



Public Comment <publiccomment@reno.gov>

External - Item D.5 on 3/8/23 Council agenda -- ARPA funds/Lear Theater

1 message

Alicia Barber <alicia@storiesinplace.com>

Tue, Mar 7, 2023 at
9:35 AM

To: Publiccomment@reno.gov

Cc: mayor@reno.gov, Naomi Duerr <duerrn@reno.gov>, Jenny Brekhus <brekhusj@reno.gov>, "taylorlork@reno.gov" <taylorlork@reno.gov>, "reesed@reno.gov" <reesed@reno.gov>, "ebertm@reno.gov" <ebertm@reno.gov>, "martinezmi@reno.gov" <martinezmi@reno.gov>, "thornleyd@reno.gov" <thornleyd@reno.gov>, Melissa Hafey <hafeym@reno.gov>, "mcardleb@reno.gov" <mcardleb@reno.gov>, "edelsteine@reno.gov" <edelsteine@reno.gov>, Megan Berner <bernerm@reno.gov>, Kristen Brown <knbrown@shpo.nv.gov>

Dear Mayor Schieve, members of the Reno City Council, City Manager Thornley, Mr. McArdle, Mr. Edelstein, Ms. Berner, Ms. Hafey, and Ms. Brown,

I hope this finds you well. I'm writing with respect to the proposed \$1 million that Council will be discussing allocating toward landscaping and fencing improvements at the Lear Theater at its March 8 meeting. I'm concerned that the City might be getting ahead of itself if contemplating any major changes in fencing around the building, and I hope this item is intended only to fund more secure temporary fencing in order to ensure the building's safety while it remains unoccupied. I would also like to suggest that the City immediately commission a Historic Structures Report for the building, as I'll explain below.

Any permanent fencing, or even the idea of installing a permanent fence, would need first to be approved by the City's Historical Resources Commission. Constructing a permanent fence around a historic property constitutes a significant alteration of its setting and is often not advised.

In the case of the Lear Theater (the First Church of Christ, Scientist), the architect Paul Revere Williams carefully designed the setting and landscaping of each of his buildings in close conjunction with its architecture. A fence would deviate substantially from the original design and would warrant substantial consideration. It is also unadvisable considering that the future use of the building remains unknown. So again, if the City's intent is to install more secure temporary fencing that can both protect the building today and easily be removed later, then that seems a proper use of public funds, but only if it is temporary.

I also want to take this opportunity to express my grave concerns upon hearing from multiple sources that City staff are already discussing potentially leasing or engaging in a developmental relationship with private entities regarding the building. With respect, I hope those conversations can stop immediately so that the City can take a more methodical, informed, and transparent approach to its stewardship of this architectural treasure.

The first step any public entity should take when acquiring a historic building of this level of local, state, and national significance, is to commission a Historic Structures Report. This is more than a simple inspection or conditions assessment. It is a specific type of report that is undertaken in order to assess the current condition of a historic property with an eye to its responsible historic preservation--regardless of its future use. The City previously commissioned such a report for the Southern Pacific Railroad Depot from Architectural Resources Group; it's even featured on their website. <https://www.argcreate.com/portfolio/historic-structure-reports-rehabilitation/>. I have a copy of it if you need one.

An excellent explanation of Historic Structures Reports with several examples is found on the website of the Washington State Department of Archaeology and Historic Preservation:
<https://dahp.wa.gov/historic-structure-reports>.

From that site: "A historic structure report (HSR) provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a HSR also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument

for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a scope of recommended work."

New Jersey also has an excellent explanation of this type of document here: <https://www.nj.gov/dep/hpo/4sustain/preparehsr.pdf>.

It is critical for the City to acquire the information provided by such a report before making any more decisions regarding the building, its setting, or its future ownership, use, or rehabilitation. It will ensure that the building has been properly documented and assessed by those with professional expertise in historic buildings. As with the Depot, this report can also identify several opportunities for adaptive reuse, presenting different options for potential reconfiguration to enable various options without sacrificing historical integrity.

With that report in hand, the City can then schedule a public meeting or series of meetings with the community, as we have all expected to happen, where the results of that report can be made public and openly discussed, and the community as a whole can help determine the best path forward, given the demonstrated conditions, challenges, and opportunities identified in it.

You can learn more about Historic Structures Reports by contacting Kristen Brown at the Nevada State Historic Preservation Office (copied here), which I encourage you to do.

Kristen N. Brown, Architectural Historian
775-684-3439 - Email: knbrown@shpo.nv.gov
National and State Historic Registers, Certified Local Governments,
Historic Tax Incentives, CCCHP, Technical Advisory Network

If you make any decisions regarding the Lear Theater in your March 8 meeting, please only approve funding for fencing if the intent is for that fencing to be temporary, and also please consider directing City staff to expend some of these available funds to commission a Historic Structures Report for the building as soon as possible.

