

Steve Tomkovicz

stevet@bowlincline.com

Dear TRPA leaders,

My name is Steve Tomkovicz and my wife, Tracy, and I just finished the renovation of Bowl Incline in Incline Village. With your support and guidance, we were able to take a dilapidated building and business and create a family fun center that allows our communities to thrive in connection and relaxation. Every day and night we have comments from local residents and tourists thanking us for updating this property and bringing jobs and fun to all of us.

The north shore of Lake Tahoe is in need of logical investment to make our cities and communities as beautiful as Mother Nature has created for us all. We support and applaud your vigilance to protect our natural beauty and are so grateful that you are allowing investors like my wife, myself, and EKN development group to make the North Shore logically beautiful and an asset to our families and the families who would like to share this magnificent place we call home.

Stateline at Crystal Bay is an eyesore, and the modernization of that area can only be an asset for the protection of the Lake and the advancement of our communities.

We believe in the project to revitalize the eyesore formerly known as The Biltmore for the good of our community and as a better way to protect our Lake.

Happy to talk if you like or would be pleased to have lunch with you at Bowl Incline so you can see what modernization does for our communities.

Peace Love Bowl
Steve

cell 707 373-9495
12:26 pm January 23, 2023

Bambi Mengarelli

bambi.mengarelli@gmail.com

I live at 480 Tuscarora Rd. We bought our home in 2019 and were told that the Tahoe Inn and the CalNeva were being re-developed. Instead, what should be a jewel of Lake Tahoe, Crystal Bay, looks like a ghetto. As I enter Nevada, I see mostly boarded up buildings. It is mortifying. I am embarrassed when friends come to visit. To get to my house, I drive on 28 through the casino strip, go left on Reservoir, right on Lakeview. I see the worst of the dilapidated buildings every single day.

I have worked hard to educate myself and have spoken to Ann Nichols, the previous owners of Boulder Bay and now the team at EKN. I first met Ebbie and Mike Dunn at a community information event in Incline Village. I was immediately impressed with their transparency and vision and willingness to address every question of every community member who had attended. I understand they did many of these meetings. They promised to be a good neighbor to this community and they are making good on their promise.

Both Ebbie and Mike have continued to answer my questions and concerns, talk to my neighbors and are already now part of our community. Their vision for the Biltmore site offers something that Crystal Bay and Incline Village lack- a central place to socialize, eat, shop and enjoy views of the lake.

I am excited about the Biltmore revitalization project now in front of the TRPA. I plan to enjoy the public spaces at that location. I know I will enjoy driving and walking by those beautiful buildings. This high tide raises all boats in our area.

I fully support EKN and the coming construction. Please do everything in your power to allow and expedite this vision for the benefit of the greater community. Do not let naysayers and fear mongers derail us. I honestly cannot understand how anybody who has looked at these plans and talked to any of the EKN team could oppose this project.

8:47 am January 22, 2023

Roseanna Webber

rosie@thesanctuarytahoe.com

To whom it may concern,

My name is Rosie Webber and I am the owner of the Sanctuary located at 205 Stateline Road, in Kings Beach. I am also a resident of Crystal Bay.

I am writing this letter to inform the board that I fully support and endorse the project that EKN is presenting to you and seeking approval for. I feel that EKN has gone above and beyond in their re-development of this project and they are presenting a plan that is good for our community, on many levels. EKN and their team, have held many community presentations, to clearly explain their plans and answer any questions that the community members might have. They have also spent an enormous amount of time reaching out to the business owners who are in very close proximity to this project, including me, to see how they can be of assistance to our businesses and to assure us that they want to work with us to make this project even greater! They have shown genuine concern for us related to this project.

Know that I did not and still do not support the original, approved plan. It is evident that this plan was not community minded and would have resulted in nothing short of a disaster.

Mr. Nakhjavani has spent much of time and money to see that this old project be revitalized into a project whose end, is nothing less than beautiful, environmentally sound, economically viable, traffic friendly and most importantly, community minded!! I am happy to be involved with Ebbie and his team, as a business owner and community member, in making this project become realized.

