

A.3.1 Public Comment



FW: 16822::Voice Message From: Cisco Unity Connection Messaging System (917608185646)

From RDirect VM <RDirectVM@reno.gov>

Date Fri 1/10/2025 12:28 PM

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

 1 attachment (603 KB)

VoiceMessage.wav;

From: Donoma Unity <DonomaUnity@reno.gov>

Sent: Friday, January 10, 2025 10:50 AM

To: RDirect VM <RDirectVM@reno.gov>

Subject: 16822::Voice Message From: Cisco Unity Connection Messaging System (917608185646)

Voice Message delivered by Donoma OneVoice

From: 917608185646

Click to Call [917608185646](tel:917608185646)

Hi, there. See, I would like to put something out to the city, council to consider. I live near idyl Wyld Park. And I know this is early season but before long, the ice cream trucks are going to be back out. Um, and can somebody consider limiting the amount of time that they can be have their music on? Um, it is sometimes hours and hours of hearing these tiny little songs Um, and it is really obnoxious for people who live near idyl Wyld. It's it's actually quite a detriment to the area and, um, you know, they sound like such a fun thing, but let me tell you, if you have to listen to a tiny version of the saints, come marching in for an entire weekend, you would go nuts and um, I don't want to have to come to a city council meeting with a recording of it and play it for you during a city council meeting and to show you how obnoxious it is. But please consider the residents who live near the park and how uh, this impacts our quality of life. Um, thank you very much and I I do hope that you take this seriously because it is, it is not really a small issue for those of us who live near the park. Uh, thanks again. Bye bye.

(Transcription with high 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.



City Council Comment received from Jacqueline Clay

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 9:36 AM

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

Contact Info:

Name:

Jacqueline Clay

Commenting on behalf of:

Arts for All Nevada

Ward #:

Ward 1

Email Address:

jclay@artsforasllnevada.org

Phone Number:

775-826-6100

Address:

250 Court St, Reno, NV 89501

A new comment has been submitted for the Reno City Council Meeting held on: 2025-02-12.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

public comment.

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:

On behalf of the Arts for All Nevada Board of Directors and staff, I would like to thank the City of Reno's City Council and the City of Reno Arts and Culture staff for the Arts and Culture Project Grant award we received for our Artist in Residency Program. The Program serves children with special needs in our community schools by placing teaching artists in Special Education, Strategies, and Comprehensive Life Skills classrooms to teach art workshops. Arts for All Nevada can offer this Program free of charge to community schools due to generous grants like this one. We appreciate your support of Arts for All Nevada and the Artist in Residency Program.

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

Honorable City Council Members,

I'm excited to share that Nevada Women's Fund is organizing an inaugural, day-long, community-wide International Women's Day event on Saturday, March 8th. In celebration of this occasion, we will be turning the city purple—the color of IWD and female solidarity.

Our goal is to raise awareness about International Women's Day while celebrating the social, economic, cultural, and political achievements of women. The day also serves as a call to action to accelerate gender equality.

For the first time in history, women are enrolling in and graduating from college at higher rates than men. Yet, despite this progress, wage parity has remained stagnant for over two decades.

While we know that hosting an event around International Women's Day won't solve this issue, it provides us with a significant public platform to raise awareness, ignite meaningful conversations, and unite our community around a common purpose. Additionally, it offers an opportunity to highlight the positive strides our community and state have made in empowering women. Take, for example, our City Council, led by our female Mayor and supported by a majority of women.

International Women's Day also allows us to express our gratitude to the men in our community who serve as allies and mentors.

The day-long event will culminate at the iconic Reno Arch, where we will join a global movement to raise awareness for gender equality by lighting the arch purple. This will be part of the IWD Light Up event, which illuminates landmarks worldwide on March 8th to highlight women's rights and equality. By participating in IWD Light Up, we aim to elevate our local efforts to a global stage.

This two-hour event, from 5:00 PM to 7:00 PM, will feature live music and inspiring speeches from prominent women in our area, including Mayor Schieve, Nevada Athletic Director Stephanie Rempe, and others. We would be honored to have our elected officials present to join us for this vibrant celebration, uniting people from all walks of life in a city-wide tribute to the remarkable women who strengthen our community.

The lighting of the arch, along with the necessary permits, street closures, and all related logistics, incurs significant costs.

In addition to your attendance, I would like to ask if you would consider allocating a portion of your budget as a City Council Member to support this important initiative. I also want to extend my thanks to Council Member Devon Reese for already committing a financial pledge in support of the event.

Your contribution will directly support this inaugural event and the women we are empowering to achieve their full potential.

Thank you for your time and consideration.

City Council Comment received from Hannah Hoobyar

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 1:01 PM

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

Contact Info:

Name:

Hannah Hoobyar

Commenting on behalf of:

Project Bear Hugs

Ward #:

Ward 6

Email Address:

hannah@projectbearhugscares.com

Phone Number:

7757500537

Address:

1796 Cavern Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

A.3.

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

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No

City Council Comment received from Alicia Barber

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 1:05 PM

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

Contact Info:

Name:

Alicia Barber

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B.8.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing in opposition to the proposed agreement between the City of Reno and Ulysses Development Group, LLC, as written. I do not believe the City of Reno should be authorized to use City funds to demolish the former CAC properties, even if the City would later be reimbursed. Demolition should remain the responsibility of the builder and should only be initiated as the first stage of construction.

ACKNOWLEDGEMENTS:

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meeting.

Yes

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No



City Council Comment received from Bryan Christensen

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 1/20/2025 2:36 PM

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

Contact Info:Name:

Bryan Christensen

Commenting on behalf of:

Reno Police Protective Association

Ward #:

Unsure/Other

Email Address:

rppatreasurer@gmail.com

Phone Number:

775-560-5181

Address:

3100 Mill St, Suite 204, Reno, NV 89502

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B.9.

Position:

No position stated - Concerned or Neutral

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

If the Police Services line item is removed from the DRP service agreement, will the Reno Police Department no longer be obligated to staff the Downtown specific patrol teams, AKA Mobile Engagement Team or Downtown Enforcement Team? And will those funds then be reallocated back into the City General fund or back into the DRP for distribution and use as they see fit?

ACKNOWLEDGEMENTS:

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Yes

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No

City Council Comment received from David Cordeiro

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 2:13 PM

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

Contact Info:

Name:

David Cordeiro

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

cordeirohunter@gmail.com

Phone Number:

8053024744

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B8.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Good morning, members of the Council, I'm writing to express my concerns regarding the proposed agreement with Ulysses Development Group for the redevelopment of the properties at 315 and 355 Record Street. While I appreciate the intent to address our affordable housing crisis, this agreement raises several red flags based on recent history and the specifics of this deal. Statements such as "i First, the lack of robust enforcement mechanisms in the proposed agreement is troubling. Although the contract stipulates that construction must be completed within five years and evidenced by a Certificate of Occupancy, there is no clarity on the penalties for non-compliance. This leaves room for potential delays or a complete lack of progress, as we have seen in other projects. For example, Jacobs Entertainment demolished over 600 affordable housing units downtown, promising revitalization that has yet to materialize. Instead, many lots remain vacant, serving as parking spaces or temporary event venues, with little accountability, and in some cases enabling the unmet promises (such as allowing delayed sewer use fee credits). Second, the requirement for the city to front the cost of demolition raises concerns. Demolishing the existing structure without securing clear development milestones could leave us with more

empty dirt lots if Ulysses fails to secure financing or sells the property. Former Councilmember Jenny Brekhus rightly pointed out that delaying demolition until permitting and financing are secured would offer more protection for the city. Demolition is the first phase of construction, not a selling point. I have lived in several cities across the country and Reno is the only one I have seen that consistently allows demolition without a construction permit and financing in place. Third, this agreement undervalues public resources. The Record Street properties were originally a \$20 million investment by the city to provide critical services to vulnerable populations. Selling them for \$3.375 million on a 15-year payment plan—while also funding demolition—represents a significant financial risk for the city. With limited guarantees in place, this could easily become another situation where developers benefit at the city's expense, much like the Jacobs developments. To ensure this agreement truly benefits Reno, I urge the Council to: 1. Strengthen the enforcement mechanisms, including clear financial penalties for failure to meet deadlines. 2. Delay demolition until all permits and financing are in place. 3. Require a detailed development timeline and escrow-backed performance bond to prevent indefinite delays. 4. Increase transparency with community oversight to ensure progress. We must learn from past mistakes and not repeat the cycle of demolish-first, develop-later agreements that leave Reno with empty lots and broken promises.

