

Correspondence

Erik
What's happening and
where are we going
with humanity?

You tube:

"Basic Income"

"Social Credit System"

"Human Enhancements"

"Synthetic Humans"
"to nonhumans"

"Quantum Coputers"

"Wildlands Project"

Item 4

On June 15th, 2021 I still had not heard from the state agency so I talked with Dennis McDuff a local realtor about what could be done with the property. He evaluated the property for potential use for commercial and or residential uses, He told advised me he would going have to go the Douglas County building department to get the exact acreage and zoning restrictions.

On June 18th, 2021 I contacted Mike Gilbert to get his thoughts for potential uses for the property. He came over and looked at the property. He was told that Dennis McDuffy had also looked at the property. Mike agreed that the property did have potential for both residential and business use. He also proposed that the property might have more potential value and easier to sell if both properties were combined.

On June 19th, 2021, I received a call from Mr. Josh Theriot. Mr. Theriot is the person who is interested in buying the wood and other materials from the schoolhouse and laundry/barn. He was inquiring if I had heard from the state concerning the cleanup. I told him that I had not. He again stated he might be willing to help with the cost. He was informed that we were possibly thinking about selling both properties. He stated he would be very interested if we decided to sell one or both properties.

On June 23rd, 2021, I again met with Dennis McDuffy at the property. He had gone to the county building department and gotten the acreage and zoning restrictions. He talked about the options and he agreed with Mike Gilbert's assessment that the two properties should be sold as one property and what he suggested what the asking price should be. He provided what he thought would be a good starting price.

On June 28th, 2021, I received a call from Ruben Ramos-Avina who is with the Nevada agency administering the Nevada Brownfield grant. He stated the agency did have a budget, but his division did not. He could not give me an answer to whether his division would be able to fund our cleanup. He stated we were still in consideration for funding. He stated he would give me a phone call once a decision was made one way or the other. As of this date, July 29th, 2021 I have not gotten a phone call and I placed a call to David Friedman. He was the previous person I was dealing with and I have not got a return call.

On July 6th, 2021, I called Josh Theriot and ask if he was seriously considering purchasing the property. He stated he was very interested, and I informed him that the property was being sold as is and he said that would be fine. He asked when he could look at both houses located on the properties. He was told Sunday July 11th, at 10:30, He inspected the houses and was told what the asking price was. He stated he needed time to assess what kind of numbers he needed to make an offer.

On July 20th, 2021 I received a call from Mr. Theriot . He informed me that he was going to be out of town on business and had not had the time to crunch the numbers he needed to look at to make a serious offer. He has recently purchased two ranches in the valley within the last year. He said he would provide a letter for me to take to the August meeting to show he is serious about purchasing the properties. He stated

he would be out of town till July 30th and provide the letter upon his return.

On August 1st, 2021, Mr. Theriot brought me a letter reconfirming his intent to purchase if he and the Nishikida brothers could agree upon a purchase price. A copy of the letter will be attached to this report.

Timeline for hiring a certified hazardous material company

On July 6th, 2021, I asked my brother Joe Nishikida to contact hazardous material companies in Reno Nevada to compile a list of available companies should the need arise to start the cleanup for the demolition of the schoolhouse/laundry barn building.

On July 15th, 2021, I was advised Joe Nishikida that several certified businesses were contacted and only once stated they would contact him later.

On July 26th, 2021, I was contacted by Joe Nishikida. One of the companies he had contacted had returned his call and that a company representative would be out to see what cleanup was needed to be done using the already existing examinations done on the building to give a bid on the cleanup. The date of this is going to be August 3rd, at 2:00 pm.

The company coming to do the inspection for bid is American Environmental Solutions and the guy's name is Tony. The companies telephone number is 775-451-4337.

We will continue to seek out additional bids so a list will be available should the need arise. At this time two additional companies have responded, but no date has been set for them to visit and inspect the building.

On July 27th, Richard Lauritson of the enforcement office of the Douglas County Building Department was an update on all of the above following information. He was asked once the cleanup was done if the building was taken down piece by piece so some of the materials could be salvaged. He stated that a county demolition permit would have to be obtained. He stated I would have to contact Tim Davis for further information on this matter.

