

**CITY OF RENO  
BOARD OR COMMISSION  
MEMBERSHIP APPLICATION**

Please be advised that all information contained in this application is part of the City of Reno's public record and is, upon request, available for public review. These positions are limited, in most cases, to residents of the City of Reno. The City Council makes a conscientious effort to appoint persons who represent all of the various communities within the City of Reno. Please be advised that certain boards and commissions require filing of financial statements with the Secretary of State or have special requirements. Contact the City Clerk's office at 334-2030 with any questions.

Name: Thomas Keiffer

Name of Board or Commission for which you would like to apply:

Redevelopment Agency Advisory Board, Reno Housing Authority Board; Reno Tahoe Airport Authority

**Home Address:**

Address: 3940 Sourdough Cir.

City: Reno State: NV Zip: 89519

Home Phone: 858-775-3642 E-mail: thomas@keiffer.com

**Occupation and Business Address:**

Job Title: Development Manager

Business Name: Edgemoor Infrastructure & Real Estate

Address: 7900 WESTPARK DRIVE

City: McLean State: VA Zip: 22102

Business Phone: 858-775-3642 E-mail: thomas.keiffer@edgemoor.com

**Preferred Contact:** *If appointed, the address, phone number and e-mail address you wish to use for your contact information.*

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

How long have you been a resident of the City of Reno? 3 years

Are you currently registered to vote in the City of Reno? Yes: \_\_\_\_\_ No: x

*Registered in Washoe County.  
Washoe County resident.*

Have you ever been convicted of a felony or misdemeanor other than minor traffic violations? Yes: \_\_\_\_\_ No: x

If yes, please list conviction dates and nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Education or Training Relevant to the board or commission to which you are applying:

Experienced lawyer and real estate developer.

Developed the Element Hotel at Reno's Experience District. Currently developing UNR's Mathewson University Gateway District.  
\_\_\_\_\_  
\_\_\_\_\_

Explain briefly why you would like to be appointed to this board or commission. Please attach any additional information you wish:

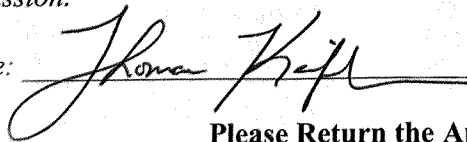
I would like to give back to my community, serve the City of Reno, and help Reno develop in a responsible manner.

I believe my background and experience in real estate development in Reno uniquely position me to serve the Redevelopment Agency Advisory Board, the Reno Housing Authority Board, or the Reno Tahoe Airport Authority.  
\_\_\_\_\_  
\_\_\_\_\_

Please refer to my attached resume for my relevant background, experience, and qualifications.  
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\_\_\_\_\_

*I certify that, to the best of my knowledge, the information I provided in the application is true. If the information provided is false or incomplete, it shall be sufficient cause for disqualification or removal. If appointed, I agree to attend a board or commission orientation session, if applicable, within six months of my appointment. I understand that failure to comply with this requirement will result in automatic removal from the board or commission.*

Signature: \_\_\_\_\_



Date: 6/22/2023

**Please Return the Application To:**

City Clerks' Office, P.O. Box 7, Reno, NV 89504

Fax: 775-334-2432 e-mail: [CityClerk@reno.gov](mailto:CityClerk@reno.gov)

**This document is part of the public record of the City of Reno  
and is available for public review.**

**WAIVER OF NOTICE REQUIRED UNDER NRS 241.033(1)  
TO ALLOW CITY COUNCIL TO  
CONSIDER CHARACTER, MISCONDUCT, OR COMPETENCE  
OF PERSON TO BE APPOINTED TO A BOARD, COMMISSION, OR OTHER  
PUBLIC BODY FOR THE CITY OF RENO**

The City Council for the City of Reno will be considering on a future posted agenda your appointment to a board, commission or other public body for the City of Reno. Pursuant to NRS 241.033(1), in order to consider the professional competence of an applicant, notice need be provided to that person of the time and place of the meeting in compliance with such statutory provisions.

By signing below, it is confirmed that I have been provided notice of the meeting at which my appointment will be considered by City Council. Further, I knowingly and voluntarily am waiving my rights to all written notice requirements under NRS 241.033(1) pertaining to my qualifications, competence, and character to hold this appointment and consent to the evaluation of my character and competence by the Reno City Council in a public meeting.

Further, the undersigned acknowledges that he may at any time withdraw both this waiver and related application for appointment.

Dated this 22 day of June, 2023.

Name of Board, Commission or Other Public Body to which the undersigned is seeking

City Council's consideration: Redevelopment Agency Advisory Board; Reno Housing Authority Board; Reno Tahoe Airport Authority  
\_\_\_\_\_  
(Board/Commission/Public Body)

Signature of Applicant: \_\_\_\_\_

By: Thomas Keiffer

\_\_\_\_\_  
(Printed Name of Applicant)

# Thomas Keiffer

3940 Sourdough Cir. | Reno, NV 89519 | 858.775.3642 | thomas.keiffer@edgemoor.com

## SUMMARY

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Experienced attorney intent on developing first-rate buildings and advancing impactful projects. Skilled at managing development, overseeing construction, and supporting all project elements. Adept at managing multiple projects simultaneously and delivering high-quality products and solutions under strict time and budget constraints.

## EXPERIENCE

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### Edgemoor Infrastructure & Real Estate – Reno, NV

May 2023 – Present

#### *Development Manager*

- University of Nevada, Reno College of Business (under development)
  - Owner's representative and onsite contact for the development of the College of Business at the University of Nevada, Reno. The College of Business will be a 128,000 SF state of the art building, including a 300-seat auditorium, advanced technology labs, case-method optimized teaching spaces, a café/social space, team meeting spaces and collaboration zones, faculty and administrative offices, a landscaped courtyard, and outdoor plazas.
- University of Nevada, Reno Hotel (under development)
  - Currently designing and planning a luxury boutique hotel for the Mathewson University Gateway District at the University of Nevada, Reno.