Respectfully submitted,

Roseanna Webber

7:26 pm January 23, 2023

Lisa Bernard

lisa.b@wecotek.com

Dear all:

My husband & I live at 535 Lodgepole Drive and have lived in Incline since June of 2017.

We have been just appalled at how the CalNeva and the entry into our beautiful town (driving in from California to Nevada) has fallen into such disrepair. EKN developers are able to transform and make

We have attended MANY, many meetings and have had informative interactions with the developers who have shown such sincerity and genuine attention to the communities concerns. We need a new stunning development that provides careers, classical beautification of our natural environment and a place for locals and travelers alike to enjoy.

They have been extremely honest with the challenges and issues with people who are strongly opposed to getting rid of this eyesore. I simply cannot fathom why anyone who has been shown the plans, the gorgeous renderings and witnessed their integrity of this incredible project would have any issue with going forward with this. The controversy is based on misinformation and just plain preposterous gossip.

Everyone I know (who actually lives in Incline) is excited and so looking forward to having this venture come to fruition! We would like our property values to rise! Currently it's a disgrace to see such a dilapidated thoroughfare to our gorgeous town. We all would love have a new place to hold community events: charitable, recreational, classical music and the like.

Thank you,
Lisa Bernard Douglas
415-987-9395
Rotary Club of Incline Village
Co-President 2021-2023

11:40 pm January 24, 2023

Eric Wright

epwright@hotmail.com

Dear TRPA Board Members,

Let me first express my gratitude for the TRPA's continuing efforts to protect our community and preserve the natural beauty of Tahoe.

I am a life-long Nevadan and long-time resident of Crystal Bay. My wife, 3 children and I live just a few blocks up the road from the project site (Biltmore). We have a strong interest in this project and our home and lives will be greatly impacted by whatever happens at this location.

We are expressing our support for the current development plan as proposed by EKN Developers and Hilton (Waldorf Astoria).

We have spent a lot of time reading about this project, trying to understand the many considerations: aesthetics/design, number of units, impact on traffic volume and flow, environmental impact, housing for staff, etc. We concluded this current project is not only a vast improvement over the current site but is dramatically better than the project plan the TRPA has already approved.

I will also share that EKN has initiated a community outreach effort to gain input and support from local parties like myself who will be living with this property for years to come. While these actions don't guarantee a good outcome, I do believe their sincere efforts to include our views are a positive sign that they will make best efforts to develop this site balancing the many interests of Tahoe visitors and residence.

Sincerely,

Eric Wright
490 Tuscarora Rd
Crystal Bay, NV 89402

12:55 pm January 25, 2023

Dave Kochalpine
dave@sbcglobal.net

After reviewing the plans and presentations regarding this project, I believe it's at needed improvement to the north shore of Lake Tahoe to replace the old dilapidated buildings & hotels etc. and replace with a modern resort That's easily accessible to both California and Nevada full and part-time people who call north Tahoe their Home

Thank you for your consideration

5:32 pm
April 17, 2023

Mitch and Debbie Legarza

mlegarza@tallactower.com

Dear TRPA Board Members,

Please accept this letter of support for the latest plan to redevelop the Tahoe Biltmore property. My wife Debbie and I have been proud, full time residents of Crystal Bay for over 30 years. For almost the last decade of that, we have looked forward to an appropriate replacement plan for the decaying Tahoe Biltmore property. While we passively supported the Boulder Bay project, we frankly weren't excited by it. The high unit density, as well as the lack of creative community and amenity designs, while much better than a rotting Biltmore, felt lacking. The recent plan proposed by EKN has finally placed us enthusiastically on board. The total unit reduction and creative thinking regarding the treatment of the commercial and community spaces look great and make far better sense to us. Crystal Bay's incredible views, tax advantages and low key gaming (done properly) set the stage for it to become one of most desirable communities in the entire basin. This plan supports that vision.