ACKNOWLEDGEMENTS:

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No



City Council Comment received from Elizabeth Fadali

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 1/20/2025 12:10 PM

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

Contact Info:

Name:

Elizabeth Fadali

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

bfadali@sbcglobal.net

Phone Number:

775-225-2311

Address:

3959 Regal Dr., Reno NV 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B14.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Thank you to the City for all the sustainability measures put into place at the new Public Safety Center including solar panels, reusing the RGJ building, and recycling of carpet. I'm glad to read about the DOE grant award which will pay for the installation of two EV fast chargers and which will increase the sustainability of the Center. I applaud the award and acceptance of the award and hope for even more sustainability measures at the Center. Thank you.

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Yes



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Sent: Friday, January 10, 2025 10:50 AM

To: RDirect VM <RDirectVM@reno.gov>

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Voice Message delivered by Donoma OneVoice

From: 917608185646

Click to Call [917608185646](tel:917608185646)

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City Council Comment received from Jacqueline Clay

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 9:36 AM

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

Contact Info:

Name:

Jacqueline Clay

Commenting on behalf of:

Arts for All Nevada

Ward #:

Ward 1

Email Address:

jclay@artsforallnevada.org

Phone Number:

775-826-6100

Address:

250 Court St, Reno, NV 89501

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Item:

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No

Honorable City Council Members,

I'm excited to share that Nevada Women's Fund is organizing an inaugural, day-long, community-wide International Women's Day event on Saturday, March 8th. In celebration of this occasion, we will be turning the city purple—the color of IWD and female solidarity.

Our goal is to raise awareness about International Women's Day while celebrating the social, economic, cultural, and political achievements of women. The day also serves as a call to action to accelerate gender equality.

For the first time in history, women are enrolling in and graduating from college at higher rates than men. Yet, despite this progress, wage parity has remained stagnant for over two decades.

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International Women's Day also allows us to express our gratitude to the men in our community who serve as allies and mentors.

The day-long event will culminate at the iconic Reno Arch, where we will join a global movement to raise awareness for gender equality by lighting the arch purple. This will be part of the IWD Light Up event, which illuminates landmarks worldwide on March 8th to highlight women's rights and equality. By participating in IWD Light Up, we aim to elevate our local efforts to a global stage.

This two-hour event, from 5:00 PM to 7:00 PM, will feature live music and inspiring speeches from prominent women in our area, including Mayor Schieve, Nevada Athletic Director Stephanie Rempe, and others. We would be honored to have our elected officials present to join us for this vibrant celebration, uniting people from all walks of life in a city-wide tribute to the remarkable women who strengthen our community.

The lighting of the arch, along with the necessary permits, street closures, and all related logistics, incurs significant costs.

In addition to your attendance, I would like to ask if you would consider allocating a portion of your budget as a City Council Member to support this important initiative. I also want to extend my thanks to Council Member Devon Reese for already committing a financial pledge in support of the event.

Your contribution will directly support this inaugural event and the women we are empowering to achieve their full potential.

Thank you for your time and consideration.

City Council Comment received from Hannah Hoobyar

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 1:01 PM

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

Contact Info:

Name:

Hannah Hoobyar

Commenting on behalf of:

Project Bear Hugs

Ward #:

Ward 6

Email Address:

hannah@projectbearhugscares.com

Phone Number:

7757500537

Address:

1796 Cavern Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

A.3.

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:

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No

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: George Campagnoni
ADDRESS: 361 CENTER WAY #1362
CONTACT PHONE: 775-722-5395
E-MAIL: CAMPAGNONI525@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 A3

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Nicole Anagapesis

ADDRESS: _____

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 A3? public comment

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Chuck Reilly
ADDRESS: 854 MARSH RENO NV
CONTACT PHONE: 949 466 9107
E-MAIL: CharlesJReilly@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 Prohibit camping sitting AB

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL
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NAME: Gary Melancon
ADDRESS: 11565 Old Virginia Rd #258
CONTACT PHONE: (775) 857-0015
E-MAIL: 47ledsied@gmail.com

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

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER Ward 6

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM Vintage at the Crossing Apts A3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS:
We need to be
So fe - Clean - Secure
We have a lot of Issues
with them and the City
them

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

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NAME: Terry Brooks
ADDRESS: 590 Lake St. #800, Reno.
CONTACT PHONE: 775-335-3489
E-MAIL: none

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 Public Comment A3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: My Thoughts on Being a Senior
(Intro Action)

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



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: Elliot Malin
ADDRESS: 1760 W. Cash St.
CONTACT PHONE: 775-784-1263
E-MAIL: elliot@elliotmalin.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 _____

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Ben Fress
ADDRESS: 1450 Idlewild Dr.
CONTACT PHONE: 702-460-2777
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 AB

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Chet Duda
ADDRESS: 11565 Old Virginia Rd #412
CONTACT PHONE: 775 354 6575
E-MAIL: Chetduda7@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 _____ **A3**

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: Vintage of the Crossing Apt

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NAME: Blake Melancon
ADDRESS: 11565 Old Virginia Rd #336
CONTACT PHONE: 714 747 4987
E-MAIL: blake@incomewolf.com

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

- WARD 1
- WARD 2
- WARD 3
- WARD 4
- WARD 5
- OTHER 6th

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM Chair Safety A3

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Ian Bigley
ADDRESS: 1175 Sweetwater Dr.
CONTACT PHONE: 775 ~~922~~ 772 8393
E-MAIL: Carriemyheadhigh@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 F.1 F.2 F.6

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: MIKE B

ADDRESS: 6th St

CONTACT PHONE: _____

E-MAIL: mikebart542@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 BB A.3

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

OPPOSE

F1, F6, B8

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NAME: Jaël Jax Hart
ADDRESS: 29 W Ninth St
CONTACT PHONE: 775 636 1332
E-MAIL: jaxhart95@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 ~~B.3~~ A.3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: opposition to #1, #6, #8

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NAME: ILYA ARBATMAN
ADDRESS: _____
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 A.3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____
_____ OPPOSITION _____
_____ B.8 _____ to _____
_____ F.1, F.6 _____

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Finally, the demolition - I am concerned that the staff report makes it appear as if it was always the plan to have the City demolish the property. It was not.

Original draft: "During the Due Diligence Period, Purchaser shall apply for a permit to demolish the existing buildings on the Site..."

New agreement: "Within ninety (90) days after the Effective Date, Seller shall apply for a permit to demolish the existing buildings on the Property..."

Big change! Council never agreed that the City would be responsible for demolition. In fact, seeing as demolition is (or should be!) the first phase of construction, demolishing the buildings before the deal has even closed is a terrible idea and greatly increases the likelihood that we will spend the next few years staring at an empty lot where a vital public service once stood.

