

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

[illegible]

[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?

ACKNOWLEDGEMENTS:

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Yes

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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



Outlook

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.

ACKNOWLEDGEMENTS:

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meeting.

Yes

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Yes