Best regards,

Mitch and Debbie Legarza
505 Tuscarora Road
Crystal Bay, NV 89402
775-842-8119
mlegarza@tallactower.com

1:50 pm January 23, 2023

Jason Jurss
jjjurss@gmail.com

Maintaining the vitality of our community, by constantly improving the quality of life for our residence, and of the local business culture is paramount to the success of the community itself. Endeavors like the Waldorf Astoria are exactly what North Lake Tahoe needs.

-Jason Jurss

7:22 am
April 7, 2023

Bruce SIMONIAN

brucesimonian@gmail.com

This project will benefit the community now and in the future with excessive diligence done to make sure it is of the highest environmental, architectural and engineering standards. A good portion of state line has been an eyesore while lying fallow as entitlements are secured including the Cal Neva and the Biltmore. I support this project 100%.

4:03 pm

April 14, 2023

Donald Douglas
don.d@wecotek.com

Hello,

I have been a resident of Incline Village since 2017 and reside at 535 Lodgepole Drive. Since 2017 I have also maintained an office at 10 Stateline Road in Crystal Bay, from which I run a global manufacturing business. I am very excited about the conversion of the old Biltmore into a new Waldorf resort. The Biltmore is an eyesore and the new resort will be a beautiful new landmark for our community. I look forward to spending time at the facility with employees, customers, friends, and family. Please approve the changes to this project.

Sincerely,

Don Douglas

2:34 pm
April 6, 2023

Mark and Lisa
Chimentilisafaggio@gmail.com

We approve.

6:02 pm
January 22, 2023

David Hammettd
hammett@comcast.net

I have been coming to North Lake Tahoe for 25 years and a resident of IV for the last 2.5 years. I fully support this project and the amenities it will provide the community.

For years I have wondered why nothing was being done to replace the existing structure at the old Biltmore site and now we finally will have a project to beautify, improve the environmental impact on the lake, provide good paying jobs, and be a local attraction for residents!

Regards,

Dave Hammett

8:35 am
January 25, 2023

ReginaShapiro
rshapiro3@yahoo.com

We are so happy to see this area redeveloped. It is a blit and embarrasing as it sits.

8:07 pm
April 14, 2023

James and Dawn

Gatelylunagately@aol.com

This Project is Fantastic and as residents of Crystal Bay, we welcome it with Great Enthusiasm. As a close neighbor of the Project, we very much appreciate the reduction in density and improved pedestrian access. We sincerely hope TRPA approves the Project quickly.

7:21 pm

January 23, 2023

Brandon Griffith

BrandonG.NV@gmail.com

I support the plan revision as this area of Tahoe's north shore is in desperate need of development and a revitalization. I hope TRPA will approve it.

10:42 am

April 21, 2023

Valerie Flynn
tahoeflynn@aol.com

Yes

2:14 pm
April 6, 2023

Hillary Abrams

habrams22@yahoo.com

I look forward to see how this project will give back to the local community and nonprofit organizations, as well as local workforce housing.

Hillary - Pet Network

2:05 pm

April 6, 2023

CAROLINE BOONE

carolineboone@me.com

I believe the development will help the local to have better quality of life and will bring more economic growth.

5:17 pm January 22, 2023

Roger Stanger
rogerwstanger@gmail.com

I support the EKN plan/vision to revitalize the Biltmore property.

2:10 pm January 23, 2023

John Mengarelli
jmengarelli@gmail.com

We are in full support of the revised project!

7:50 am
April 11, 2023

Monica Decker

monid10@gmail.com

I 100% support this project as it's long overdue for the community. Please don't let a vocal minority block yet another plan to make this area amazing.

4:18 pm February 2, 2023

Lucas Lansing

lucas.lansing3@gmail.com

We support this project & would love to see this put in place. We believe it will help with traffic in this potentially congested zone. Thanks

9:22 am January 23, 2023

Mary Elizabeth

Cameronelizabeth@alpinehoome.com

I am a resident of Incline Village and a business owner, Alpine Home, which is an interior design firm, and home furnishings store.

