

01-22-2025 - Reno City Council Meeting - Item # B Consent Agenda

[illegible]

City Council Comment received from Alicia Barber

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 1:05 PM

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

Contact Info:

Name:

Alicia Barber

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B.8.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing in opposition to the proposed agreement between the City of Reno and Ulysses Development Group, LLC, as written. I do not believe the City of Reno should be authorized to use City funds to demolish the former CAC properties, even if the City would later be reimbursed. Demolition should remain the responsibility of the builder and should only be initiated as the first stage of construction.

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



Outlook

City Council Comment received from Bryan Christensen

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 1/20/2025 2:36 PM

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

Contact Info:**Name:**

Bryan Christensen

Commenting on behalf of:

Reno Police Protective Association

Ward #:

Unsure/Other

Email Address:

rppatreasurer@gmail.com

Phone Number:

775-560-5181

Address:

3100 Mill St, Suite 204, Reno, NV 89502

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B.9.

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:

If the Police Services line item is removed from the DRP service agreement, will the Reno Police Department no longer be obligated to staff the Downtown specific patrol teams, AKA Mobile Engagement Team or Downtown Enforcement Team? And will those funds then be reallocated back into the City General fund or back into the DRP for distribution and use as they see fit?

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No

City Council Comment received from David Cordeiro

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 2:13 PM

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

Contact Info:

Name:

David Cordeiro

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

cordeirohunter@gmail.com

Phone Number:

8053024744

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B8.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Good morning, members of the Council, I'm writing to express my concerns regarding the proposed agreement with Ulysses Development Group for the redevelopment of the properties at 315 and 355 Record Street. While I appreciate the intent to address our affordable housing crisis, this agreement raises several red flags based on recent history and the specifics of this deal. Statements such as "i First, the lack of robust enforcement mechanisms in the proposed agreement is troubling. Although the contract stipulates that construction must be completed within five years and evidenced by a Certificate of Occupancy, there is no clarity on the penalties for non-compliance. This leaves room for potential delays or a complete lack of progress, as we have seen in other projects. For example, Jacobs Entertainment demolished over 600 affordable housing units downtown, promising revitalization that has yet to materialize. Instead, many lots remain vacant, serving as parking spaces or temporary event venues, with little accountability, and in some cases enabling the unmet promises (such as allowing delayed sewer use fee credits). Second, the requirement for the city to front the cost of demolition raises concerns. Demolishing the existing structure without securing clear development milestones could leave us with more

empty dirt lots if Ulysses fails to secure financing or sells the property. Former Councilmember Jenny Brekhus rightly pointed out that delaying demolition until permitting and financing are secured would offer more protection for the city. Demolition is the first phase of construction, not a selling point. I have lived in several cities across the country and Reno is the only one I have seen that consistently allows demolition without a construction permit and financing in place. Third, this agreement undervalues public resources. The Record Street properties were originally a \$20 million investment by the city to provide critical services to vulnerable populations. Selling them for \$3.375 million on a 15-year payment plan—while also funding demolition—represents a significant financial risk for the city. With limited guarantees in place, this could easily become another situation where developers benefit at the city's expense, much like the Jacobs developments. To ensure this agreement truly benefits Reno, I urge the Council to: 1. Strengthen the enforcement mechanisms, including clear financial penalties for failure to meet deadlines. 2. Delay demolition until all permits and financing are in place. 3. Require a detailed development timeline and escrow-backed performance bond to prevent indefinite delays. 4. Increase transparency with community oversight to ensure progress. We must learn from past mistakes and not repeat the cycle of demolish-first, develop-later agreements that leave Reno with empty lots and broken promises.

