

STAFF REPORT

Date: November 20, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Ordinance Introduction – Bill No. ____ (For Possible Action): An Ordinance concerning the City of Reno, Nevada, 2024 Special Assessment District No. 1 (Quilici Ranch) and assessing the cost of local improvements against the assessable property benefited by the local improvements; and providing other matters related thereto related to the district for the project located with the Mortensen-Garson Overlay District and includes assessor's parcel numbers (APNs) 038-190-48, 236-011-04, 236-021-07, 236-021-09, 236-181-03, 236-191-01, 236-191-02, 236-191-03, 236-191-04, 236-191-05, 236-191-06, 236-191-07, 236-191-08, 236-191-09, 236-191-10, 236-191-11, 236-191-12, 236-191-13, 236-191-14, 236-191-15, 236-191-16, 236-191-17, 236-191-18, 236-191-19, 236-191-20, 236-191-21, 236-191-22, 236-191-23, 236-191-24, 236-192-01, 236-192-02, 236-192-03, 236-192-04, 236-192-05, 236-192-06, 236-192-07, 236-192-08, 236-192-09, 236-192-10, 236-192-11, 236-192-12, 236-192-13, 236-192-14, 236-192-15, 236-192-16, 236-201-01, 236-201-02, 236-201-03, 236-201-04, 236-201-05, 236-202-01, 236-202-02, 236-202-03, 236-202-04, 236-202-05, 236-202-06, 236-202-07, 236-202-08, 236-202-09, 236-202-10, 236-202-11, and 236-202-12.

From: Vicki Van Buren, Director of Finance

Department: Finance

Summary:

This ordinance is the next step in the issuance of assessment bonds to be issued to help fund the expansions of TMWA water infrastructure system which will benefit properties in the District. This ordinance levies assessments against the benefited properties in the District to fund these projects.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

December 13, 2023: Council adopted a resolution accepting the petition for the proposed Special

Assessment District (the “District”) and directed staff to negotiate the form and terms of a Development and Financing Agreement for the District between the City and the Developer.

February 22, 2023: Council adopted a Resolution approving a Deposit and Reimbursement Agreement between the City and the Developer relating to a proposed Special Assessment District in the City.

Background:

If this Assessment Ordinance is approved on first reading, the Council will next consider the introduction of a Bond Ordinance for this transaction at this meeting.

Discussion:

The District is proposed to finance portions of the TMWA water infrastructure needed to support the development within Quilici Ranch. The District is comprised of 11 villages (Phases 1 and 2), which include a total of 62 assessable parcels and approximately 368 net assessable acres. The District is located southeast of Interstate 80 and east of Quilici Ranch Road and is intended to be developed into approximately 1,039 single-family residential units and 172 multi-family residential units. The development also includes a school site and two parks that will be dedicated to the City.

The District improvements will consist of the construction of certain water improvements as defined in NRS Chapter 271. The District projects are directly related to the development of the parcels within the District and will benefit the property within the District. The construction of the improvements will allow all assessed parcels to develop to their planned densities. There are a total of seven District projects. A portion of the cost associated with these projects will be paid for by District assessments and the remainder of the cost will be borne by the Developer. The proposed District will utilize the Alternate Procedure for Local Improvements, as outlined in NRS 271.700 through 271.730. These special assessment districts differ from standard special assessment districts that are commonly used in Reno for infrastructure improvements and for supplemental services in the Downtown area. Key differences include a requirement for 100 percent owner consent, provisions for developer funded expenses, security provided with encumbrances to the applicant’s property, and additional financial contingencies. Under this framework, the assessment bonds are not a debt of the City and the City has no repayment liability pursuant to NRS 271.500.

Pursuant to the Deposit and Reimbursement Agreement, which was approved by the Council on December 13, 2023, the Developer will advance moneys to the City to be used by the City to pay costs and expenses associated with the formation of the District, the levy of assessments, and the issuance of bonds, such advances being subject to reimbursement or credit upon a successful issuance of bonds or the termination or abandonment of proceedings relating to the District.

Financial Implications:

There are no financial implications from approving this next step in the process. All costs to the City are being borne by Developer.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law. If this Assessment Ordinance is approved on first reading, it will be on the Council agenda for the December 4, 2024, meeting. This ordinance will levy assessments against the benefited properties in the District to help fund the expansions of TMWA water infrastructure system, which will benefit properties in the District.

Recommendation:

Staff recommends Council conduct the first reading of the Assessment Ordinance.

Proposed Motion:

I move to approve the Staff recommendation.

Attachments:

Assessment Ordinance