12:43 pm January 23, 2023

Andy Chapman

andy@travelnorthtahoenv.com

EKN's project to revitalize the Tahoe Biltmore is a critical redevelopment project designed to bring real environmental improvements to the Tahoe Basin. Tahoe's North Stateline region is in drastic need for improvement and investment, both of which EKN is bringing to this project. Coupled with the announcement of the Waldorf Astoria as the brand flag for the project brings additional, professionally managed experience, to the region. EKN's team has been open and approachable to all in the community and are truly interested in being a connected and committed community partner.

4:39 pm January 23, 2023

Joan Lloyd

joanlloyd4336@gmail.com

We must let this project move forward! The current Biltmore and surrounding area is a blight, and a very poor entrance point for anyone coming into our wonderful state of Nevada.

The plan has been thoroughly vetted and thought through and would be a positive for not only the visitors, but for locals.

Joan and David Lloyd
Incline Village Nevada

3:13 pm

April 14, 2023

Lisa Bernard Douglas

LisaDouglasDesigns@gmail.com

I support this project wholeheartedly!

Our entire community not only wants but needs this upgrade desperately. Entering our beautiful town of Crystal Bay & Incline Village is currently an entrance featuring an utterly dilapidated eyesore and undesirable sites on both sides of the street.

After fully understanding the scope of this project that EKN Development has provided to us in an extremely detailed (and genuine/honest) way, we now know that if anyone is able to make this former Biltmore site not only incredibly beautiful, but a desirable spot to work in and own properties and to have a better sense of community.

We should be honored that the Waldorf Astoria is the brand joining forces with EKN. We want our property values to rise rather than continue the demise of that area. Doing nothing is doing a serious disservice to our town.

Thank you so much!

Lisa (formerly Bernard) Douglas

6:14 pm

April 7, 2023

Kelly Hammett

kelly.hammett@comcast.net

I'm 100% in support of this project for these reasons:

- 1)It Benefits the community because all of our property values increase.
- 2)It Benefits the community because it provides jobs!
- 3)It Benefits the community because it will offer another restaurant option to us residents.
- 4)It will benefit Tahoe because it will attract more Capital & Investors to invest in this beautiful place.

8:31 am January 25, 2023

RandolphHolderhrh@mylocal.net

I support this project turning a horribly blighted area into an eco-friendly attractive destination for locals and visitors.

1:40 pm January 23, 2023

LindaOfferdahl
Linda@IVCBA.org

This is Linda Offerdahl, Executive Director of the IVCBA, Incline Village Crystal Bay Community and Business Association. I am also a 34 year full time resident of Incline Village. Please approve the Waldorf Astoria project in Crystal Bay.

1. The current closed Biltmore building is an eyesore and blight in Crystal Bay. We need a thriving resort hotel to welcome people to Nevada and to demonstrate TRPA's stewardship to our commercial infrastructure.
2. The Waldorf Astoria will provide jobs for all levels of workers and professionals in our community.
3. The lack of sufficient resort hotel accommodations, due to the longtime closure of the Cal Neva and now the Biltmore, has led to a higher demand for short term rentals, thus detracting from our community's long term rentals for local workers.
4. This project promises to be a destination for locals as well as visitors with their plans for community engagement.
5. The developers of this project have worked hard to accommodate the demands of the community for less density, solutions to traffic congestion. and a more environmentally friendly structure. They have earned our trust.