Why is staff recommending that the City take over responsibility for demolition? And why does the report make it sound like this was always the plan? I am deeply concerned that staff might be intentionally misleading Council - and the public - into thinking that the City had agreed to take responsibility for demolition when the deal was originally proposed last year - you did not agree to that!

Bryan McArdle did address this concern, as well, and this answer was perhaps the most worrisome of all: did you know that the window for Ulysses closing on the deal has expanded to potentially be as long as two years? And, remember, their project is contingent on a federal funding stream that may or may not dry up with some of the, um, changes happening on the federal level. McArdle claims that the safety and maintenance costs outweigh the costs of demolition. Can we see this breakdown? Demolition is expensive! I am not comfortable just taking staff's word for this, knowing that, at the direction of ex-manager Thornley, great effort has been put into ridding the City of the CAC by any means necessary.

I don't need to waste any time emphasizing what a tragic outcome it would be to have an empty lot and no plans to develop, in the event that demolition goes forward at the City's - at our expense - and Ulysses is unable to close on the deal. What kind of contingencies are in place for this scenario? If anything, the agreement actually gives Ulysses every possible opportunity to pull out of the sale, even following demolition...almost as if that eventuality is baked into the deal itself.

"Council Member Taylor discussed the need for a project that will actually get built"

Please, at the very least, all of this warrants serious discussion - not a rubber-stamp consent vote. We have gotten so far with this deal - don't drop the ball now.

expand existing commercial enterprises that will create and retain opportunities for employment for residents of the City (“Economic Development Project”). As required by NRS 268.063(2), appraisals have been obtained and the City Council of the City of Reno (“City Council”) has adopted a resolution setting the value of the Property as appraised and determining that it is in the best interest of the City to sell the Property at its full value to Buyer without offering the Property to the public in exchange for an agreement to build and operate the Economic Development Project and the covenants set forth in this Agreement.

D. Buyer and Seller have entered into an Exclusive Negotiating Agreement dated October 23, 2024 (the “ENA”), which ENA contemplates that Buyer and Seller will negotiate and finalize this Agreement.

E. From and after the “Close of Escrow”, as defined in Section 4.11(c) below, the Property will be subject to the “NHD Covenant”, as defined in Section 3.01(c) below.

NOW THEREFORE, in exchange for the mutual covenants expressed herein and the sale of the Property to Buyer without public auction, the Parties agree as follows.

Art. 3 ECONOMIC DEVELOPMENT PROJECT

§3.01 *Description of Economic Development Project*

a. The Project shall include the development on the Property, or a portion thereof, of an affordable housing project consisting of approximately 136 units, but in no event fewer than 100 units, along with other amenities outlined in the RFP, subject to modifications resulting from site constraints, and building permit review and design approvals required by the City, as applicable.

b. With the permission of the City Manager of the City (“City Manager”), which shall not be unreasonably withheld, conditioned or delayed, Buyer may change its use of the Property provided that the new use is a commercial enterprise that contributes to the economic development of the City and will create and retain substantially the same opportunities for employment for residents of the City.

c. At Close of Escrow, Buyer shall have demonstrated to the City that a Regulatory Agreement and Declaration of Restrictive Covenants or similarly titled document, recorded in favor of the Nevada Housing Division, that restricts the use of the Property for the activities described in this Section 3.01 for at least a period of fifteen (15) years from the date a certificate of occupancy is issued (the “NHD Covenant”) will be recorded against the Property.

d. At Close of Escrow, Seller shall provide the Deed to Buyer.

ORIGINAL DRAFT

- c. Interest will begin accruing on the date that is thirty (30) days after completion of construction of the Proposed Development on the Site ("Commencement Date") and will continue until December 31st of the Fifteenth (15th) year after the first taxable year of the tax credit period.
 - d. Principal and interest payments will be made annually and will commence on the first day of the calendar year following the Commencement Date.
 - e. The Note will be secured pursuant to a Deed of Trust and Assignment of Rents, which will be in a form mutually approved by the parties, and which will be subordinate to the security interests of Developer's senior lender and the Nevada Housing Division (pursuant to the terms of the Growing Affordable Housing Program loan Developer may require to finance all or a portion of the Proposed Development).
 - f. The terms of the Note will be subject to approval by the Nevada Housing Division and Developer's project tax equity investor and senior lender.
- C. **Close of Escrow.** Developer shall have ninety (90) days after execution of the DDA to complete its due diligence (the "Due Diligence Period"). Upon expiration of the Due Diligence Period, if Developer has not previously terminated the DDA, the Deposit shall become non-refundable, except as expressly set forth in the DDA or this Agreement. The Deposit and Extension Payment, defined below, shall be credited towards the Purchase Price at Close of Escrow. Notwithstanding anything contained this Agreement, the Deposit (less the City Administrative Costs) and Extension Payment will be fully refundable to Seller in the event (1) Developer terminates the DDA as the result of (a) an uncured City default, (b) the DDA is terminated due to the unsatisfaction of any conditions to close which are not waived by the benefitting party; or (2) provided Developer is in a position to close the transaction contemplated by this Agreement and the DDA (the "Close of Escrow"), the DDA expires. Close of Escrow will occur on or before December 31, 2025 ("Closing Date"), provided that Developer may extend the Closing Date to December 31, 2026, upon delivery of written notice to the City and deposit of \$50,000 into escrow ("Extension Payment") on or before December 1, 2025. As part of its financing, Developer intends to request that the City allocate its 2025 (or if the Closing Date is extended, 2026) Volume Cap (as applicable, the "Volume Cap"), to the Project. Unless otherwise agreed in writing by the parties, the DDA shall expire if escrow fails to close by 11:59:59 pm, Nevada Time on the Closing Date, as may be extended, or earlier if the request for Volume Cap, as applicable, is denied before December 31, 2025, or if the Closing Date is extended, December 31, 2026. Developer acknowledges that any approval or denial of a request for volume request is at the sole and absolute discretion of City Council. The City shall take reasonable steps to ensure the 2025 or 2026 Volume Cap, as applicable, will include an allocation for the Project.
- D. **Demolition of Existing Buildings.** During the Due Diligence Period, Purchaser shall apply for a permit to demolish the existing buildings on the Site, which demolition shall be completed within six (6) months after the Close of Escrow, subject to delays caused by force majeure and issuance of any applicable permits by the City and any other

TODAY'S DRAFT

the earlier termination of this Agreement, Buyer shall, during regular business hours and upon not less than forty-eight (48) hours prior written notice, be entitled to enter upon the Property for the purpose of making an inspection of the Property, with its engineers, contractors, inspectors and other consultants (the "Consultants") and conduct such inspections, tests and other review as Buyer shall deem appropriate in order to fully satisfy itself as to all matters relating to the condition of the Property; provided however, neither Buyer nor its Consultants shall conduct any drilling, test borings, or other disturbance of the Property for review of soils, compaction, environmental, structural or other conditions without the Seller's prior written consent, to be given in Seller's sole discretion. Buyer shall promptly repair any damage to the Property arising during Buyer's and its Consultants investigations of the Property to the condition of the Property immediately prior to such damage. Seller shall reasonably cooperate with all requests by Buyer for access to the Property given as set forth above. Should the results of Buyer's investigation of the Property appear satisfactory to Buyer, in its sole and absolute discretion, then prior to the expiration of the Due Diligence Period, Buyer may deliver to Seller and Escrow Agent written notice of its acceptance of the Property and its election to proceed to the Closing ("Notice to Proceed"), at which point Buyer shall have no further legal basis to cancel this Agreement except as set forth in Sections 4.07 (b) and 4.07 (c), as a result of default by Seller, or failure of conditions precedent to Buyer's obligations hereunder. If Buyer fails to give a Notice to Proceed or delivers a termination notice prior to the expiration of the Due Diligence Period, then this Agreement shall be deemed terminated and the Earnest Money Deposit shall be returned to Buyer as set forth in Section 4.03.

