epasBYAXVsrNz-2B-2FmiNo2w6s959ZW2lo8f6drSTY3t-2BMpMZg1HxW33h626gvX0xgbapWE4Gc64hcAz-2FdRZ7R5U6UryMxuAwlktl5y8ffGnlLOlqX8jUkxR2iaMAZbublgbw-2BLRm-2BWNo4s80Xe-2B0x7ve50VMvmvDmaf7EPsXjxXz7bjaTlSeUKvMz6mZ0IXObD0H-2BbDFyhI5glWM5C0Vhsannjcl6Ex5x7DBYA5rJGAwyHbfoUcjD-2Bn-2FnRPeo3cWQayL3-2FNhV-2B58kLZBX-2Bcal5YDaULFHofhinTHxVs9zg7qYvMhArGmoCe-2BrG5vDufJ4dnNXlck9sYRWA57e3gXyaHOo0BCVXvaDH4uzNFvF4O1u-2Bxx-2BXEYUf66XyBlRyDXiTI4bfV7sp5s)