ACKNOWLEDGEMENTS:

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Yes

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No



City Council Comment received from Elizabeth Fadali

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 1/20/2025 12:10 PM

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

Contact Info:

Name:

Elizabeth Fadali

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

bfadali@sbcglobal.net

Phone Number:

775-225-2311

Address:

3959 Regal Dr., Reno NV 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B14.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Thank you to the City for all the sustainability measures put into place at the new Public Safety Center including solar panels, reusing the RGJ building, and recycling of carpet. I'm glad to read about the DOE grant award which will pay for the installation of two EV fast chargers and which will increase the sustainability of the Center. I applaud the award and acceptance of the award and hope for even more sustainability measures at the Center. Thank you.

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Yes

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Yes

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: Deepak Singh
ADDRESS: 6059 Red Sun DR SPARKS NV 89436
CONTACT PHONE: 707-803-8507
E-MAIL: Samsidhu707@yahoo.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 B-1

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

COMMENTS: Bodega Reno B.1

- As owner of the Silver Spur Storefront and I oppose the application based on the proximity of the applicant's anticipated Storefront -- Bodega
- Silver Spur has provide groceries, beer and wine to local and established customers as well as tourists for decades
- Reno City of Reno position was to curtail alcohol sales in downtown area...

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

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME: Amandeep Kaur
ADDRESS: 6059 Red Son DR. SPARKS NV 89436
CONTACT PHONE: 775-870-6359
E-MAIL: Amandeepsidhu127@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 B-1

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

COMMENTS: Badlega Reno B1
- city of Reno's position was to control
alcohol sales in the downtown area,
city council is in the process
of approving a neighboring.
and

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

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





C I T Y O F
RENO
Memorandum

DATE: 1/22/25

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager
Ashley Turney, Assistant City Manager

FROM: Bryan McArdle, Revitalization Manager

DEPT: City Manager's Office

SUBJECT: 315/ 355 Record Street Economic Development and Sale Agreement

This memo outlines the AGREEMENT FOR ECONOMIC DEVELOPMENT AND PURCHASE/ SALE OF REAL PROPERTY with Ulysses Development Group for the sale of the 315 / 355 Record Street property. This Agreement reflects the original deal terms presented to the Council plus one new provision allowing the City of Reno to demolish the existing buildings on site. The new provision allowing the City of Reno to demolish the property is needed due to ongoing safety and security concerns and the significant resources expended maintaining the property between now and the closing, which could be extended up to two years.

Ulysses Development Group will seek funding from the Nevada Housing Division and the City of Reno to complete the sale and initiate its affordable housing project. These funding sources come with restrictive covenants and obligations tied to affordable housing, ensuring the project adheres to specified income and affordability requirements. The affordable housing project will deliver units that adhere to income guidelines, with the primary target being households earning at or below 60% of the Area Median Income (AMI). Taking into account Council's feedback, Ulysses is also evaluating a mix of affordability levels, potentially including units affordable to households at 30% AMI and others at up to 80% AMI. The overall income average for the project will not exceed 60% AMI, maintaining compliance with funding requirements.

Per NRS 268.063, the property must be sold for an economic development purpose. Section 3.01b of the agreement addresses this requirement by stipulating that if the use of the property were to ever change, it must still comply with NRS 268.063 and provide some form of commercial enterprise. However, it should be noted that the project will have the Nevada Housing Division Regulatory Agreement and Declaration of Restrictive Covenants running with the project for 15 years.

Maintenance & Operations Street Maintenance Division Citywide Programs and Services
(refer to page 2 for the maintenance schedule of BID-specific activities and services)