Yours very sincerely,

Alicia Barber

Alicia Barber, Ph.D.

Stories in Place LLC

Phone: (775) 771-3975

storiesinplace.com



Public Comment <publiccomment@reno.gov>

External - March 8 city council meeting

1 message

April Sferrazzo <asferrazzo6@gmail.com>

Tue, Mar 7, 2023 at 2:08
PM

To: Publiccomment@reno.gov

I am writing in support of allocation of 2.3 million dollars under Agenda item D.5 to repair and upgrade facilities at the Reno Tennis Center.

April Sferrazzo
6548 Springwood Drive
Reno, NV 89523



New form response notification

1 message

Reno City Council Online Public Comment Received Tue, Mar 7, 2023 at
<cityclerk@reno.gov> 3:22 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

Your form has a new entry. Here are all the answers.

Your Name (First and Last)	Bradley Carlson
Email Address	bradley.d.carlson@gmail.com
Address	4710 Ellicott Way
Phone Number	7757724777
Which City of Reno Ward do you reside?	Ward 1
Council Meeting Date	Mar 08, 2023
Do you wish to speak in person at the meeting?	No (Digital comment only)
Agenda Item	D.5

Please state if you are in favor or in opposition of the agenda item in which you are commenting:

No position stated - Concerned or Neutral

Your Comment

Dear Mayor Schieve and City Council:
Agenda item D.5 regarding allocating to specific projects remaining American Rescue Plan Act funds received by the City -- this item includes under "Parks and Recreation" a line item proposing \$1,000,000 allocated to the "Lear Theater" for "Landscaping/Fence Upgrades". I am in favor of this, but have concerns:

Firstly, thank you for including this allocation to the very important historic building, of which Reno is now assuming ownership. As you know, this building is a prominent and much loved Reno historic resource. It is included on not only the City of Reno's Register of Historic Places, but also on the Nevada State Register of Historic Places and the National Register of Historic Places.

With respect to this funding line item, I encourage you to allocate these funds not just to "landscaping", but to this building and historic property overall, taking into account the necessary "first steps" to secure and protect this important city community asset.

Yes, landscaping and a better looking fence (than the current chain-link) are needed. But as a well-known historic resource asset, any fencing or landscape improvements need to be correct in the context of this structure. The fencing should be temporary and easily removable, until an historically appropriate landscape design is approved.

Also needed is an overall assessment of the property. This includes commissioning a "Historic Structure Report" prepared by a qualified consultant. (As was prepared by the City for the SPRR Depot.) Other important steps in moving ahead with this building include meetings with the public and (of course) meeting with and seeking input from the City of Reno's Historical Resources Commission.

For this item-D.5 on your March 7, 2023 agenda -- please do approve funding, but for fencing only if the intent is for the fencing to be temporary (and albeit, more attractive than chain link). Please also consider directing City staff to allocate some of these available funds to commission a Historic Structure Report for the building as soon as possible.

Sincerely yours,
-Bradley Carlson, AIA

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

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

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



Public Comment <publiccomment@reno.gov>

External - Re: Agenda Item 5D - Reno Tennis Center

1 message

Mel Minarik <mminarik@unr.edu>

Tue, Mar 7, 2023 at 2:59 PM

To: carol britton <cabritton44@yahoo.com>, "Publiccomment@reno.gov" <Publiccomment@reno.gov>

TY ❤️🙏

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From: carol britton <cabritton44@yahoo.com>

Sent: Tuesday, March 7, 2023 2:58:20 PM

To: Publiccomment@reno.gov <Publiccomment@reno.gov>

Subject: Agenda Item 5D - Reno Tennis Center

Dear Council Members,

As a concerned citizen of Reno, I implore you to approved the \$2.3M budget item to repair the courts at the Reno Tennis Center.

This facility is widely used and is in desperate need of repair. I have personally caught my shoe on the numerous cracks running through the courts. I also have to warn visitors to be careful.

I'm concerned that players could be seriously injured if the courts are kept in a state of disrepair.

I appreciate your consideration.

Sincerely,
Carol Britton
3684 Pinot Grigio Dr.
Reno, NV 89509



Public Comment <publiccomment@reno.gov>

New form response notification

1 message

Reno City Council Online Public Comment Received

Mon, Mar 6, 2023 at 9:51

<cityclerk@reno.gov>

AM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

Your form has a new entry. Here are all the answers.

