

Downtown Reno Business Improvement District (BID) Assessment Public Hearing

May 8, 2024



BID Assessment Process

1. Public Hearing on any Complaint, Protest or Objection to the Assessment Roll

- Review and determine hardship applications (per NRS and Ordinance 5385)

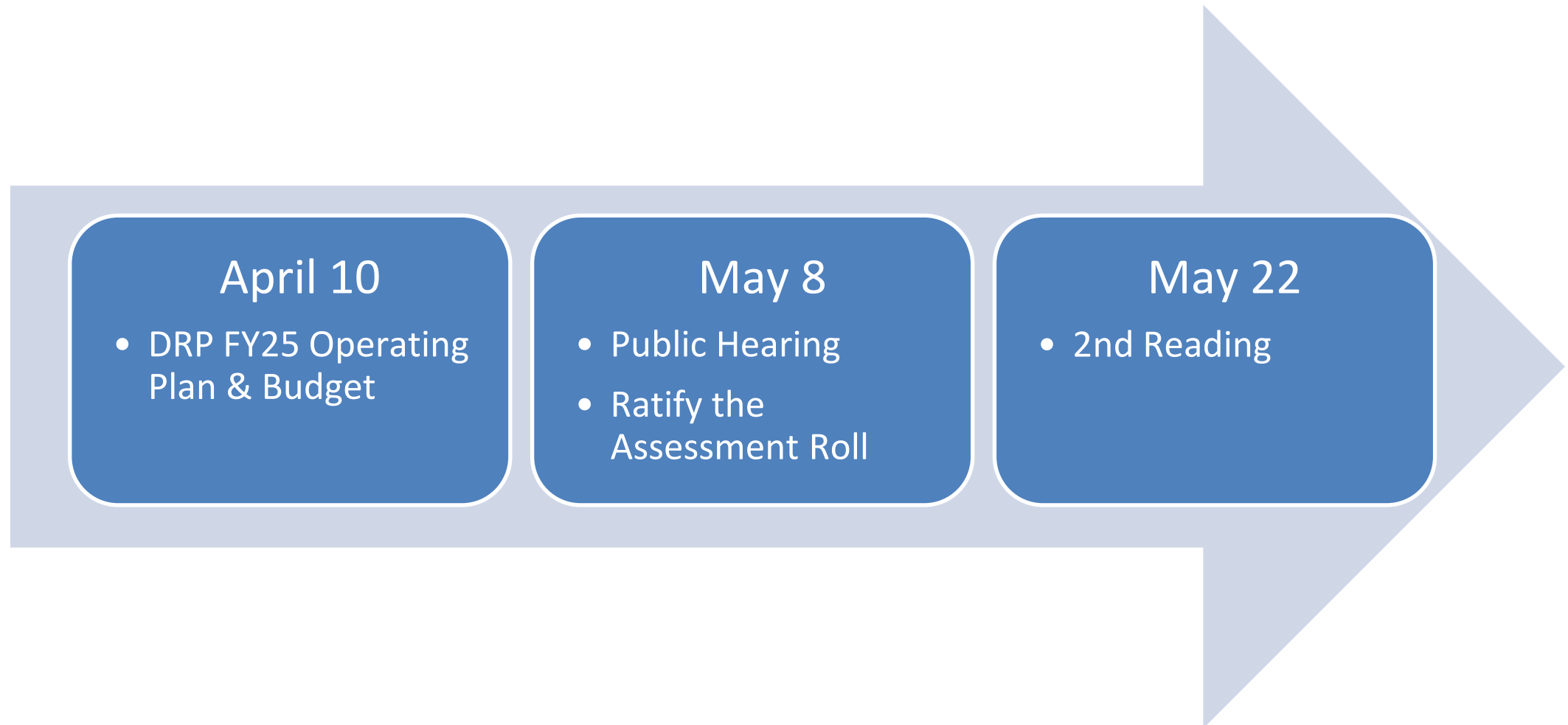
2. Resolution Introduction

- Dispense or accept any objections or changes to the proposed assessment role
- Ratify the project cost
- Confirm assessment roll

