

DANDINI SPECTRUM HOLDINGS, LLC

March 20, 2023

Darin Balaam, Washoe County Sheriff
Eric Price Brown, Washoe County Manager
Dave Solaro, Washoe County Assistant Manager
Michael Clark, Washoe County Commissioner

Via Email:

dbalaam@washoecounty.us
epricebrown@washoecounty.gov
dsolaro@washoecounty.com
meclark@washoecounty.gov

Gentlemen:

Thank you for your time on Wednesday, March 15, 2023, to address Sheriff Balaam's concerns regarding the new apartment complex that is being developed near the Regional Public Safety Training Center. I really appreciate Sheriff Balaam's willingness to be candid and work in a spirit of cooperation and compromise.

I want to summarize some of the issues we discussed.

1 Sheriff Balaam expressed deep concern that residents of the new rental community will be complaining about the activities at the Training Center; specifically, complaining about the shooting of guns. As we discussed, this concern can be addressed by a notification in every lease agreement which is signed by the renter, about the proximity of this facility and the occurrence of daytime and nighttime shooting. I talked with the property manager for FPI (the company that will be providing onsite property management services at the apartment complex), and FPI has previously dealt with this type of issue. Furthermore, let me assure you that if there are any complaints, the management team will offer to relocate the tenant within complex and, if that is not acceptable to the tenant, at the ownership's expense, we will relocate that tenant to another of the 25 communities that FPI manages in Reno area.

2 The developer has also committed to installing a high grade of windows for those rental units that face the Training Center as well as rental units that face Highway 395. These higher grade windows will provide an improved abatement over what a regular window would provide. Installing these higher grade windows is common sense approach, as well.

3 We also discussed with Sheriff Balaam the three potential routes of the water line and the fire road on top of the water line. The preferred route for the water line and fire road is the route which is designed just to the right side of the facility. The initial route up through the middle and underneath of the road is less desirable. And, as Sheriff Balaam indicated, the route proposed on the left side of Highway 395 just doesn't work at all.

4 Another consideration we discussed was the amount of time needed to construct the fire line and the fire access road. Believe me, we are working on this issue and have identified several contractors who are ready to help. We are aware that this work needs to occur as rapidly as possible to minimize disruption to the Safety Training Center.

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5 We also discussed removing the blanket utility easement granted by Washoe County some 25 years ago. That easement runs underneath all of the Safety Training Center buildings. This is an important consideration for the County to remove that easement. We will, of course, need an easement of a much smaller scale wherever the final route of the fire line is located. I envision that easement will need to be about 30 feet wide.

6 Of course, as discussed we would all like to move forward as rapidly as possible and resolve this issue as the plans not only for our project, but also the sanitary sewer line that we are constructing along Parr Blvd. The plans are approved and are ready to be picked up; construction is ready to commence. Keep in mind that the sanitary sewer line adds significant additional sewer capacity and serves the county jail, as well. If there any plans to increase the sanitary sewer capacity at the jail, this new sewer line will allow that to occur.

Immediately after the meeting, I contacted our civil engineer at Wood Rogers, Megan Overton, and I asked her to contact Sheriff Balaam to schedule a face-to-face meeting to discuss any additional alternatives that may make even more sense for everyone. I understand that Sheriff Balaam and Megan Overton have a meeting set for next week.

To remind everyone, as the developer we agreed to spend a significant amount of money upgrading the intersection of Dandini Spectrum Blvd. and Hwy 395. Those building plan have been approved by Nevada Department of Transportation and ready to pick up and move forward.

In furtherance to our discussions about Sheriff Balaam's concerns associated with the Safety Training Center and possible future complaints regarding the facility, I offered to set aside \$300,000 in case the facility needed to be relocated in the future. We stand ready to do that.

Sheriff Balaam and I agreed that I would be his primary contact. We exchanged emails and cell phone numbers. Sheriff Balaam, if you have any concerns, please call me at any time day or night.

Again, thank you to each of you for your time to work through these many issues. I look forward to expeditiously advancing this project and bringing a terrific new development to Reno.

Thank you, again, for your time and thoughtful solutions to this project.

Dandini Spectrum Holdings, LLC



Mark D. Campbell, Manager