Your Name (First and Last)	Claudene Wharton
Email Address	claudenewharton@gmail.com
Address	5566 N WHITE SANDS RD
Phone Number	7758466336
Which City of Reno Ward do you reside?	Unincorporated Washoe County

Council Meeting Date

Mar 08, 2023

Do you wish to speak in person at the meeting?

No (Digital comment only)

Agenda Item

D5

Please state if you are in favor or in opposition of the agenda item in which you are commenting:

No position stated - Concerned or Neutral

Your Comment

RE: \$2.1 million for Reno Tennis Center. I support funding repairs and maintenance to the courts themselves. In regard to the canopies proposed, more courts are needed in the community rather than those types of upgrades. It is great so many people are wanting to play pickleball and tennis in our community; pickleball courts are at a premium. We don't have enough, and it is a sport that is keeping a lot of us moving - great for public health. Also, the Reno Tennis Center needs to be run like a public facility, not a country club, and this funding should only be awarded contingent upon an agreement that assures this. Current management sells "memberships," and members get privileges that the general public do not get. Those who can afford the memberships and to play every day and put the most wear and tear on the courts are in effect paying less per session than those who do not sign up for membership and do not

have as much free time to be on the courts every day. We need policies that support public health goals of getting those who are not playing/moving to get moving more, not policies that favor those who are already playing/moving daily or almost daily. In my observations, current members could certainly afford to pay the \$4/session fee that the general public pays, and this would bring in more revenue to support the facility. Punch cards for 10 sessions or whatever could reduce administrative costs of having everyone pay each time they come. In closing, I support repair/upkeep of the Reno Tennis Center's tennis and pickleball courts if these courts will be run like a public facility, not a country club. I also support spending any other funds on funding more courts in our community.

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

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,

Yes

or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

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



New form response notification

1 message

Reno City Council Online Public Comment Received Tue, Mar 7, 2023 at 3:57 PM
<cityclerk@reno.gov>

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

Your form has a new entry. Here are all the answers.

Your Name (First and Last)	Jeanie Onitsuka
Email Address	jeanie.onitsuka@gmail.com
Address	7093 Heatherwood Drive , Reno, NV 89523
Phone Number	7755445295
Which City of Reno Ward do you reside?	Ward 5
Council Meeting Date	Mar 08, 2023
Do you wish to speak in person at the meeting?	No (Digital comment only)
Agenda Item	D-5

Please state if you are in favor or in opposition of the agenda item in which you are commenting:

In favor

Your Comment

This is to support the allocation of \$2.3 million toward upgrades for the Reno Tennis Center. This facility makes tennis and pickle ball sports accessible to everyone in the community regardless of income status. It benefits children, adults of all ages and families. Reno is quickly expanding and well-maintained public recreation sites reflect the priorities of a community and it's government.

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

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

Yes

exempted from public inspection.

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



Public Comment <publiccomment@reno.gov>

External - Reno Tennis Center

1 message

Johanna <johannalelke@gmail.com>

Tue, Mar 7, 2023 at 2:39
PM

To: "publiccomment@reno.gov" <publiccomment@reno.gov>

Cc: duerrn@reno.gov

Hello,

As a 4-year resident of Reno (Ward 2- Blue Grouse Dr.), I'm extremely in favor of allocating the \$2.3 million in proposed funds toward our own Reno Tennis Center. It has been a haven for me during COVID and beyond, with its own vibrant and growing community. Most of all, I cherish the affordable access to tennis that it has provided me and so many others. Please, please vote in favor of helping to renovate our deteriorating courts. Tennis and pickleball are vitally important to the physical and social health of our community!!

Thank you for reading,
Johanna Lelke

--

Dr. Johanna Lelke

Onsight Chiropractic, Founder

W www.onsightchiropractic.com



Public Comment <publiccomment@reno.gov>

External - 3/8/2023 Reno City Council Agenda Item D.5

1 message

JOYCE KOMURA <washoejoyce@sbcglobal.net>

Mon, Mar 6, 2023 at
4:41 PM

To: Publiccomment@reno.gov

I live in Washoe Valley and although not a Reno city resident I play tennis at the Reno Tennis Center on average once a week. I will attest to the fact that the tennis courts are in critical need of resurfacing for safety reasons. Large, long cracks in the courts pose a trip hazard which could result in severe injury.

For these reasons I encourage the City Council to approve funding of \$2.3 million for improvements to the Reno Tennis Center. Thank you for your consideration and please approve the proposed funding for the Reno Tennis Center.