A demolition of building application has been picked up and will be filed shortly. A telephone number and business card for Tim Davis were also obtained. The Nishikida brothers will contacted Mr. Davis if any questions should arise with the application or questions concerning the way the building can be taken down.

No construction companies have been contacted due to the ongoing negotiations for the sale of one or both properties.

An inspection of the schoolhouse/laundry barn was done at 2:00 pm on August 3rd, 2021 by Tony of American Environmental Solutions. A bid for the cost of the cleanup will be submitted to us.

Hopefully all the matters concerning this property will be completely dealt with and done in the next 60 to 90 days or as soon as possible.

Additional new information

On August 2nd, 2021 at 1:45 hrs. I received a call from Ruben Ramos-Avina the Nevada official associated with the State of Nevada Brownfield grant. He had talked with the Federal EPA Administrator (Lisa Hanusiak) responsible for the funding of the state monies for the state Brownfield fund. He had also talked with Rebecca Bogner who oversees the State of Nevada Brownfield grant. He stated no decision had been made as of yet, but felt if the Town Board would file its own application with the state agency that the removal of the building would be an asset/ benefit to the downtown corridor and to the citizens of the town that a decision to use monies for cleanup could be easier to decide and to help with making a decision sooner since the town had filed the complaint that the building was detrimental and an eyesore to the town. He stated if this was done for the benefit of the town it would look better on the application. He stated that he or someone from the agency would be willing to work with a town representative to help with filing the application.

Attachment

A letter from Mr. Josh Thieriot stating his interest in negotiating the sale of both properties located at !401 and !403 Hwy 395 Gardnerville Nevada.

August 1, 2021

Mr. David Nishikida
1403 N. Hwy 395
Gardnerville, NV 89410

Re: Interest in 1401 & 1403 N. Hwy 395

Dave-

This letter is to confirm my interest in the above referenced properties. As we have discussed several times at the properties and on the phone over the past 6-months, I have interest in purchasing your properties and/or some the structures on your properties.

My interest is in preserving the structures and possibly renovating rather than removing. Thus, researching the feasibility and associated expenses with renovating are a bit more involved than purchasing and removing to rebuild. I am working on a budget, which is taking longer than anticipated due to my current workload in the office and at the ranch. My findings may not translate into a full price offer to purchase at your current valuation since I need to make sure the properties can be renovated and stabilized from an investment standpoint.

Once again, as we have discussed at length and understanding the time sensitive nature of the situation, should you find a willing and able buyer I anticipate you would take the opportunity and sell the properties.

I appreciate the opportunity and your time and will be in touch as soon as I have finished my evaluation and am prepared to discuss further.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Thieriot". The signature is stylized with a large, sweeping initial "J" and a long, horizontal stroke extending to the right.

Josh Thieriot

Louthan, Carol <CLouthan@douglasnv.us>

From: Nilssen, Erik <ehnilssen@douglasnv.us>
Sent: Tuesday, May 4, 2021 3:08 PM
To: Louthan, Carol <CLouthan@douglasnv.us>
Subject: FW: Agenda item 16: Health and Sanitation Budget

Item 7 - August 3, 2021

FYI Public Comment Item No 16

From: julie duda
Sent: Tuesday, May 4, 2021 2:14 PM
To: Nilssen, Erik <ehnilssen@douglasnv.us> <EHNilssen@douglasnv.us>
Subject: Agenda item 16: Health and Sanitation Budget

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Budget challenges may have solutions that involve not only increasing revenue, but also looking for potential expense reductions.

Erik has detailed revenue increase options in great detail. That leaves the potential for expense reduction side of the solution.

Safe to say the challenges of Health and Sanitation will be with us for the long run. We may want to consider options like getting the community involved and requesting suggestions from the frontline H & S workers who are in the position of "insider" knowledge.

With landfill expense budgeted at \$285,000, this item is a stand out for research. Because Earth Day is in the very recent past, education and motivation come up as suggested topics. The historical saying Reduce, Reuse, and Recycle had an impact and remains relevant today.

Showing the Town's customers that Town staff and board members have looked for options to mitigate a double-digit rate increase will help with good public relations. Our community includes people who are knowledgeable on this topic and also many who want to care for the planet even in a small way.

My appreciation to Town staff, Carol and Marie, for supplying agenda information and to Erik for his willingness to be open to discussion and possible community involvement.

Julie Duda