

RESOLUTION NO. _____

A RESOLUTION CONCERNING THE CITY OF RENO, NEVADA, 2024 SPECIAL ASSESSMENT DISTRICT NO. 1 (QUILICI RANCH), ACCEPTING A PETITION FOR THE FORMATION OF THE DISTRICT TO FINANCE CERTAIN WATER INFRASTRUCTURE IMPROVEMENTS AND APPROVING THE FORM OF DEVELOPMENT AND FINANCING AGREEMENT RELATED TO THE DISTRICT FOR THE PROJECT LOCATED WITHIN THE MORTENSEN-GARSON OVERLAY DISTRICT WHICH 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.

WHEREAS, the City Council (the "Council") of the City of Reno, Nevada (the "City"), in the State of Nevada, has received a petition (the "Petition") from Toll North Reno, LLC, a Nevada limited liability company (the "Developer"), for the formation of a special assessment district in the City (the "District");

WHEREAS, the Petition is submitted by the Developer, which is the owner of all of the property to be assessed in the District;

WHEREAS, the Petition requests that the District be created for the purpose of financing certain TMWA water infrastructure improvements described in the Petition;

WHEREAS, there is on file with the City Clerk the the Petition and the proposed form of the Development and Financing Agreement for the District between the City and the Developer containing the provisions required by NRS 271.700 to 271.730, inclusive, (the "Agreement"); and

WHEREAS, Developer has made a security deposit with the City in the form acceptable to the Finance Director or her designee and in an amount determined by the Finance Director to be used to pay the costs associated with the formation of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RENO, NEVADA:

Section 1. The Council hereby accepts the Petition. The District shall be known as City of Reno, Nevada, 2024 Special Assessment District No. 1 (Quilici Ranch).

Section 2. The form, terms and provisions of the Agreement are approved, and the City shall enter into and perform its obligations under the Agreement in substantially the form of such document on file with the City Clerk, with only such changes therein as are required by the circumstances and are not inconsistent herewith; and the officers of the City are hereby authorized and directed to execute and deliver such document as required hereby.

Section 3. All actions, proceedings, matters and things previously taken, had and done by the City, and the officers thereof (not inconsistent with the provisions of this resolution), concerning the District are ratified, approved and confirmed.

Section 4. The officers of the City hereby are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution, including, without limiting the generality of the foregoing, the preparation of all further necessary contract documents, legal proceedings, and other items necessary or desirable for the acquisition of the Improvements, for the creation of the District, and the levy of assessments against the properties therein specially benefitted by the Improvements.

Section 5. Passage of this resolution does not obligate the City to create the District, issue bonds therefor, or to give any land use or other approvals to any projects in the District or elsewhere.

Section 6. All resolutions, or parts thereof, in conflict with the provisions of this resolution, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution, or part thereof, previously repealed.

Section 7. If any section, paragraph, clause or other provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this resolution.

Upon motion by Council Member _____, and second by Council Member _____, the foregoing Resolution was passed and adopted this 20th day of November, 2024, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this 20th day of November, 2024.

HILLARY L. SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:

MIKKI HUNTSMAN
CITY CLERK