

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

[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 BasCapital, 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:

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

Do you wish to sign-up for Reno Connect e-newsletters?

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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:

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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.

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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.

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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:

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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 <DonomaUnity@reno.gov>

Tue 4/9/2024 3:26 PM

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

 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)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.

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

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

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

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

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

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

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.

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,
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.

www.forgedroasting.co

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**

Well Being Notice: Receiving this e-mail outside of normal working hours? Managing work and life responsibilities is unique for everyone. I have sent this e-mail at a time that works for me. Please respond at a time that works for you.

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
700 E 4th Street, Suite B RENO, NV

★ 4.9 [Our reviews](#) / ♥ [Leave review](#)

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

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

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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Yes

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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 (

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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BEER, WINE, MEAD, SODA, CHEESE, etc.

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.

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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

4/9/24, 4:22 PM

Mail - Public Comment - CC - Outlook

(760) 275-1676

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>

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.

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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.

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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.

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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

Black Rabbit Mead Company

(+1) 775-410-6198

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

www.blackrabbitmeads.com