b. Document Delivery by Seller. Within ten (10) days after the Effective Date, Seller shall deliver a preliminary title report, the appraisal obtained by Seller, environmental reports and studies pertaining to the Property and other documents related to the Property in Seller's possession.

c. Demolition of Existing Buildings. Within ninety (90) days after the Effective Date, Seller shall apply for a permit to demolish the existing buildings on the Property, the demolition of which shall be completed within six (6) months after receipt of a demolition permit ("Demolition Deadline"), subject to delays caused by force majeure, in which event the Demolition Deadline will be extended on a day for day basis. For the sake of clarity, "demolition" includes without limitation: (a) destruction and removal of the existing buildings on the Property, including, without limitation any concrete footers or foundation, (b) establishing a rough grade, dirt pad where the buildings were previously located, and (c) removal of all debris, trash, rubbish, and other materials generated or resulting from the demolition. Close of Escrow will be conditioned upon completion of the demolition to Buyer's reasonable satisfaction. Seller agrees to provide the cost estimates to Buyer prior to entering into a contract with the demolition contractor. At Close of Escrow, Buyer shall reimburse Seller in an amount equal to the lesser of (x) \$670,000.00 or (y) the actual demolition costs. If the Parties fail to reach Close of Escrow for any reason other than Buyer's default, Buyer need not reimburse any actual costs incurred by Buyer in connection with the demolition. Seller shall be solely responsible for managing the demolition contractor and

THIS ITEM WAS HEARD FOLLOWING AGENDA ITEM B AND THE
ADJOURNMENT OF THE RDA PORTION OF THE MEETING.

RECESS AT 12:55 PM

RECONVENE AT 2:06 PM WITH VICE MAYOR DUERR ABSENT

For the record we received 10 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 13, 2024. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

8 in favor, 1 in opposition, 1 concerned from the following individual(s):

Chris Reilly

Pete Rusin

Mike Larragueta, Reno Tahoe

Sara Yup, Chamber of Commerce

Michael Marr

Dash Gopinath, Highway 40

Brian Bosma, Chamber of Commerce

Tyler Togers

Ski Broman

Leslie Colbrese, Community Services Agency Development Corp

Bryan McArdle, City of Reno Revitalization Manager, presented the staff report and recommendation.

VICE MAYOR DUERR PRESENT AT 2:11 PM

Council Member Brekhous referenced communication from a Washoe County staff member to one of the Washoe County Commissioners saying that the City has another vision for this property other than having it be a place for social services. She expressed concern that someone at the City is discouraging the social services agency of the region from responding to this RFP because the City has a different vision for it and that vision has not been discussed at Council.

Mr. McArdle answered questions from Council Member Martinez and explained the RFP process timeline and who was involved in reviewing the proposals.

Council Member Taylor discussed the need for a project that will actually get built and be the least risk for the City financially and the largest benefit to the community. The Ulysses proposal has a more in depth pro forma but she has concerns regarding the seller note and how they will secure gap funding. She noted that the Baxter proposal offers more than just housing and she asked about the vision for this area.

Mr. McArdle answered questions from Council Member Taylor regarding the seller note and what the vision is for this area.

Mr. McArdle answered questions from Mayor Schieve and stated we want to see the best and highest offer, but the Baxter proposal is asking the City to discount the property so they can make their project work. The City would be giving up a little on the sale price today but would make that up over time. He also explained that Council can give direction on how many years they want 10% of the units to be affordable.

Council Member Reese discussed the benefits of having mixed income housing and suggested potentially negotiating with the Baxter proposal for more than 10% of the units to be affordable.

Vice Mayor Duerr discussed the need for residential here and expressed a preference for the Ulysses proposal because of the shortage of affordable housing.

Mr. McArdle answered questions from Vice Mayor Duerr regarding the financial details of the proposals and if they would generate property tax or not.

Council Member Brekhus stated that maybe Washoe County staff has a misrepresentation about social services not being the City's vision, but someone at a high level at Washoe County thinks that. She suggested giving Washoe County time to come in and have a discussion in public. She discussed details of the Baxter proposal versus the Ulysses proposal. The Ulysses proposal is a much better offer. It stands above on both their expertise and what they bring to those in need in our downtown. She suggested pausing this to give Washoe County 90 days to have a discussion at the table if they want to put together some proposals for social services in this building.

Council Member Taylor stated her vision for this, based on the discussion they've had, is to bring it out to RFP, which they did. She is prepared to move forward and does not see any need for taking 90 more days for Washoe County.

Mr. McArdle answered questions from Council Member Taylor regarding funding and financial feasibility due diligence reviews.

Council Member Ebert stated she is also concerned about the communication regarding the County's position on this and there may be a missed opportunity there. She generally favors the Ulysses proposal due to their plans to use solar and fill a need for affordable housing.

Ashley Turney, City of Reno Assistant City Manager, stated Council's vision was clear in their direction to open an RFP process that was open to any and all participants. There has been no communication from Washoe County regarding any interest in this property.

Council Member Reese stated he is leaning more toward the Baxter proposal, but if this motion passes he would like to see the 100% affordable units include some 30% AMI units as well, not all 60% AMI units.

AGENDA ITEM E.1 WAS HEARD AFTER THIS ITEM.

It was moved by Naomi Duerr, seconded by Hillary Schieve, to direct staff to enter into an Exclusive Negotiating Agreement with Ulysses.

RESULT:	Pass [4 TO 3]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Hillary Schieve, Mayor
AYES:	Schieve, Duerr, Brekhus, Ebert
NAYS:	Devon Reese, Kathleen Taylor, Miguel Martinez
ABSENT:	

E Ordinances - Introduction (Other Ordinance, Introduction items may be found under the following agenda sections: Public Hearings, and/or Standard Department Items.)

E.1 **SUPPLEMENTAL SUPPORTING MATERIALS** - Ordinance Introduction – Bill No. ____ (For Possible Action): An Ordinance to amend Title 8, Chapter 8.10, of the Reno Municipal Code entitled “Offenses Against Property”, prohibiting trespassing upon railroad tracks; and other matters properly relating thereto.

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.4.

Live Public Comment:

Damien Cole

Three people signed up for public comment earlier in the day and were not present at this time to speak - 3 opposed and 1 in favor.

COUNCIL MEMBER BREKHUS ABSENT AT 3:46 PM

COUNCIL MEMBER BREKHUS PRESENT AT 3:47 PM

For the record we received 10 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 13, 2024. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

9 in favor, 1 in opposition, 0 concerned from the following individual(s):

Eric Scolari, RHP Mechanical Systems, INC

Chris Reilly

demolition process and Buyer shall have no responsibility or liability for the same and Seller will indemnify and hold Buyer harmless from all costs, claims, damages, or liability of any kind in connection with the demolition. At Close of Escrow, Seller shall deliver to Buyer full lien waivers from the demolition contractor and any subcontractors related to the demolition work. Any costs of temporary construction fencing, security costs, or other ongoing expenses resulting from the demolition of the Property shall be the responsibility of the Seller through the Close of Escrow date. Notwithstanding the expiration of the Due Diligence Period, upon completion of the demolition of the Property, Buyer may conduct or cause to be conducted such inspections, tests and other review as Buyer shall deem appropriate to confirm the condition of the Property after such demolition. Buyer may terminate this Agreement upon written notice to Seller, if (a) after completion of the demolition, the condition of the Property is no longer satisfactory to Buyer as a result of the demolition and Seller fails to correct such condition within thirty (30) days after Seller's receipt of written notice of such condition from Buyer, or (b) Seller fails to complete demolition by the Demolition Deadline, subject to extensions for force majeure. If Buyer terminates the Agreement pursuant to the foregoing sentence, the Earnest Money Deposit, less the Seller Administrative Costs, shall be returned to Buyer. This Section shall survive the termination or expiration of this Agreement and the Close of Escrow and will not be deemed to merge with the Deed.