Regards,
Linda Offerdahl
Linda@IVCBA.org

775.771-5856
7:23 am January 23, 2023

Joseph Hummel

joe@hummelco.com

Most of our neighbors at 4 Cala Neva Owners Association in Crystal Bay are anxiously awaiting the development of the Biltmore into the new Waldorf Astoria. I am also the president of the association, so I have a good pulse on the community and area. While it is normal for some apprehension of the unknown- the general feeling amongst our owners is that of anticipation and hopefulness that this brings about a re-energizing of the Crystal Bay corridor in the near future. For a number of years multiple properties in this area have been left vacant, uncared for and in serious visible disrepair which affects the value of some nearby properties namely ours which lays in the center of all the vacant/distressed properties and a few hundred yard from the project. Distressed property impacts the lake quality since bmps are not kept up, defensible space is not a priority, crime and disorder increase as it is known that these types of properties attract vagrants based on the "broken window" theory of crime. As a general contractor with dozens of properties we have built in the Incline/Crystal Bay Area I would hope the progress of our area has been planned and weighed with expert foresight by the authorities and personnel in power- but not stifled to the point that progress withers. To me this means putting reasonably difficult standards in place to accomplish a project that should be expected to be a shining beacon and example of the gold standard developers must attain in Tahoe. I have personally seen how both Ebbie Ekhjavani and Thomas Jacobson have expertly answered concerns from groups and individuals showing they have a commitment and complete understanding of the project they are undertaking- I recognize this type of response as a builder showing they are the experts and they try to provide facts and not speculation- it gives me even more confidence in the project and their teams ability to undertake it and see it to the finish. Their transparency, professionalism and outreach to the community should be the benchmark by which all developers of large projects in Tahoe follow.

Thank you.

6:42 am January 25, 2023

Ernest Poblacion
ernesto.poblacionjr@gmail.com

Dear TRPA board,

I've studied this project intensely and I am in full support of seeing this development come to fruition.

Best regards,

Ernest Poblacion

3:19 pm
April 6, 2023

Lisa Bernard

lisa.b@wecotek.com

Dear all:

My husband & I live at 535 Lodgepole Drive and have lived in Incline since June of 2017.

We have been just appalled at how the CalNeva and the entry into our beautiful town (driving in from California to Nevada) has fallen into such disrepair. EKN developers are able to transform and make a stunning transformation!

We have attended MANY, many meetings and have had informative interactions with the developers who have shown such sincerity and genuine attention to the community's concerns. We need a new stunning development that provides careers, classical beautification and integration of our natural environment and a place for locals and travelers alike to enjoy.

They have been extremely honest with the challenges and issues with people who are strongly opposed to getting rid of this eyesore. I simply cannot fathom why anyone who has been shown the plans, the gorgeous renderings (and witnessed their integrity of the people involved with this incredible project) would have any issue with going forward with this. The controversy is based on misinformation and just plain preposterous gossip.

Everyone I know (who actually live in Incline) is excited and so looking forward to having this venture come to fruition! We would like our property values to rise! Currently it's a disgrace to see such a dilapidated thoroughfare to our gorgeous town. We all would love have a new place to hold community events: charitable, recreational, classical music and the like.

Please add me to the list of people who say LET'S DO THIS!!

Thank you,
Lisa Bernard Douglas
415-987-9395
Rotary Club of Incline Village
Co-President 2021-2023

11:39 pm January 24, 2023

Dede Bedford

dedembedford@gmail.com

I currently reside at 490 Wassou road and really want this development at the Biltmore to happen Asap!! Tired at looking at the run down dilapidated buildings when entering in our beautiful State of Nevada!

7:11 am January 24, 2023

Cheryl Delehanty

cheryl.delehanty@cbselectre.com

Dear TRPA and EKN,

I am a full time resident and home owner of Incline Village/Crystal Bay Cove for over 32 years. I have held various positions in the food and beverage industry and worked at the Crystal Bay Club for several years in the early 90's prior to becoming licensed with Coldwell Banker Select Real Estate.

My profession is as a full time, successful real estate sales person and still with Coldwell Banker.

My family and I have observed a lot of changes over the years. Some good and some not so good.

The Tahoe Biltmore and the Crystal Bay corridor has been a project in the making for far too many years and it is time we have some resolve and move forward.

I have been following the Boulder Bay project since the inception and most recently attended the EKN meet and greet at Bowl Incline.

The information presented was very informative and I learned more about the changes from the original plan submissions to TRPA showing less units and less of an environmental impact on the site that will benefit the community and help with maintaining the Lake's clarity.

