

# Downtown Reno Business Improvement District (BID) Assessment Public Hearing

*May 21, 2025*



C I T Y O F  
**RENO**

# BID Assessment Process

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

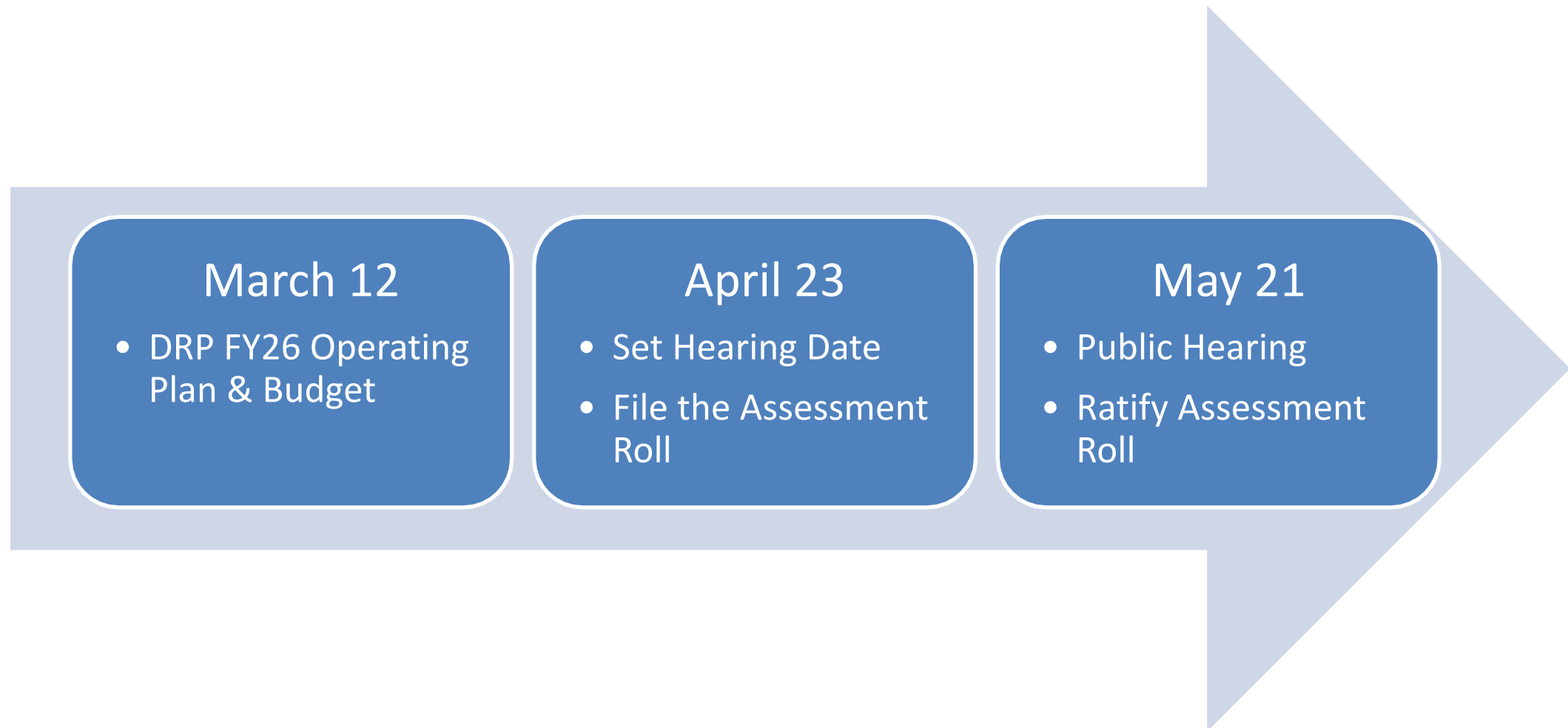
- Review and determine hardship applications (per NRS and Ordinance 5385)