d. Indemnification. Buyer shall indemnify Seller and hold Seller harmless from all costs, claims or liability of any kind resulting from all acts or omissions of Buyer, its contractors, agents and employees during or as a result of inspections on the Property; provided the same shall not extend to (a) acts or omissions of the Seller, affiliates or agents or (b) to the mere discovery of pre-existing conditions. This provision shall survive the termination of this Agreement.

e. Objections to Condition; Extension of Due Diligence Deadline. Seller and Buyer shall meet and confer during the due diligence process and shall, to the extent practical in Buyer's sole discretion, attempt to work out remedies for objections to the condition of the Property, it being understood that reductions or adjustments to the Purchase Price are not contemplated and must be approved by the City Council. If Buyer requests a price adjustment or other remedy which requires approval by the City Council, the "Due Diligence Deadline" shall be extended until ten (10) calendar days after the final decision by the City Council.

f. Separate Parcel and Abandonment of Record Street. Buyer and Seller acknowledge that (1) a portion of Record Street must be abandoned by the City ("Abandonment"), (2) a parcel map or maps, reversion to acreage, or boundary line adjustment (individually or collectively, the "BLA or Parcel Map(s)") must be completed in order for Seller to convey the Property to Buyer at Close of Escrow, and (3) the Abandonment and BLA or Parcel Map(s) must be approved by the appropriate governmental entities prior to and as a condition of the Close of Escrow. To the extent not already delivered, within ten (10) days after the Effective Date, Seller will provide to Buyer

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NAME: C McCombs
ADDRESS: 357 Cheney St. Reno, 89502
CONTACT PHONE: (567) 308-6836
E-MAIL: cmccombs2@UNR.EDU

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 A3, F1, F6

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Tara Tran
ADDRESS: 752 West St
CONTACT PHONE: _____
E-MAIL: tara.m.tran@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 A 3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: For F.1, F.2, F.6

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RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Steven Markley
ADDRESS: ~~225~~ 777 W. 5th St.
CONTACT PHONE: 775 219-8556
E-MAIL: staveMarkley1212@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 A3 1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: for F1, F2, F6

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NAME: David Nyberg
ADDRESS: 4838 Allison
CONTACT PHONE: 775-813-3069
E-MAIL: DANSBAR19@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 A3

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: Housing Crisis

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NAME: Chelsea Chicvara

ADDRESS: 136 Ridge St

CONTACT PHONE: 775 323 7447

E-MAIL: chelsea@chroniclecap.com

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

Josh Thienot

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

DO YOU WISH TO SPEAK? YES NO (A3)

AGENDA ITEM F.1-F.6

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Cathy Fulkerson
ADDRESS: 990 Sonoma Dr
CONTACT PHONE: 509-595-1136
E-MAIL: Cathy.fulkerson@gmail.com

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

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

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM FI-FLO A-3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: Criminalizing homelessness is inhumane & costly. Save the city money by providing supportive housing.

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NAME: Iris Jehle - Peppard

ADDRESS: _____

CONTACT PHONE: _____

E-MAIL: irisgonetruckee@river.org

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

One Truckee River

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5

OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM B,10

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Jake Maynard
ADDRESS: 3338 Current Ct.
CONTACT PHONE: _____
E-MAIL: jt12ant@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 F1, F6 A3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Elena De La Paz
ADDRESS: 619 Elko Avenue
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 F.1 F.6 (A3)

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Alyssa Nishihira
ADDRESS: 701 S VIRGINIA ST
CONTACT PHONE: (808) 344-5013
E-MAIL: hellacoffee@reno@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 BILLS 7284-7289 4.3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Michael Tang
ADDRESS: 2215 FMSLO Way
CONTACT PHONE: 775-546-3653
E-MAIL: MichaelTang870@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 E1-F6 A3

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Kendra Kostecky / WM
ADDRESS: 100 Vassar St.
CONTACT PHONE: 775-384-4238
E-MAIL: kkosteck@wm.com

If you are representing someone, other than yourself, please indicate whom:
WM - Waste Management

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

DO YOU WISH TO SPEAK? YES NO (A3)
AGENDA ITEM F.1 - F.6

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: AKA

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NAME: Cesar Minera
ADDRESS: 9313 Mayfair way Reno
CONTACT PHONE: (775) 762-2530
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 Prayer

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Ila Ahtabowski

ADDRESS: 770 Smithridge Dr #300

CONTACT PHONE: 775-786-2835

E-MAIL: ila@nevadawomensfund.org

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

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

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM (A3)

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS: IWD

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NAME: Jaime Chapman

ADDRESS: 805 Wilkinson Ave 89502

CONTACT PHONE: (417) 737-3033

E-MAIL: jaime@renomidtown.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 Redevelopment (RAAB) F1-F6

IN FAVOR

IN OPPOSITION

NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Dennis Garcia
ADDRESS: 1651 North Virginia St Apt 516
CONTACT PHONE: 818-403-9731
E-MAIL: dennisjoesph206@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 A3

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Erewyn Mears (AIC - Win) Mears
ADDRESS: PO Box 337 Sparks NV 89432
CONTACT PHONE: (775) 686 19719
E-MAIL: ErewynsStuff@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 (A3)

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Patrick Coleman
ADDRESS: 765 Stewart St Unit 101 Reno NV
CONTACT PHONE: 480-206-4670 89502
E-MAIL: Patrickcoleman@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 F1-FG (A3)

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Bryce Tune
ADDRESS: 593 Sadler Way
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 Fl, Fl6 AS

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Hannah Hoobjar
ADDRESS: 1796 cavern dr
CONTACT PHONE: 775 750-0537
E-MAIL: hannah@project-bea-hugscare.com

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

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
- OTHER ward 6

DO YOU WISH TO SPEAK? YES NO
AGENDA ITEM public comment **(A3)**

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: my organization had a event for Ca wildfires on feb 1st

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NAME: Jessica Daylover
ADDRESS: 1515 Plumas St.
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 F1 F.2 F6

(A3)

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Coleman Smith

ADDRESS: 1790 W 4th Street, NV 89503

CONTACT PHONE: 775 857 0171

E-MAIL: Coleman@eaglewindowsanddoors.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 F.1 - F.6 (A3)

IN FAVOR

IN OPPOSITION

NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Stephen Zipkin
ADDRESS: 230 Mt Rose St
CONTACT PHONE: 925-389-3865
E-MAIL: sj2500@hotmail.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 (A3)
AGENDA ITEM F1-FG

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: this is evil

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NAME: Jude Fliegler
ADDRESS: 1330 Terrace Drive
CONTACT PHONE: (775) 386-0403
E-MAIL: judefliegler@gmail.com

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

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

DO YOU WISH TO SPEAK? YES NO
AGENDA ITEM F1-F6 (A3)

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: AL LEE
ADDRESS: 601 E 6TH ST
CONTACT PHONE: 775-682-6323
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 A3 : F1-F6

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Kelsey Owens

ADDRESS: _____

CONTACT PHONE: 415-539-5898

E-MAIL: kelseylynawens@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 F1 F2 FC

(A3)

IN FAVOR

IN OPPOSITION

NO POSITION STATED - CONCERNED

COMMENTS:

WHERE IS OUR
HOUSING?