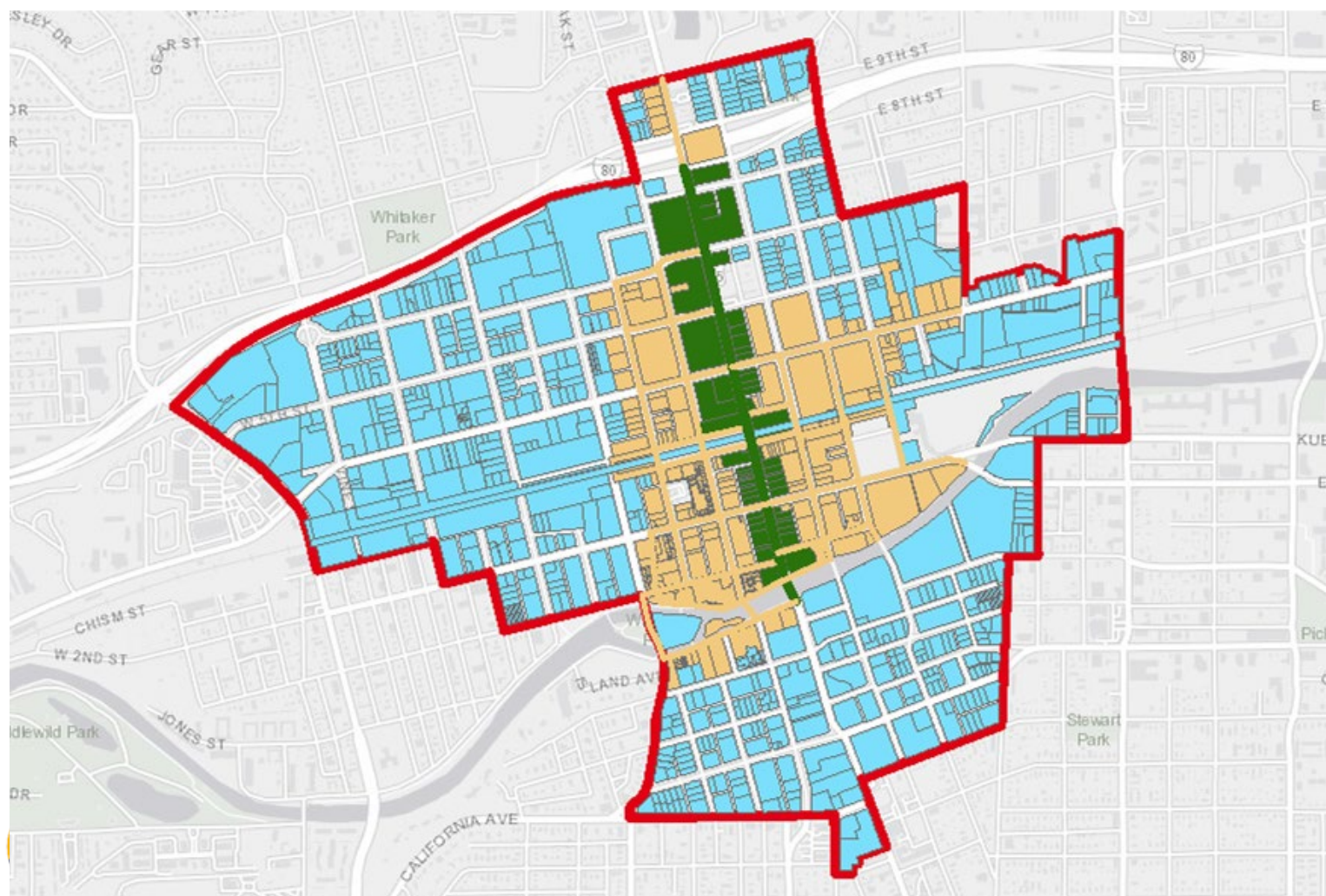
3. Ordinance Introduction



Annual Process



BID Boundary & Service Zones



Legend

Reno Business Improvement District

Reno BID Maintenance Grid

- Premium
- Premium Plus

Reno BID Parcels

- Standard
- Premium
- Premium Plus

Reno BID Boundary



What the BID does and does not do:

1. BID does not cover standard base services
2. BID does provide 3 levels of service:
 - Standard Service:
 - Clean and Safe Program w/ ambassadors
 - Leadership and Economic Development
 - Marketing and Communications
 - Premium:
 - Removal of litter, graffiti, cleaning of public furniture and fixtures
 - Premium Plus:
 - Virginia Street daily maintenance
3. BID contracts and pays the city for maintenance services



FY25 Assessment Rates

Zone	Rate History							Rate Applied To
	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	
Standard	\$ 0.005061	\$ 0.005027	\$ 0.005027	\$ 0.005027	\$ 0.005027	\$ 0.005027	\$ 0.0047756	Assessed Value
Premium	\$ 10.87	\$ 10.87	\$ 10.92	\$ 10.98	\$ 10.98	\$ 10.98	\$ 10.98	Linear Foot
Premium Plus	\$ 18.88	\$ 18.88	\$ 18.88	\$ 18.88	\$ 18.88	\$ 18.88	\$ 18.88	Linear Foot
Zone	Rate Change %							
Standard	0%	-0.66%	-0.01%	0.00%	0.00%	0.00%	-5.00%	
Premium	0%	0.00%	0.50%	0.54%	0.00%	0.00%	0.00%	
Premium Plus	0%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	

Assessment by Parcel Group

Parcel Group	Parcel	Standard	Premium	Premium Plus	Total
Commercial	647	\$1,229,854.33	\$989,264.81	\$775,285.02	\$2,994,404.16
Residential	1223	\$91,741.38	\$398,136.83	-	\$489,878.21
City of Reno	47	\$31,527.64	\$143,340.27	\$18,643.41	\$193,511.31
Non-Profit & RHA	22	\$73,768.23	\$5,338.49	-	\$79,106.72
Washoe County	13	\$34,919.95	\$1,285.15	-	\$36,205.11
University	29	\$44,223.50	\$4,179.88	-	\$48,403.37
RTC	1	-	\$11,834.21	-	\$11,834.21
Total	1982	\$1,506,035.01	\$1,553,379.65	\$793,928.43	\$3,853,343.10

Previous FY24 Assessment: \$3,683,925

Total FY25 Assessment: \$3,861,902

4.6% Increase



Complaints, Protests, Objections and Hardship Requests

- Three (3) Written Objections Received
- Seventeen (17) Hardship Requests Received
- Thirteen (13) Eligible Hardship Applications = **\$4,174.87**

Requirements to be eligible for a hardship exemption from the assessment (City Ordinance Number 5385):

- Principal Residence
- Income & Verification
- Application/Affidavit for Exemption



Public Hearing and Hardship Determination - Item C.1

Staff recommends approving the thirteen (13) hardship requests.



Resolution Approval – Item C.2

I move to approve the Resolution of the Reno City Council dispensing with certain complaints, protests and objections made at the public hearing on the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying the cost of the project; and confirming said assessment roll and the assessments therein including the thirteen hardship exemptions; to authorize the recordation of properties to be assessed in the Office of the County Recorder; together with other matters properly relating thereto.



Ordinance Introduction – C.3

City Attorney: “Bill No. _____ Ordinance of the Reno City Council providing for the levy and manner of collection of assessments for the City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying, approving and confirming all other actions previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvements of said project in the district; together with other matters properly relating thereto.”

