



## Fw: Objection Letter to Downtown Reno Assessment

Janet Urbina-Tapia <UrbinaJ@reno.gov>

Wed 5/1/2024 1:40 PM

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



### Janet Urbina Tapia

([She/Her/Hers](#))

Office Assistant II

City Clerk's Office

City Clerk (775) 334-2030

Cashiering: (775) 334-2032

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**From:** Paddy Egan <paddy@urbanreno.com>

**Sent:** Wednesday, May 1, 2024 1:37 PM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Objection Letter to Downtown Reno Assessment

To Whom It May Concern:

I am writing this letter on behalf of the following property ownership groups and the tenants who occupy each of them. This includes around 100 downtown families:

200 S. Center St

190 S. Center Street

131 Pine Street

126 State Street

127 Ridge Street

148 Pickard Pl

700 Riverside Drive

727 Riverside Dr

18 Winter St

22 Winter Street

300 California Ave

I am writing to formally express my objection regarding the recent proposed assessments put forth by the city, which are poised to have a direct financial impact on both our organization and our tenants. This impending "special assessment," following previous financial obligations imposed by the city, such as those for neighborhood non-police security, compounds the challenges we face in

maintaining affordability within our community, particularly in an area already identified as at-risk. Moreover, it is troubling to note that we are being mandated to financially support a non-profit organization over which we possess no control or influence. This proposal appears flawed from its inception, given its impractical nature and unconventional financial structure.

Over the past two decades, my company has actively contributed to the development and enhancement of numerous properties in downtown Reno. While we have encountered both favorable and challenging periods, our trajectory has consistently trended upwards. Notably, this progress has been primarily driven by private investment rather than through special assessments or city-led initiatives.

Our steadfast commitment to creating distinctive designs and experiences that allure individuals to downtown living and working environments remains unwavering. However, the continuous escalation of costs mandated by the city, coupled with undisclosed expenses, poses a significant impediment to realizing this vision. It is crucial to acknowledge that these financial burdens extend beyond our organization and affect the livelihoods of our residents and fellow business owners, who are already contending with financial constraints.

As advocates for downtown revitalization and community enrichment, we assert that the current strategy of tax increases is counterproductive. Instead, we advocate for the implementation of incentives that foster organic growth and development, aligning with our shared objectives.

I am confident that alternative strategies exist which can contribute to the enhancement of our downtown area without imposing additional financial burdens and granting unchecked authority to an untested task force to dictate the fate of our businesses and residences. While I remain open to engaging in constructive dialogue with relevant stakeholders to explore viable alternatives, I harbor skepticism regarding the potential success of the proposed initiative, foreseeing only prolonged financial strain for all involved parties.

Thank you for considering my perspective on this matter. I eagerly anticipate your feedback and potential collaboration in addressing these pressing concerns.

Paddy Egan  
Urban Real Estate Investments  
+1 775.233.0913  
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## Proposed assessment, downtown Reno business improvement district

Jennifer Pawliszyn <PawliszynJ@reno.gov>

Thu 5/2/2024 8:09 AM

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

📎 1 attachments (9 KB)

Service Request Details - SER0048910.pdf;

Good morning,

We received this service request at Reno Direct, which appears best suited for public comment. Please see attachment for more information.

Thank you!



**Jennifer Pawliszyn**  
([She/Her/Hers](#))

*Lead Citizen Service Representative*  
City Manager's Office- Innovation & Experience  
[PawliszynJ@reno.gov](mailto:PawliszynJ@reno.gov)  
1 E. First St., Reno, NV 89501

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# Service Request Details

Run Date and Time: 2024-05-02 08:05:01

Run by: Jennifer Pawliszyn

## Case Information:

<b>Number:</b>	SER0048910	<b>Action status:</b>	
<b>Channel:</b>	Email	<b>Awaiting Info Date:</b>	
<b>Business/Account:</b>		<b>Code Enforcement Case Number:</b>	
<b>Constituent:</b>	stnlwaugh@aol.com	<b>Opened:</b>	2024-05-01 21:24:28
<b>Service:</b>	Reno Direct - General Request	<b>Priority:</b>	2 - Normal
<b>Service Category:</b>		<b>Assignment group:</b>	Reno Direct
<b>Service Subcategory:</b>		<b>Assigned to:</b>	
		<b>Parent:</b>	

### Short Description:

Proposed assessment, downtown Reno business improvement district

### Description:

To: Reno city clerk and Reno city council members Response: We are strongly opposed to the never ending, ongoing expansion of this bureaucracy which in our opinion is not worth the propaganda its chair puts out. Residential, especially, should not be subjected to regular April notifications to tax fund more and more for so-called neighborhood and business "improvements". Please vote no to this entity which is cleaning out the district's residents, with no sunseting; only taxes by 1000 cuts. Sincerely, Stanley Waugh 100 N. Arlington Ave, 7GReno, Nevada

## Request Location:

<b>Address number:</b>		<b>Street address:</b>	
<b>City:</b>	Reno	<b>State/Province:</b>	NV

<b>Zip:</b>			
<b>Second Cross Street:</b>			
<b>Request Latitude:</b>		<b>Request longitude:</b>	
<b>Ward Number:</b>			

### Resolution Information:

<b>Resolved by:</b>		<b>Resolved:</b>	
<b>Closed by:</b>		<b>Closed:</b>	
<b>Resolution Code:</b>			
<b>Resolution notes:</b>			

### Notes:

<b>Work Notes:</b>
<b>Additional Comments:</b>

### Emails

Created	Recipients	Subject	Type
2024-05-01 21:24:39	renodirect@reno.gov	Service Request SER0048910 has been assigned to group Reno	sent

		Direct	
2024-05-01 21:24:39	stnlwaugh@aol.com	Case SER0048910 opened - Proposed assessment, downtown Reno business improvement district	sent
2024-05-01 21:24:17	renodirect@reno.gov	Proposed assessment, downtown Reno business improvement district	received