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NAME: Bill Sims
ADDRESS: 726 Evans Ave #226 Reno, NV 89512
CONTACT PHONE: 775-351-7180
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 Public comment

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Juriper Murray
ADDRESS: ~~245~~ P.O. Box 3818, Reno, N.V., 89505
CONTACT PHONE: 775-710-2360
E-MAIL: sporadicbeans@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 F1, F2, F3 (A3)

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Haleson Eagle-Star
ADDRESS: 201 Alexander Ct
CONTACT PHONE: 775-683-1188
E-MAIL: gjestar@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 Public constituents (A3)

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: In favor of helping
the homeless and transient.

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NAME: Lily Baran
ADDRESS: 638 ELKO AVE
CONTACT PHONE: 707 596 0510
E-MAIL: its ms Baran@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 A 3

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: F1-F6

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



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: Jennifer P. Hildenbrand
ADDRESS: 316 California #310, Reno
CONTACT PHONE: (775) 722 9462
E-MAIL: jp.hildenbrand@outlook.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 F1, 2, 4 (A3)

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: express my experience
of the homeless.

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

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NAME: Joe Richard

ADDRESS: 1445 Loma Verde Dr.

CONTACT PHONE: (775) 848-7390

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 F1, F2, FG (43)

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Christopher Mullen
ADDRESS: 7605 Jasmine Ct. 89506
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 A3

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





A.3

Webinar Registration City of Reno - Reno City Council Meeting - 1/22/25

From City Clerk <no-reply@zoom.us>

Date Wed 1/22/2025 9:57 AM

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

Hi City Clerk,

Rosa Kirk-Davidoff (rosakd@gmail.com) has registered for "City of Reno - Reno City Council Meeting - 1/22/25" on: Jan 22, 2025 10:00 AM Pacific Time (US and Canada)

First Name: Rosa

Last Name: Kirk-Davidoff

Email: rosakd@gmail.com

Address: 120 Marsh Ave #3

City: Reno

Zip/Postal Code: 89509

State/Province: NV

Phone: 4103026926

Questions & Comments: I am speaking in opposition to items F1, F2, and F6. I will provide my comment out loud.

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

Do you wish to provide public comment for this City Council Meeting?: Yes

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 3

Webinar Detail Link: <https://us06web.zoom.us/webinar/87662119675>

Thank you!



A.3

Webinar Registration City of Reno - Reno City Council Meeting - 1/22/25

From City Clerk <no-reply@zoom.us>

Date Mon 1/20/2025 7:54 PM

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

Hi City Clerk,

Emma Doty (Emmadoty@unr.edu) has registered for "City of Reno - Reno City Council Meeting - 1/22/25" on: Jan 22, 2025 10:00 AM Pacific Time (US and Canada)

First Name: Emma

Last Name: Doty

Email: Emmadoty@unr.edu

Address: 1014 N. Virginia St.

City: Reno

Zip/Postal Code: 89503

State/Province: NV

Phone: 7753157243

Questions & Comments: My name is Emma Doty, and I am opposed to ordinances F.1-F.6 which would further criminalize homelessness, as this is counterproductive to solving the homelessness crisis.

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

Do you wish to provide public comment for this City Council Meeting?: Yes

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 1

Webinar Detail Link: <https://us06web.zoom.us/webinar/87662119675>



Webinar Registration City of Reno - Reno City Council Meeting - 1/22/25

From City Clerk <no-reply@zoom.us>

Date Wed 1/22/2025 8:55 AM

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

Hi City Clerk,

Rosie Zuckerman (Rosie.zuckerman@gmail.com) has registered for "City of Reno - Reno City Council Meeting - 1/22/25" on: Jan 22, 2025 10:00 AM Pacific Time (US and Canada)

First Name: Rosie

Last Name: Zuckerman

Email: Rosie.zuckerman@gmail.com

Address: 825 Wilkinson ave

City: Reno

Zip/Postal Code: 89502

State/Province: NV

Phone: 323 574 2264

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

Do you wish to provide public comment for this City Council Meeting?: Yes

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 3

Webinar Detail Link: <https://us06web.zoom.us/webinar/87662119675>

Thank you!



Webinar Registration City of Reno - Reno City Council Meeting - 1/22/25

From City Clerk <no-reply@zoom.us>

Date Wed 1/22/2025 8:53 AM

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

Hi City Clerk,

Elizabeth Walsh (elizabethwalsh@unr.edu) has registered for "City of Reno - Reno City Council Meeting - 1/22/25" on: Jan 22, 2025 10:00 AM Pacific Time (US and Canada)

First Name: Elizabeth

Last Name: Walsh

Email: elizabethwalsh@unr.edu

Address: 811 N Sierra St

City: Reno

Zip/Postal Code: 89503

State/Province: NV

Phone: 509-842-6118

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

Do you wish to provide public comment for this City Council Meeting?: No

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 1

Webinar Detail Link: <https://us06web.zoom.us/webinar/87662119675>

Thank you!



Webinar Registration City of Reno - Reno City Council Meeting - 1/22/25

From City Clerk <no-reply@zoom.us>

Date Wed 1/22/2025 10:01 AM

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

Hi City Clerk,

Mike Van Houten (playtonium@yahoo.com) has registered for "City of Reno - Reno City Council Meeting - 1/22/25" on: Jan 22, 2025 10:00 AM Pacific Time (US and Canada)

First Name: Mike

Last Name: Van Houten

Email: playtonium@yahoo.com

Address: 454 Holcomb Avenue

City: Reno

Zip/Postal Code: 89502

State/Province: NV

Phone: 775-544-9995

Organization: DowntownMakeover

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

Do you wish to provide public comment for this City Council Meeting?: No

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 3

Webinar Detail Link: <https://us06web.zoom.us/webinar/87662119675>

Thank you!



Webinar Registration City of Reno - Reno City Council Meeting - 1/22/25

From City Clerk <no-reply@zoom.us>

Date Wed 1/22/2025 12:07 PM

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

Hi City Clerk,

Meagan O'Farrell (00meagatron00@gmail.com) has registered for "City of Reno - Reno City Council Meeting - 1/22/25" on: Jan 22, 2025 10:00 AM Pacific Time (US and Canada)

First Name: Meagan

Last Name: O'Farrell

Email: 00meagatron00@gmail.com

Address: P.O. Box 40605

City: Reno

Zip/Postal Code: 89504

State/Province: NV

Phone: 7755305618

Job Title: Bartender

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.: Opposed to agenda items in section F,

Do you wish to provide public comment for this City Council Meeting?: Yes

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Other

Webinar Detail Link: <https://us06web.zoom.us/webinar/87662119675>

Thank you!