## 2. Resolution Introduction

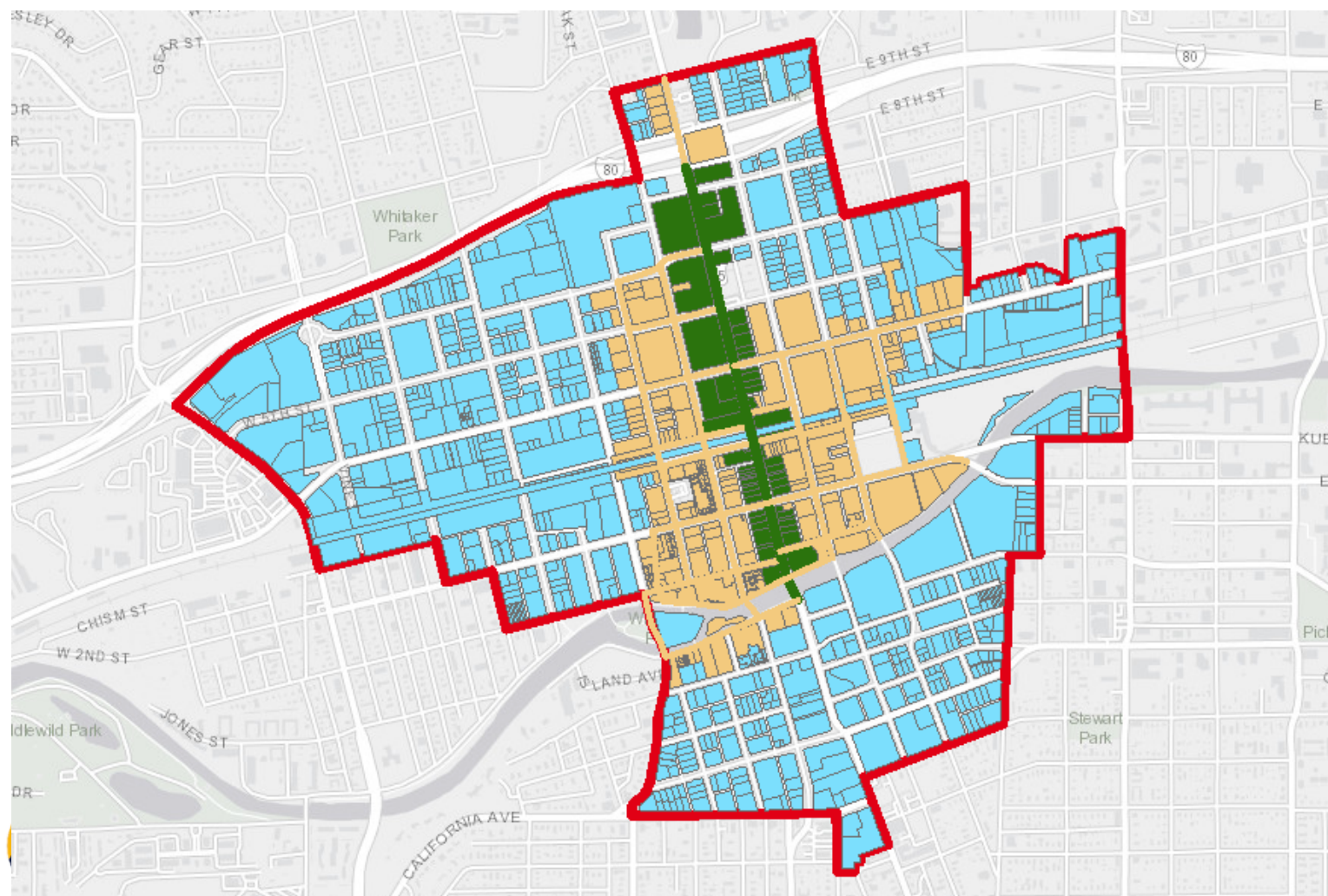
- Dispense or accept any objections or changes to the proposed assessment role
- Ratify the project cost
- Confirm assessment roll



# 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



# FY26 Assessment Rates

Rate History									Rate Applied To Assessed Value Linear Foot  Linear Foot
Zone	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	
Standard	0.005061	0.005027	0.00503	0.005027	0.005027	0.005027	0.0047756	0.0047756	
Premium	\$10.87	\$10.87	\$10.92	\$10.98	\$10.98	\$10.98	\$10.98	\$10.98	
Premium									
Plus	\$18.88	\$18.88	\$18.88	\$18.88	\$18.88	\$18.88	\$18.88	\$18.88	Linear Foot
Rate Change Percentage									
Zone									
Standard	0%	-0.66%	-0.01%	0%	0%	0%	-5.00%	0%	
Premium	0%	0%	0.50%	0.54%	0%	0%	0%	0%	
Premium									
Plus	0%	0%	0%	0.01%	0%	0%	0%	0%	



# Assessment Consideration

**Previous FY25 Assessment: \$3,861,902**

**Total FY26 Assessment: \$3,958,399**

**0.9% Increase**



# Complaints, Protests, Objections and Hardship Requests

- Five (5) Written Objections Received
- Twenty-One (21) Hardship Requests Received
- Ten (10) Were Re-Applications Already Approved by Council
- 2 were denied based on exceeding income level or proof of income
- Nine (9) Were New Applications Eligible for Hardship = **\$3,561.05**



# Hardship Criteria

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

- Principal Residence
- Income & Verification
- Application/Affidavit for Exemption
- Approved Applications are Valid for Five (5) Years



# Public Hearing and Hardship Determination

Staff recommends approving the nine (9) new hardship requests.



# Recommended Motion:

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 nine 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.