| Major Service | Activity (if applicable) | Typical Frequency | Additional Notes |
|----------------------------|---|--|--|
| Pavement Maintenance | Pothole Repair | Year-round | Within 48 hours of notification |
| | Widencrack Repair | April-September | Hot mix asphalt applied during warmer temperatures, surface treatment contracts attached to this activity |
| | Crack Sealing | September-March | Applied while streets are cold and dry, surface treatment contracts attached to this activity. |
| Street Sweeping | | Year-round | Each roadway in the City is swept once per month. |
| Service Request Operations | | Year-round | 2-2 man crews address all SR's city wide. |
| Pavement Markings | | Applied during warm weather months | Paint and thermoplastic are applied to delineate travel lanes, crosswalks, bike lanes, vehicle parking, curbs, and other various markings |
| Street Signs | | Year-round | Replace and repair missing and damaged or non compliant retroreflective signs. |
| Parking Meters | Meter Maintenance & Revenue Collection | Year-round | Work is performed within the downtown area where the City's 985 parking meters are located. |
| Right of Way Maintenance | | Year-round | Repair, replace damaged guardrail, clean, grade road shoulder, maintain, install roadside drainage, clean, maintain center medians and roadside landscaped areas. |
| Weed Abatement | Herbicide Application | Mid-March to October (weather pending) | Apply chemical for systemic control of weeds, applied all season depending on species and life cycle of weed, pre emergent applied in October for systemic growth. |
| | Mechanical/Manual Clearing | May-October | Weed whacking, mowing, cutting, hand pulling in ornamental planted areas. |
| Traffic Maintenance | Signalized Intersections | Year-round | Work is performed county-wide and includes the maintenance, repair, and installation of City, NDOT, and County-owned signalized intersections. The City is reimbursed for County and NDOT-owned infrastructure maintenance. |
| | Lighting | Year-round | Includes maintenance and accident response to City-owned streetlights and decorative lighting within the right-of-way, as well as ILA with UNR for the Evans Ave. lights. |
| | School Zones and Dedicated Pedestrian Crossings | Year-round | Maintenance on school zone flashers is performed during the summertime. Dedicated crossings are maintained year-round. |
| Special Events | | Typically March-September | Permitted through the Special Events Committee. M&O work tied to tied to road closures. |
| Snow and Ice Control | | Winter | Snow and ice controls are performed based on the priority ranking of roadways. Refer to the City's Snow and Ice Control Plan for more. |
| Downtown Maintenance | | Year-round | Work is performed with the Downtown Business Improvement District. Refer to Table 2 for full schedule of maintenance activities within the BID |
| Afterhours Response | | Year-round | Respond to requests from RPD and RFD, respond to vehicle accidents for road closures, sweeping, cleanup of debris, respond to downed or missing street/traffic signs, respond to acts of nature such as downed trees, flooded intersections etc. |

Maintenance & Operations Performed Services
Downtown Business Improvement District

| Service Description | Normal City Frequency | Downtown Maintenance SAD Frequency | BID Standard (proposed) | BID Premium (proposed) | BID Premium Plus (proposed) |
|---------------------------------------|------------------------|------------------------------------|-------------------------|--|--|
| Street sweeping | Once per month | Once per week | Once per week | Once per week | Once per week |
| Curb painting | Once every two years | Twice per year | Once every two years | At least once per year (not to exceed twice) | No more than twice per year |
| Long-line striping | Once per year | Twice per year | Once per year | At least once per year (not to exceed twice) | No more than twice per year |
| Graffiti removal | As needed | As needed | As needed | Daily | Daily |
| Crosswalk striping (thermoplastic) | Once every three years | Once per year | Once every three years | At least once per year (not to exceed twice) | At least once per year (not to exceed twice) |
| Litter removal | As needed | Daily | As needed | Weekly | Daily |
| On-Demand "Spot Cleaning" | As needed | Daily | Daily | Daily | Daily |
| Detail cleaning of public amenities | As needed | Daily | As needed | Weekly | Daily |
| Touch up painting of public amenities | As needed | Weekly as needed | As needed | Quarterly | Weekly as needed |
| Weed Removal | Once per year | Daily | Once per year | Daily | Daily |
| Pressure Washing | N/A | Weekly | N/A | Quarterly | Weekly |
| Tile Sidewalk repairs | N/A | As needed | N/A | As needed | As needed |
| Planter plant replacement | N/A | Seasonally | N/A | Seasonally | Seasonally |
| Planter irrigation repairs | N/A | As needed | N/A | As needed | As needed |

NOTES: Signage is posted and replaced as necessary. Large items left on public property are removed as necessary. Sternberg light poles are inspected weekly by traffic signal maintenance.