I support the Biltmore Revitalization Project as I feel it will be a huge benefit in helping bring the two communities of Crystal Bay and Incline Village together in a favorable way.

Sincerely,
Cheryl Delehanty

931 Tahoe Blvd., 1A
Incline Village, NV 89451
Lake Tahoe
NV RE License# S.31047
Cell: 775-772-2945
E-Fax: 775-737-7744
Email: Cheryl.delehanty@cbselectre.com
www.homes4laketahoe.com

10:23 am January 25, 2023

James Clark
tahoebjc@aol.com

Please take prompt action to permit the proposed Biltmore remodel and repurposing. The facilities are an eyesore in our community and that formerly active location has been moribund for too long.

James Clark
Incline Village

11:56 am
April 15, 2023

Catherine Derr

cderr1@gmail.com

Please consider this revised proposal for all the reasons stated, it is far better for our community. Thank you.

8:09 pmJ anuary 23, 2023

Margaret Taylor

peggytaylor@live.com

I am in full support of the revitalization project. I have attended 2 meetings and am satisfied that the overall design, environmental issues, traffic and parking have been well addressed.

Although the Biltmore has long, historical ties to the Tahoe area, it is quite rundown, and the new project will provide an excellent and improved gateway to North Lake Tahoe.

I also think all the amenities, e.g., underground parking, additional housing, shops, restaurant, etc. will be well received.

12:39 pm January 25, 2023

Bridget Crowe

bgirouxdesign@gmail.com

My husband and I strongly SUPPORT this important and vital project. We have attended numerous info meetings regarding the development. We feel that it will add value and beauty to the CA/NV corridor. We hope you approve the project.

12:50 pm January 26, 2023

Tawnya Kirk
tawnyamkirk@gmail.com

Wonderful project

9:52 pm
April 6, 2023

John Mengarelli

jmengarelli@gmail.com

I live at 480 Tuscarora Rd. in Crystal Bay since 2019. My home is a half a mile from the Biltmore project. I drive by it and walk by it every day. It is a horrible eyesore in its current condition.

I fully support the revised plan I by EKN. I have personally met with the developer. He took the time to answer all of my questions and address my concerns. I think this is going to be a great asset to the community, and the developer has been very conscious of both the environment and traffic.

I have been receiving the email communications from Ann Nichols. I could not disagree with her inaccurate and alarmist messages more. She does not speak for me. Ann seems to only oppose all projects with inaccurate information and I have never seen her offer any solution.

This is my home. Of course I am very concerned about traffic, egress, and environment. The proposal by EKN offers a balance between protection and development. Please approve the updated project and lets get started.

2:55 pm January 21, 2023

ElayneLester

lester.elayne@gmail.com

I attended the open session at Incline Bowl regarding the Biltmore Revitalization Project. I live in Crystal Bay and they have my support- I am very much looking forward to the improvements!

8:57 am January 24, 2023

Blane Johnson

Blane@sunbearrealty.com

I am looking forward to the revitalization of the old Biltmore and what it will bring to our community.

Thank you,
Blane Johnson

5:34 pm
April 14, 2023

John Sullivan

John.sullivan1954@yahoo.com

This project is what the North Shore needs, especially as now presented.
Please approve the new revised version.

7:12 am

April 7, 2023

James Costlupes

j.costalupes@sbcglobal.net

As a long time resident of Incline Village, and former Crystal Bay resident, I STRONGLY DISAPPROVE of this development.

High density housing and more traffic congestion is the LAST THING our area needs.

Also , this development will be Closing Safe Access to Highway 28 from Reservoir Road, and if you ever lived on CB Hill, it is the only safe place to access the highway.

Again, I strongly dis approve of this development.

Please don't hesitate to call me if you're interested in further input..

Best Regards,
Jim Costalupes

6:50 am

April 17, 2023

Patty Jansen
patty.jansen5@gmail.com

Yes! We need to revitalize Incline Village/ Crystal Bay.

Please move forward with this project and start bringing some new life to this area.

2:12 pm
April 6, 2023