Joyce Komura
1325 Lord St.
Washoe Valley NV 89704



Public Comment <publiccomment@reno.gov>

Fwd: External - COVID funds spending idea

1 message

Tyler Shaw <shawt@reno.gov>

Tue, Mar 7, 2023 at 9:16 AM

To: Public Comment <publiccomment@reno.gov>

----- Forwarded message -----

From: **Nicholas Rhea** <nicprhea@gmail.com>

Date: Mon, Mar 6, 2023 at 7:56 PM

Subject: External - COVID funds spending idea

To: Jenny Brekhus <brekhusj@reno.gov>, <shawt@reno.gov>

Dear Councilwoman Brekhus,

I read an article today that the City of Reno has 28 million dollars of COVID relief funds to spend and I have a few ideas of how that money should be spent. I believe that less money should be spent on police and more on solutions to make our community a more welcoming place for all residents.

1. That money should be used to buy more housing options for people without homes such as tiny homes or small container homes like the ones already purchased for the HOPES complex.
2. For my neighborhood, it would be beneficial to have a bridge from Dickerson to Idlewild park. There is an upcoming sidewalk project for Dickerson and adding a bridge would be a great addition to the project. This could help the small businesses of the Dickerson arts district to attract more customers and connect two important green spaces, Idlewild and Oxbow.

I hope it is not too late to submit these comments or ideas for this funding.

Thank you for your time.

Nicholas Rhea
nicprhea@gmail.com
2300 Dickerson rd.

--



CITY OF
RENO

Tyler Shaw
(He/Him/His)

Community Liaison
City Manager's Office
775-297-9116 (c)
Shawt@Reno.Gov
[1 E. First St., Reno, NV 89501](#)

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Public Comment <publiccomment@reno.gov>

External - Agenda item D5

1 message

Richard Jay <richardljayreno@yahoo.com>

Mon, Mar 6, 2023 at 9:14 AM

To: publiccomment@reno.gov

Greetings,

My name is Richard Jay and I have been a resident of Reno here since 1967. I've seen this community grow from a small city to what it is today and I know what it will be like in 10 years from now. It's a great community live, and we have much to offer. One thing that we are severely lacking is flat fields for youth, sports, soccer, lacrosse, and other field sports. Last estimate from the parks and recreation department showed that we are lacking 46 fields now and that number continues grow as our community grows. Now more than ever we need to start planning and building new fields.

The Covid funding could make a major impact building those badly needed 46 fields. The plan is pretty straightforward, a joint cooperation between the City of Reno and Great Basin Youth Soccer along with the Reno Youth Sports Association, we can build up to 10 fields out there, more for the smaller kids. That along with eventually finishing Mill Street, we can have upwards of 30n new fields that are badly needed.

I have been working closely with the former Parks and Recreation Director and staff to come up with a plan that makes sense. We spent countless hours in zoom meetings, working with planning engineers and surveyors to come up with a plan. CFA, Inc. has graciously donated their time and services to develop the tentative master plan. GBYSL has been working with the city managers office to come up

with a MOU that makes sense. The plan is the users will be responsible for all maintenance, mowing, water, utilities, sod management and repairs. This will not be funded by city tax dollars, the end users will be responsible. Much like Moana is now, no tax dollar are used there for maintenance.

Bottom line it's a win-win for all, a win for the city, a win for a community, and a win for our youth sports players in our community. Not to mention the economic impact that our community can receive when we start hosting large youth flat field tournaments at Pembroke, as well as Mill Street.