Webinar Registration City of Reno - Reno City Council Meeting - 1/22/25

From City Clerk <no-reply@zoom.us>

Date Wed 1/22/2025 10:06 AM

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

Hi City Clerk,

Gary Cecil (garycecil621@msn.com) has registered for "City of Reno - Reno City Council Meeting - 1/22/25" on: Jan 22, 2025 10:00 AM Pacific Time (US and Canada)

First Name: Gary

Last Name: Cecil

Email: garycecil621@msn.com

Address: 255 N Sierra St

City: Reno

Zip/Postal Code: 89501

State/Province: NV

Phone: 9166079556

Organization: Montage Community Affairs Committee

Job Title: Committee Member

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.: I would like to make comment for item B.9

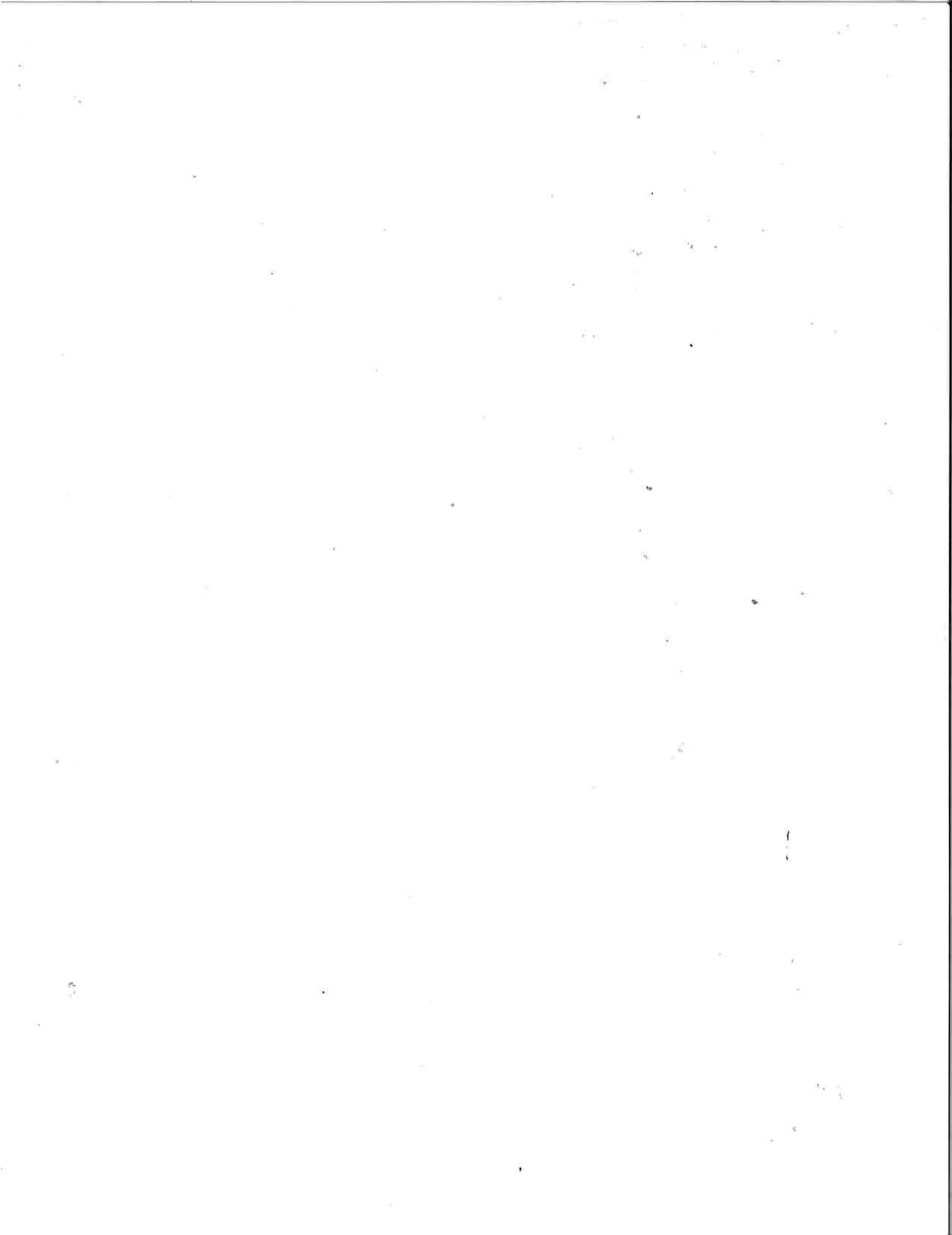
Do you wish to provide public comment for this City Council Meeting?: Yes

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 1

Webinar Detail Link: <https://us06web.zoom.us/webinar/87662119675>

Thank you!



City Council Comment received from Alicia Barber

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 1:05 PM

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

Contact Info:

Name:

Alicia Barber

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B.8.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing in opposition to the proposed agreement between the City of Reno and Ulysses Development Group, LLC, as written. I do not believe the City of Reno should be authorized to use City funds to demolish the former CAC properties, even if the City would later be reimbursed. Demolition should remain the responsibility of the builder and should only be initiated as the first stage of construction.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's

meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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



City Council Comment received from Bryan Christensen

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 1/20/2025 2:36 PM

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

Contact Info:Name:

Bryan Christensen

Commenting on behalf of:

Reno Police Protective Association

Ward #:

Unsure/Other

Email Address:

rppatreasurer@gmail.com

Phone Number:

775-560-5181

Address:

3100 Mill St, Suite 204, Reno, NV 89502

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B.9.

Position:

No position stated - Concerned or Neutral

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

If the Police Services line item is removed from the DRP service agreement, will the Reno Police Department no longer be obligated to staff the Downtown specific patrol teams, AKA Mobile Engagement Team or Downtown Enforcement Team? And will those funds then be reallocated back into the City General fund or back into the DRP for distribution and use as they see fit?

ACKNOWLEDGEMENTS:

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

City Council Comment received from David Cordeiro

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 2:13 PM

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

Contact Info:

Name:

David Cordeiro

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

cordeirohunter@gmail.com

Phone Number:

8053024744

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B8.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Good morning, members of the Council, I'm writing to express my concerns regarding the proposed agreement with Ulysses Development Group for the redevelopment of the properties at 315 and 355 Record Street. While I appreciate the intent to address our affordable housing crisis, this agreement raises several red flags based on recent history and the specifics of this deal. Statements such as "i First, the lack of robust enforcement mechanisms in the proposed agreement is troubling. Although the contract stipulates that construction must be completed within five years and evidenced by a Certificate of Occupancy, there is no clarity on the penalties for non-compliance. This leaves room for potential delays or a complete lack of progress, as we have seen in other projects. For example, Jacobs Entertainment demolished over 600 affordable housing units downtown, promising revitalization that has yet to materialize. Instead, many lots remain vacant, serving as parking spaces or temporary event venues, with little accountability, and in some cases enabling the unmet promises (such as allowing delayed sewer use fee credits). Second, the requirement for the city to front the cost of demolition raises concerns. Demolishing the existing structure without securing clear development milestones could leave us with more

empty dirt lots if Ulysses fails to secure financing or sells the property. Former Councilmember Jenny Brekhus rightly pointed out that delaying demolition until permitting and financing are secured would offer more protection for the city. Demolition is the first phase of construction, not a selling point. I have lived in several cities across the country and Reno is the only one I have seen that consistently allows demolition without a construction permit and financing in place. Third, this agreement undervalues public resources. The Record Street properties were originally a \$20 million investment by the city to provide critical services to vulnerable populations. Selling them for \$3.375 million on a 15-year payment plan—while also funding demolition—represents a significant financial risk for the city. With limited guarantees in place, this could easily become another situation where developers benefit at the city's expense, much like the Jacobs developments. To ensure this agreement truly benefits Reno, I urge the Council to: 1. Strengthen the enforcement mechanisms, including clear financial penalties for failure to meet deadlines. 2. Delay demolition until all permits and financing are in place. 3. Require a detailed development timeline and escrow-backed performance bond to prevent indefinite delays. 4. Increase transparency with community oversight to ensure progress. We must learn from past mistakes and not repeat the cycle of demolish-first, develop-later agreements that leave Reno with empty lots and broken promises.