### Lyon Living – Reno, NV

2020 – 2023

#### *Development Manager at regional office for Orange County-based multifamily development & investment firm.*

- Element Hotel by Marriott – 2030 Element Lane, Reno NV (opened December 2022)
  - Owner's representative and key contact for all internal and external stakeholders including owners, investors, lender, legal counsel, Marriott, architects, engineers, consultants, general contractor, subcontractors, and city inspectors.
  - Managed \$58M budget and ground-up development of a 170-room select service hotel. Achieved a <3% cost overrun during covid inflationary period. Reduced owner's liability by \$2M through negotiation of >150 change orders.
  - Mediated and resolved contract disputes between ownership, general contractor, and subcontractors about workmanship quality and scope of work resulting in \$1M of project savings.
  - Supervised outside counsel and reported to general counsel on a variety of contract disputes regarding schedule delay claims, construction warranties, liquidated damages, and extended general conditions.
  - Directed procurement team throughout production and shipment of all hotel furniture, supplies, and equipment. Teamed with international furniture manufacturer to mitigate Vietnam factory shutdown and select alternate port docking and shipping schedule to ensure delivery before opening.
  - Advised general counsel and development partners on key legal and financial provisions of Marriott's management and opening agreements. Upheld Marriott brand standards throughout construction.
- Parking Garage at the Reno Experience District – 2042 Element Lane, Reno NV (opened October 2022)
  - Advocated for key provisions in GMAX contract with general contractor including general conditions, liquidated damages, and construction delivery schedule.
  - Balanced \$7M development budget, oversaw design, and managed construction of 326-space garage.
  - Negotiated lease terms, non-disturbance clauses, and easement agreement with Tesla for supercharging station. Oversaw Tesla's supercharging station design and construction.

### Express Identification – San Diego, CA

2018 – 2020

#### *Legal Counsel and Operations Director for privately-owned industrial barcode & RFID manufacturing company.*

- Counseled owner on real estate strategy and negotiated offer letter and PSA for the acquisition of a new manufacturing facility.

- Drafted and negotiated contracts with manufacturing partners, material suppliers, and various vendors to support all business needs. Approved all contracts for aerospace & defense clients for compliance with federal regulations.
- Litigated and negotiated a settlement agreement for breach of contract involving defective solar panels.
- Performed due diligence on potential acquisition targets for vertical and horizontal integration. Partnered with internal and external accountants to prepare due diligence materials for potential acquisition by private equity buyout firm.
- Drafted and published company-wide policies, work instructions, and manufacturing procedures to obtain ISO 9001 quality management certification. Managed quality & compliance department that consistently maintained a < 2% deficiency rate on ~500 monthly orders.

**PricewaterhouseCoopers LLP – San Francisco, CA**

**2016 – 2018**

*Mergers & Acquisitions Tax Associate*

- Advised on corporate tax law for mergers, acquisitions, and reorganizations in a variety of industries.
- Structured M&A transactions, advised on net operating loss carryforward limitations, modeled stock vs. asset acquisitions, and calculated tax basis step-up for private equity clients to minimize tax liabilities.
- Recognized as the top associate and selected to work out of PwC's Minneapolis office to draft tax guidance and model a complex restructuring plan for an international healthcare holding company with 50+ foreign entities, resulting in the carryforward of \$500M in net operating losses.
- Consulted on the tax structure for the \$100M sale of a multi-state oil & gas franchise and advised on a management equity rollover plan. Advised on the tax consequences and net operating loss carryforwards for a \$300M asset acquisition of an online pet supply company.
- Liaised with the state & local tax, international tax, and transfer tax teams to provide comprehensive guidance on mergers, acquisitions, executive compensation, and management rollover.

**U.S. Bankruptcy Court for the Southern District of California – San Diego, CA**

**Fall 2014**

*Judicial Extern for the Honorable Margaret M. Mann*

- Researched bankruptcy law and assessed the financial viability of debtor reorganization and liquidation plans under the Bankruptcy Code.
- Drafted tentative rulings on motions, including a motion for permanent waiver of financial counseling and a motion to reconsider conversion from chapter 13 to chapter 7.
- Advised Judge during trial on issues such as criteria for bad faith and abuse of the bankruptcy process.

**U.S. District Court for the Southern District of California – San Diego, CA**

**Summer 2014**

*Judicial Extern for the Honorable Larry Alan Burns*

- Drafted orders to show cause, orders remanding to state court, and orders denying ex parte proceedings.
- Evaluated the procedural and constitutional validity of prisoners' federal habeas corpus petitions.
- Researched the validity of actual innocence and attorney abandonment claims for civil and criminal cases.

**Wells Fargo Bank – San Francisco, CA**

**2010 – 2013**

*Securities and Investments Compliance Analyst*

- Audited commodity derivatives and interest rate swaps for compliance with federal banking regulations.
- Recognized as top analyst for auditing the most transactions while maintaining an accuracy rate > 99%.
- Examined client credit limitations, risk exposure, authority, and suitability for derivative transactions.

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**EDUCATION**

**University of San Diego School of Law – Juris Doctor**

**May 2016**

- *Member:* The State Bar of California, #314733
- *Member:* San Diego Law Review, Articles Editor, Vol. 53

**Claremont McKenna College – Bachelor of Arts in Economics**

**May 2010**

- *Member:* Varsity Men's Tennis Team 2006 – 2010