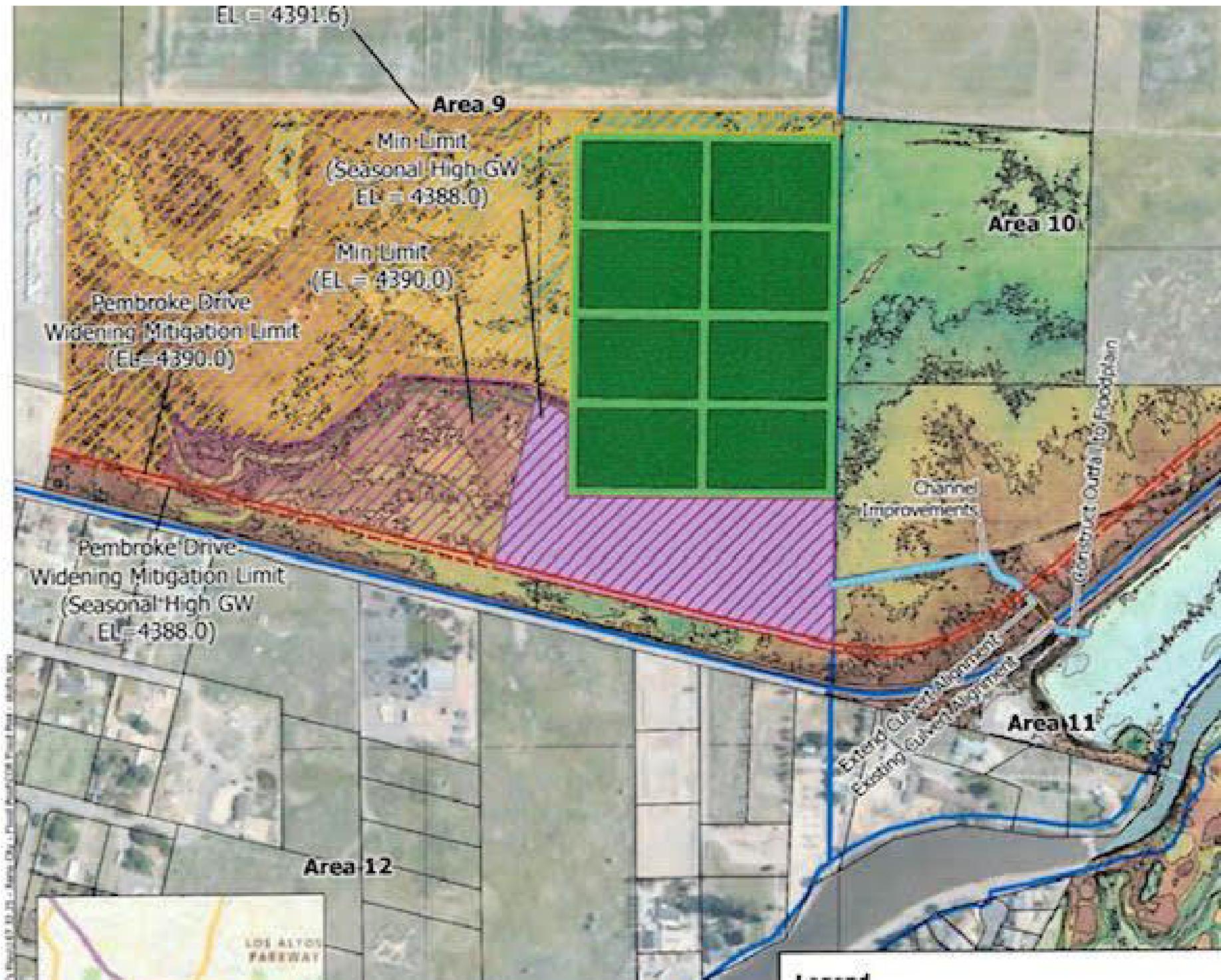
Reno currently has no venue with more than three large fields, Reno is not built any major complex since Moana Springs Sports Complex, which was actually funded privately and to this day is maintained privately. While Cyan Park was built it lacks parking and overall space games. It is a great facility for practices only.

There will be no permanent structures out there, concessions will be handled by food trucks, portable bathrooms, and there will be a section out there for local bike riders, riding in the area to pull into to rest, get food and make repairs to their bikes if needed.

I urge you to continue to support this badly needed flat field facility.

Richard L. Jay

Local resident of Reno since 1967





New form response notification

1 message

Reno City Council Online Public Comment Received Tue, Mar 7, 2023 at
<cityclerk@reno.gov> 10:20 AM

Reply-To: cityclerk@reno.gov
To: publiccomment@reno.gov

Your form has a new entry. Here are all the answers.

Your Name (First and Last)	Sean Lockwood
Email Address	seanjlockwood1@gmail.com
Address	2225 Lexington Way, Sparks, NV 89431
Which City of Reno Ward do you reside?	Sparks
Council Meeting Date	Mar 08, 2023
Do you wish to speak in person at the meeting?	No (Digital comment only)
Agenda Item	D5
Please state if you are in favor or in opposition of the	In favor

**agenda item in which you
are commenting:**

Your Comment

I wanted to express my support for the proposed \$2.3M project for improvements at the Reno Tennis Center. I'm a member of the Reno tennis community and have made many friends through tennis since moving to the Reno-Sparks area. The biggest issue and complaint from the tennis community that I've heard consistently is the lack of an indoor tennis court in all of Reno. This has especially shown its importance during the extreme winter weather this year. I believe having a covered or indoor tennis court at the Reno tennis center would be a huge improvement to the community and would be very popular with all age groups. Thank you for your consideration.