ACKNOWLEDGEMENTS:

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



City Council Comment received from Elizabeth Fadali

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 1/20/2025 12:10 PM

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

Contact Info:

Name:

Elizabeth Fadali

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

bfadali@sbcglobal.net

Phone Number:

775-225-2311

Address:

3959 Regal Dr., Reno NV 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

B Items - Consent Agenda Items

Item:

B14.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Thank you to the City for all the sustainability measures put into place at the new Public Safety Center including solar panels, reusing the RGJ building, and recycling of carpet. I'm glad to read about the DOE grant award which will pay for the installation of two EV fast chargers and which will increase the sustainability of the Center. I applaud the award and acceptance of the award and hope for even more sustainability measures at the Center. Thank you.

ACKNOWLEDGEMENTS:

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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Yes

RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Deepak Singh
ADDRESS: 6059 Red Sun DR SPARKS NV 89436
CONTACT PHONE: 707-803-8507
E-MAIL: Samsidhu707@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 B.1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: Bodega Reno B.1
- As owner of the Silver Spur storefront and I oppose the application based on the proximity of the applicant's anticipated storefront -- Bodega
- Silver Spur has provide groceries, beer and wine to local and established customers as well as tourists for decades
- Reno City of Reno position was to curtail alcohol sales in downtown area...

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Amandeep Kaur
ADDRESS: 6059 Red Sun DR. SPARKS NV 89436
CONTACT PHONE: 775-870-6359
E-MAIL: Amandeep.sidhu1727@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 B-1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: Bodega Reno B1
- City of Reno's position was to control
alcohol sales in the downtown area,
city council is in the process
of approving a neighboring.
and

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





C I T Y O F
RENO
Memorandum

DATE: 1/22/25

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager
Ashley Turney, Assistant City Manager

A handwritten signature in black ink, appearing to read "Jackie Bryant".

FROM: Bryan McArdle, Revitalization Manager

DEPT: City Manager's Office

SUBJECT: 315/ 355 Record Street Economic Development and Sale Agreement

This memo outlines the AGREEMENT FOR ECONOMIC DEVELOPMENT AND PURCHASE/ SALE OF REAL PROPERTY with Ulysses Development Group for the sale of the 315 / 355 Record Street property. This Agreement reflects the original deal terms presented to the Council plus one new provision allowing the City of Reno to demolish the existing buildings on site. The new provision allowing the City of Reno to demolish the property is needed due to ongoing safety and security concerns and the significant resources expended maintaining the property between now and the closing, which could be extended up to two years.

Ulysses Development Group will seek funding from the Nevada Housing Division and the City of Reno to complete the sale and initiate its affordable housing project. These funding sources come with restrictive covenants and obligations tied to affordable housing, ensuring the project adheres to specified income and affordability requirements. The affordable housing project will deliver units that adhere to income guidelines, with the primary target being households earning at or below 60% of the Area Median Income (AMI). Taking into account Council's feedback, Ulysses is also evaluating a mix of affordability levels, potentially including units affordable to households at 30% AMI and others at up to 80% AMI. The overall income average for the project will not exceed 60% AMI, maintaining compliance with funding requirements.

Per NRS 268.063, the property must be sold for an economic development purpose. Section 3.01b of the agreement addresses this requirement by stipulating that if the use of the property were to ever change, it must still comply with NRS 268.063 and provide some form of commercial enterprise. However, it should be noted that the project will have the Nevada Housing Division Regulatory Agreement and Declaration of Restrictive Covenants running with the project for 15 years.

Maintenance & Operations Street Maintenance Division Citywide Programs and Services
(refer to page 2 for the maintenance schedule of BID-specific activities and services)

Major Service	Activity (if applicable)	Typical Frequency	Additional Notes
Pavement Maintenance	Pothole Repair	Year-round	Within 48 hours of notification
	Widecrack Repair	April-September	Hot mix asphalt applied during warmer temperatures, surface treatment contracts attached to this activity
	Crack Sealing	September-March	Applied while streets are cold and dry, surface treatment contracts attached to this activity.
Street Sweeping		Year-round	Each roadway in the City is swept once per month.
Service Request Operations		Year-round	2-2 man crews address all SR's city wide.
Pavement Markings		Applied during warm weather months	Paint and thermoplastic are applied to delineate travel lanes, crosswalks, bike lanes, vehicle parking, curbs, and other various markings
Street Signs		Year-round	Replace and repair missing and damaged or non compliant retroreflective signs.
Parking Meters	Meter Maintenance & Revenue Collection	Year-round	Work is performed within the downtown area where the City's 985 parking meters are located.
Right of Way Maintenance		Year-round	Repair, replace damaged guardrail, clean, grade road shoulder, maintain, install roadside drainage, clean, maintain center medians and roadside landscaped areas.
Weed Abatement	Herbicide Application	Mid-March to October (weather pending)	Apply chemical for systemic control of weeds, applied all season depending on species and life cycle of weed, pre emergent applied in October for systemic growth.
	Mechanical/Manual Clearing	May-October	Weed whacking, mowing, cutting, hand pulling in ornamental planted areas.
Traffic Maintenance	Signalized Intersections	Year-round	Work is performed county-wide and includes the maintenance, repair, and installation of City, NDOT, and County-owned signalized intersections. The City is reimbursed for County and NDOT-owned infrastructure maintenance.
	Lighting	Year-round	Includes maintenance and accident response to City-owned streetlights and decorative lighting within the right-of-way, as well as ILA with UNR for the Evans Ave. lights.
	School Zones and Dedicated Pedestrian Crossings	Year-round	Maintenance on school zone flashers is performed during the summertime. Dedicated crossings are maintained year-round.
Special Events		Typically March-September	Permitted through the Special Events Committee. M&O work tied to tied to road closures.
Snow and Ice Control		Winter	Snow and ice controls are performed based on the priority ranking of roadways. Refer to the City's Snow and Ice Control Plan for more.
Downtown Maintenance		Year-round	Work is performed with the Downtown Business Improvement District. Refer to Table 2 for full schedule of maintenance activities within the BID
Afterhours Response		Year-round	Respond to requests from RPD and RFD, respond to vehicle accidents for road closures, sweeping, cleanup of debris, respond to downed or missing street/traffic signs, respond to acts of nature such as downed trees, flooded intersections etc.

**Maintenance & Operations Performed Services
Downtown Business Improvement District**

Service Description	Normal City Frequency	Downtown Maintenance SAD Frequency	BID Standard (proposed)	BID Premium (proposed)	BID Premium Plus (proposed)
Street sweeping	Once per month	Once per week	Once per week	Once per week	Once per week
Curb painting	Once every two years	Twice per year	Once every two years	At least once per year (not to exceed twice)	No more than twice per year
Long-line striping	Once per year	Twice per year	Once per year	At least once per year (not to exceed twice)	No more than twice per year
Graffiti removal	As needed	As needed	As needed	Daily	Daily
Crosswalk striping (thermoplastic)	Once every three years	Once per year	Once every three years	At least once per year (not to exceed twice)	At least once per year (not to exceed twice)
Litter removal	As needed	Daily	As needed	Weekly	Daily
On-Demand "Spot Cleaning"	As needed	Daily	Daily	Daily	Daily
Detail cleaning of public amenities	As needed	Daily	As needed	Weekly	Daily
Touch up painting of public amenities	As needed	Weekly as needed	As needed	Quarterly	Weekly as needed
Weed Removal	Once per year	Daily	Once per year	Daily	Daily
Pressure Washing	N/A	Weekly	N/A	Quarterly	Weekly
Tile Sidewalk repairs	N/A	As needed	N/A	As needed	As needed
Planter plant replacement	N/A	Seasonally	N/A	Seasonally	Seasonally
Planter irrigation repairs	N/A	As needed	N/A	As needed	As needed

NOTES: Signage is posted and replaced as necessary. Large items left on public property are removed as necessary. Sternberg light poles are inspected weekly by traffic signal maintenance.