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

No

**By checking the "Yes"
below, you understand,
acknowledge, and expressly
agree that: (1) all information
submitted by you will be
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disseminated without
restriction; and, (2) any
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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



Public Comment <publiccomment@reno.gov>

External - Item D.5, City Council Meeting 3/8/23

1 message

Tracy Wilson <tracy@americanwildhorsecampaign.org>

Tue, Mar 7, 2023
at 9:09 AM

To: "schieveh@reno.gov" <schieveh@reno.gov>, Naomi Duerr <duerrn@reno.gov>, reesed@reno.gov, brekhusj@reno.gov, martinezmi@reno.gov, ebertm@reno.gov, taylork@reno.gov, Publiccomment@reno.gov, "thornleyd@reno.gov" <thornleyd@reno.gov>, Jackie Bryant <bryantj@reno.gov>, "hodgejw@reno.gov" <hodgejw@reno.gov>

Greetings Mayor Schieve, City Council Members, and City Management,

I am writing from the Wild Horse Advocacy perspective on Item D.5 for tomorrow's Council consideration. As noted in the supporting documents, \$500,000 is listed for Virginia Range Horse fencing. I wanted to offer the priorities from the boots on the ground perspective of the issues we face.

An immediate need is fencing of a wildlife preserve to allow access to a natural water source for not only the VR horses, but also other wildlife. This project consideration is at the intersection of Alexander Lake Road and Steamboat Creek. Natural water sources mean, no pipes, no water fills, to replacement parts. Just wildlife fencing of the direct area that would tie into existing fencing. This has been looked at by several city staff, as well as advocates. As a partner project, our organizations would search for and try to secure grants for education kiosks, as well.

Second, but equal priority, is the fencing of the Geiger Grade funnel. This is a multi agency project, and while most falls on land outside of the City limits, it **directly** affects public safety on City of Reno streets and neighborhoods. With over 15,000 homes added to southeast Reno in the last decade in what used to be open rangeland or ranch land, planted grass and landscaping while not having fencing installed first has created a risk to public safety as VR horses and other wildlife access the roadways. Once this area is sealed with fencing/cattle guards, the issues in this regard will drop dramatically.

A wildlife corridor that allows the movement for human recreation, wildlife, and VR horses is another a top priority for community, public safety, and

environment/ecosystem. We encourage a project coordinator to head up this project, as well as fencing.

Lastly, replacing fencing that is at risk for failure should be addressed once open areas are first closed.

I hope you will consider these priorities as you consider the funding before you.

Thank you,



Tracy Wilson

Nevada State Director | American Wild Horse Campaign

M: 775-292-0610

P: 877-853-4696

E: tracy@americanwildhorsecampaign.org

A: P.O. Box 62, Carson City, NV 89701

americanwildhorsecampaign.org





Fwd: External - Bonanza Inn - Purported Termination of Subrecipient Agreement with RHA

1 message

Donny LaQue <laqued@reno.gov>
To: Public Comment <publiccomment@reno.gov>

Tue, Mar 7, 2023

----- Forwarded message -----

From: **Donny LaQue** <laqued@reno.gov>
Date: Tue, Mar 7, 2023 at 8:47 AM
Subject: Re: External - Bonanza Inn - Purported Termination of Subrecipient Agreement with RHA
To: Doug Thornley <thornleyd@reno.gov>

Received, thank you.

On Mon, Mar 6, 2023 at 5:42 PM Doug Thornley <thornleyd@reno.gov> wrote:
For inclusion with the record as public comment.

----- Forwarded message -----

From: **Hilary Lopez** <hlopez@reno.org>
Date: Mon, Mar 6, 2023 at 17:30
Subject: External - Bonanza Inn - Purported Termination of Subrecipient Agreement with RHA
To: Doug Thornley <thornleyd@reno.gov>
CC: aiazzi@gmail.com <aiazzi@gmail.com>, Hillary Schieve (schieveh@reno.gov) <schieveh@reno.gov>, Jazzme <grljazzyj@gmail.com>, Sullivan, Mark (NV Energy) <mark.sullivan@nvenergy.com>, rrussell@allisonmackenzie.c <rrussell@allisonmackenzie.com>, reesed@reno.gov <reesed@reno.gov>, brekhusj@reno.gov <brekhusj@reno.gov>, duern@reno.gov <duern@reno.gov>, martinezmi@reno.gov <martinezmi@reno.gov>, ebertm@reno.gov <ebertm@reno.gov>, taylork@reno.gov <taylork@reno.gov>

Doug:

I am in receipt of your March 3rd email regarding termination of the City's Subrecipient Agreement with RHA for acq redevelopment of the Bonanza Inn. It was very disappointing to receive this email given the RHA Board's recent rez their desire to pursue this property for development, the need for workforce and affordable housing in the downtow our RHA's continued good faith efforts. As such, please see the attached letter which outlines concerns over this ter should be included as part of the public record for the March 8th City Council meeting for Item D.5.

I am traveling tomorrow but available by cell phone if you want to discuss this matter further ahead of the meeting.

Regards,

Hilary

Hilary Lopez, Ph.D. | Executive Director

City of Reno Housing Authority

1525 East 9th Street

Reno, NV 89512

P: 775.329.3630 ext. 201

C: 775.686.9003

E: HLopez@renoaha.org



--



CITY OF
RENO

Doug Thornley

[\(He/Him/His\)](#)

City Manager

City Manager's Office

775-334-2401 (o)

thornleyd@Reno.Gov

1 E. First St., Reno, NV 89501

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Executive Director
Hilary Lopez, PhD.

Reno Housing Authority, 1525 East 9th Street, Reno, NV 89512
775.786.1712 Fax 385.770.7166 TDD
775.329.3630 RenoHA.org

March 6, 2023

Doug Thornley
City Manager
City of Reno
Via email: thornleyd@reno.gov

RE: City of Reno's \$6 Million ARPA Allocation for RHA's Acquisition/Development of the Bonanza Inn

Dear Mr. Thornley:

The Housing Authority of the City of Reno (RHA) is in receipt of your email purporting to terminate the City of Reno's Coronavirus State and Local Fiscal Recovery Funds Subrecipient Agreement with RHA for the acquisition and development of the Bonanza Inn. As your partner in affordable housing development, RHA staff was dismayed to receive this notification without prior discussion and given the fact that staff from the City of Reno's Housing and Neighborhood Development Department recently attended RHA's February 28, 2023, Board meeting where Commissioners reaffirmed their standing directive to proceed with this project. Further, while you contend that you decided to terminate the Subrecipient Agreement because RHA allegedly received a "considerable increase in state funding," and RHA failed to meet the reporting requirements set forth in the Subrecipient Agreement, you invoked the no cause termination provision of the Subrecipient Agreement as the basis for the purported termination.

I want to note that your contentions regarding funding and reporting are unsupported and specious. RHA primarily received State of Nevada Home Means Nevada Initiative (HMNI) funds to preserve our community's public housing properties. The assertion that RHA should suffer termination of the Bonanza Inn development due to receipt of funding unrelated to that development callously ignores the mission and purpose of RHA, to provide fair, sustainable, quality housing in Reno that offers a stable foundation for low-income families; a mission directly aligned with the City's overarching goal of providing affordable housing. To be sure, your allegation that RHA's receipt of state funding to further that mission somehow breaches an agreement to provide additional affordable and workforce housing at the Bonanza Inn is spurious and warrants no further discussion aside from a plain statement that RHA has done nothing other than operate in the best interests of all those it can serve.

As to your contention that RHA failed to provide mandated reports on the Bonanza Inn, in the staff report to the City Council you note that on March 9, 2022, the Council approved affordable housing projects at

Predominantly federally funded, the RHA has provided affordable housing for qualifying residents of Washoe County for more than 75 years. We help ensure nearly 9,000 Nevadans have a safe, secure place to call home through Housing Choice Vouchers, public housing and affordable market-rate properties. RHA is a large part of the affordable housing solution in the Truckee Meadows.

Por favor contacte la Autoridad de Viviendas de Reno si usted necesita este documento traducido o si usted tiene alguna pregunta.

Scott Manor and Bonanza Inn, both of which are RHA projects. Following that approval, City staff engaged in myriad communications with RHA staff, including the provision of mandated report templates and attendant requests for, and discussions about, reports related to Scott Manor. Indeed, the City compliantly provided report templates regularly on the Scott Manor project.¹ Conversely, at no point did the City provide a report template on the Bonanza Inn to RHA or contact RHA to indicate a report was missing. Your contention that RHA failed to comply with the contractual obligation to report to the City blatantly ignores the City's failure to provide the required templates for such reporting. RHA could not supply such reports without the City's provision of the necessary report templates. That fact is highlighted by the proliferation of such templates and reciprocal reports related to Scott Manor.

RHA'S Board of Commissioners met on February 28, 2023, and reaffirmed its standing directive to acquire the Bonanza Inn in reliance on the Subrecipient Agreement and in furtherance of its mission in common with the City of Reno to provide the area with affordable housing and economic development. In fact, I had been preparing notification to your office on the Board's continued desire to pursue this development when the termination was received. In application, your purported termination of the Subrecipient Agreement will thwart RHA's ability to use public and private financing to develop workforce housing units within the Bonanza Inn. As you know, and as directed by the Reno City Council, this housing would be developed in compliance with regulations for the American Rescue Plan Act State and Local Fiscal Recovery Funds (ARPA SLFRF) and rent targeted to households with incomes between 60-120 percent of HUD area median income, adjusted for family size, all in furtherance of the Reno City Council's allocation of \$6,000,000 to RHA for that purpose.

RHA, based on recent, new information, intended to track the probate process of the Bonanza Inn as part of pursuing acquisition and purchase the Bonanza Inn ahead of the December 31, 2026, deadline set forth in the Subrecipient Agreement. Your termination of the Subrecipient Agreement has obviated that intention as well as any opportunity for RHA to request to divert the funds allocated to the Bonanza Inn to other RHA affordable housing developments as previously discussed with staff. It is not coincidental that your unilateral termination immediately precedes the Reno City Council March 8, 2023, meeting agenda item D.5 regarding presentation, discussion, and potential direction to staff regarding the allocation of the remaining State and Local Fiscal Recovery Funds received by the City of Reno through the American Rescue Plan Act.

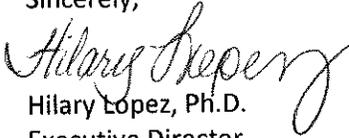
RHA continues to appreciate the support it receives from City Council and is disappointed that, as a result of this purported termination by staff, we cannot work in partnership to bring much needed affordable and workforce housing to the downtown core. We understand the City has many needs and limited resources and Council may have to re-evaluate funding priorities. However, RHA does not concede or admit your alleged basis for termination and must clarify not only its good faith compliance with the Subrecipient Agreement, but also its unwavering commitment to provision of fair, sustainable, quality housing. Your move to terminate the Subrecipient Agreement directly harms that commitment, and it is my hope that the Council will reinstate the commitment to the Bonanza Inn affordable housing development. To that end, I have copied the Council members on this correspondence. I request this

¹ The Scott Manor Project epitomizes the synergy that can be achieved between the City and RHA, and in fact highlights the ability to cooperatively achieve the shared goal of providing affordable housing in the Reno area.

correspondence be made a specific portion of the minutes for the Council meeting scheduled for March 8, 2023, and I will attend that meeting to provide this comment directly to the Council.

If you would like to further discuss this item, I am available at 775-329-3630 x. 201 or via email at hlopez@renoha.org.

Sincerely,

A handwritten signature in cursive script that reads "Hilary Lopez".

Hilary Lopez, Ph.D.
Executive Director

cc: RHA Commissioners
Reno City Council Members
Ryan Russell, RHA General Counsel

RENO CITY COUNCIL
PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: JAMES FEWINS
ADDRESS: 801 GREENBRAE
CONTACT PHONE: 775 232 1969
E-MAIL: jamesfewins@icloud.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D5

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: 2 million For FLAT
Fields w/ \$444K FOR PLANNER
POSITION

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RENO CITY COUNCIL

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NAME: IAN ANDERSON
ADDRESS: 2390 WATT ST RENO
CONTACT PHONE: 775.741.4257
E-MAIL: USA2007@me.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D5

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: IN support of
Item D5, specifically
the 2 million \$ for FLAT
Fields and \$444,000 for
a planner.

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NAME: RANDY RITTER
ADDRESS: 16188 GALENA MEADOWS Dr. RENO, NV
CONTACT PHONE: 775 690 4815
E-MAIL: RANDY@RENO MVLA. Com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM DS

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Dr. Hilary Lopez, Reno Housing Authority
ADDRESS: 1525 E. 9th St, Reno NV
CONTACT PHONE: 775-329-3130 x. 201
E-MAIL: hlopez@renoha.org

If you are representing someone, other than yourself, please indicate whom:

City of Reno Housing Authority

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D.5

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: BILL KOSTER
ADDRESS: Reno
CONTACT PHONE: _____
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM 05

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Karen Handy
ADDRESS: 3103 Cashill Blvd
CONTACT PHONE: 775 233-6908
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D5

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Sandy Jacob
ADDRESS: 8613 18th Hole Trl
CONTACT PHONE: 775-240-3707
E-MAIL: Sjacob124@gmail.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D5

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: Needed repairs on Plumas
Tennis Courts.

We pay a membership fee so we
can make ~~a~~ early reservations but
no other benefits. We need to
see ~~a~~ some ongoing maintenance.

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NAME: Diana Dunlan
ADDRESS: 2730 Spinnaker
CONTACT PHONE: 775-560-2731
E-MAIL: dunlandiana@gmail.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D5

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: please support
tennis/pickleball renovations

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NAME: Kathy Gilbert
ADDRESS: 3029 Creekwood Dr Reno 89502
CONTACT PHONE: 775-232-5890
E-MAIL: GaryPKathyGemsN.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D5

NO SPEAKING

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Lucy Walker
ADDRESS: 2694 Markridge Drive
CONTACT PHONE: 775-225-1034
E-MAIL: artgirl734@yahoo.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5

OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM DS

NO SPEAKERS

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: fix / repair Plumets
Tennis Courts

Expand courts for tennis
& pickleball into golf course

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